



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

**Tuesday, January 13, 2026, at 7:00 PM**

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

**In-Person/Remote Meeting**

*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 requests to recognize Fire Chief Robert O'Brien upon his retirement and thank him for his 31 years of fire service
- 5.2. Mayor Barrett submits for approval the amended Haverhill Housing Production Plan
- 5.3. Mayor Barrett submits an order to appropriate funds for costs related to a feasibility study and schematic design regarding a potential Accelerated Repair Project for a new roof at Golden Hill School
  - 5.3.1. Order- That the City of Haverhill appropriates the amount of \$300,000 for the purpose of paying feasibility study and schematic design costs related to potential Accelerated Repair Project involving a new roof at Golden Hill School located at 140 Boardman Street.

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



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

- 7.1. Mike Morales and Paul Bellos wish to address the City Council regarding the ongoing noise issues related to the Bradford Train Station

**8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:**

- 8.1. Christine Webb, *City Assessor*, submits the abatement report for the month of December 2025
- 8.2. Angel Perkins, *City Auditor & Chief Financial Officer*, submits the revenue and expense reports through December 2025

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

- 9.1. **Doc 99-N** - Petition from *National Grid* and *Verizon*, requesting a joint pole location on South Pleasant St- WR# 31101460
- 9.2. **Doc 99-O**- Petition request from *National Grid* and *Verizon*, requesting a joint pole location on Oxford Ave- WR#31222086
- 9.3. **Doc 99-P**- Petition request from *National Grid* and *Verizon* requesting a joint pole location on Salem St- WR#31101453
- 9.4. **Doc- Q**- Petition request from *National Grid* and *Verizon* requesting a joint pole location on Salem St- WR# 31101455
- 9.5. **Doc 99-R**- Petition from *National Grid* and *Verizon*, requesting a joint pole location on Chadwick Rd. WR#-31101417

**10. HEARINGS AND RELATED ORDERS:**

- 10.1. **Doc 100** – Revocation hearing relative license issued to *Broco Energy* relative to **SPFL-25-2**, due to failure to notify abutters within the statutory deadline
- 10.2. **SPFL-25-3**; JT Couch for Creek Brook CML requests to store 19,000 gallons of Class IIIB edible shortening oil and 5,000 gallons of Class II Diesel Fuel in above ground storage tanks at 30 Creek Brook Dr  
Hearing continued from December 16, 2025  
*Related communication from applicant requesting continuance to February 3, 2026*



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- 10.3. **Doc 5-B** -Bill Pillsbury, *Economic Development and Planning Director*, requests Zoning Amendment – Battery Energy Storage System

Continued from December 2, 2025

*Related communication from City Solicitor Lisa Mead to continue to January 27, 2026*

**11.APPOINTMENTS:**

- 11.1. **Confirming Appointments:**
- 11.2. **Non-Confirming Appointments:**
- 11.3. **Constables**
- 11.4. **Resignations**

11.4.1. *Washington Street Shoe Historic District Commission- Sarah LoVasco, effective December 31, 2025*

**12.PETITIONS:**

- 12.1. Petition from National Grid and Verizon, requesting joint pole location on Lowell Ave - WR#31189041

*Hearing - February 10, 2026*

- 12.2. **Applications Handicap Parking Sign:** *with Police approval*
- 12.3. **Amusement/Event Application:** *with Police approval*
- 12.4. **Auctioneer License:**
- 12.5. **Tag Days:** *with Police approval*
- 12.6. **One Day Liquor License –with HPD 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**

12.7.2.1. *GLS Associates, Inc, 7 Parkridge Rd, 8 Coin-ops*

12.7.2.2. *Crescent Yacht Club LLC, 30 Ferry St, 2 Coin-ops*

12.7.2.3. *Demoulas Supermarket, Inc, 2 Water St Unit 1, 1 Coin-op*

12.7.3. **Christmas Tree Vendor – with Police approval**

12.7.4. **Taxi Driver Licenses for 2024:** *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**



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- 12.7.10. **Buy & Sell Second Hand Articles** *with Police approval*
- 12.7.11. **Buy & Sell Second Hand 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 ORDER:**

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

<u>VENDOR</u>	<u>AMOUNT</u>	<u>ACCOUNT</u>
Hippo Prints	\$675.00	Recreation Department

**Total: \$675.00**

**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 Restrictions and Prohibitions:

<u>LOCATION</u>	<u>REGULATION</u>	<u>HOURS/ DAYS</u>
<i>60 Franklin St</i>	<i>No Parking</i>	<i>24-Hrs</i>

(except for 1 24-hr  
handicap parking space)

File for 10 days

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

<u>LOCATION</u>	<u>REGULATION</u>	<u>HOURS/ DAYS</u>
<i>113 Laurel Ave</i>	<i>No Parking</i>	<i>24- hrs</i>

(except for 1 24- hr  
handicap parking space)

File 10 Days



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**15. COMMUNICATIONS FROM COUNCILORS:**

**16. UNFINISHED BUSINESS OF PRECEDING MEETING:**

- 16.1. **Doc 30-I** - Mayor Barrett submits an Order to transfer funds from Youth Activity/ Mental Health Stabilization Fund to the Youth Activity Revolving Fund 5.5.1. Order- That \$26,741.40 be transferred from the Youth Activity/ Mental Health Stabilization Fund to the Youth Activity Revolving Fund

*This requires a two-thirds majority vote.*

Continued from December 16, 2025

- 16.2. **Doc 19-G** - Mayor Barrett submits a Loan Order for the Land and Water Conservation Fund Grant 5.2.1. Order - that the City Council on behalf of the City vote to appropriate, and authorize the Treasurer, with the approval of the Mayor to appropriate or borrow the sum of up to \$1,110,756.00 for the City of Haverhill, Clement Farm Fields, Land and Water Conservation Fund

*This requires a two-thirds majority vote.*

*Filed December 16, 2025*

- 16.3. **Doc 19-H** - Mayor Barrett submits a Loan Order for the Parkland Acquisitions and Renovations for Communities (PARC) Grant 5.1.1. Order -that the City Council on behalf of the City votes to appropriate and authorize the Treasurer, with approval of the Mayor to raise or borrow the sum of up to \$644,564.00 for the Clement Farm Conservation Area improvement project

*This requires a two-thirds majority vote.*

*Filed December 16, 2025*

- 16.4. **Doc 19-F**- Mayor Barrett submits the following Loan Order: 5.8.1. Loan Order to authorize borrowing of \$1,200,000.00 for all costs associated with the installation of a turf field at Trinity Stadium

*This requires a two-thirds majority vote.*

Continued from December 16, 2025

- 16.5. **Doc 111-B** - Mayor Barrett submits an Order to enter into a lease agreement for the lease/ purchase of three trucks for the Highway Department 5.7.1. Order- the City Council authorizes the Mayor, pursuant to G.L c 44 sec 21c, to enter into a lease agreement for the lease purchase of a Ford F600 Truck, a Ford F450 Truck, and a Ford F450 Truck all with uplifting for the Highway department for a period of four years

*This requires a two-thirds majority vote.*

Continued from December 16, 2025



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16.6. **Doc 29-E** - Mayor Barrett submits an Order for the City Council to accept a gift of land as follows:

16.6.1. Order- that the City Council on behalf of the City votes to authorize the Mayor to acquire, purchase, take by eminent domain or otherwise the landing including 41.09 ± acres known as DiBitetto Family Land property off West Hadley Road, Merrimac, MA shown on the plan entitled "Plan of Land Merrimac Assessors Map 80 Lots 1-12, 1-12B, 1-13A, 1-12A, 1-6A

*This requires a two-thirds majority vote.*

Continued from December 16, 2025

16.7. **Doc 103**- City Engineer, John Pettis, submits request that the City accept a portion of *South Park Street* as a Public Way, #134190

*This requires a two-thirds majority vote.*

Continued from December 16, 2025

16.8. **Doc 104**- City Engineer, John Pettis, submits request that the City accept Oakwood Terrace as a Public Way, #134193

*This requires a two-thirds majority vote.*

Continued from December 16, 2025

16.9. **Doc 31-G**- Mayor Barrett submits the Memorandum of Agreement for the Police Patrolman Association Group

16.9.1.1. Memorandum of Agreement between the City of Haverhill and the Police Patrolman Association Group

16.10. **Doc 107-A** Ordinance re: Boards and Commissions- Article XX Agricultural Commission

Continued from December 2, 2025

*Related communication from Councilor Lewandowski to continue to January 27, 2026*

## 17. RESOLUTIONS AND PROCLAMATIONS:

17.1. Mayor Barrett presents the following proclamation:  
Recognizing *Martin Luther King Jr. Day* in the City of Haverhill

## 18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS:

## 19. DOCUMENTS REFERRED TO COMMITTEE STUDY:

## 20. LONG TERM MATTERS STUDY LIST:

## 21. ADJOURN:

MELINDA E. BARRETT  
MAYOR



CITY OF HAVERHILL  
MASSACHUSETTS

5.1



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

January 9, 2026

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

**From:** Mayor Melinda E. Barrett

**Re:** Recognize Fire Chief Robert O'Brien

Dear Mr. President and Members of the City Council:

I respectfully request to recognize Fire Chief Robert O'Brien upon his retirement and thank him for his 31 years of fire service.

Very truly yours,

Melinda E. Barrett  
Mayor

MELINDA E. BARRETT  
MAYOR



CITY OF HAVERHILL  
MASSACHUSETTS

5.2  
MAYOR'S OFFICE

CITY HALL, ROOM 100  
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January 8, 2026

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

Dear President Jordan and Members of the Haverhill City Council,

I am forwarding for your approval the amended Haverhill Housing Production Plan.

It is important to emphasize that the Housing Plan is an *aspirational* document, providing general guidance for housing policies that align with City needs, priorities and standards and character of our neighborhoods. While the Plan lists potential locations where the City may wish to recommend additional housing, it does not mean that any housing must or will be located in these targeted areas.

The Housing Production Plan is *not* a mandate to create any housing units. Rather, the Plan provides another 'tool in the toolbox' for the City to use in pursuing future opportunities.

As you may recall, the Housing Production Plan is a Five-Year plan that will be filed with the Commonwealth's Executive Office of Housing and Livable Communities (EOHLC). Having an Approved Housing Plan on file with the State provides multiple benefits to the City for being in compliance.

These benefits include:

-The ability to be designated by the Commonwealth as a 'Housing Choice' community. This designation gives the City preference and bonus points in many State grant applications, including grant programs that are not particularly housing-related.

-Qualifying for lower interest rates on State Revolving Funds (SRF) loans for our Water Department, which has the potential to save ratepayers hundreds of thousands of dollars.

-‘Safe Harbor’ from Chapter 40B regulations, which may be needed over the next half decade to protect the City from being forced to accept a 40B project without any City input or mitigation. Having an Approved Plan would help the City to control its own destiny in terms of future housing production.

As you may recall, this Plan was originally presented earlier in the year and sent to the City’s Council’s Planning and Development Committee for further study. The City, working with the Merrimack Valley Planning Commission (MVPC), took a good deal of community input and made further refinements.

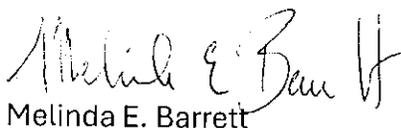
These refinements and additional recommendations include, but are not limited to:

- allowing triple-deckers to be approved ‘by right’ without a Special Permit from the City Council
- reviewing all City-owned land to see if it may be suitable for residential development
- creating a ‘Starter Home District’ in accordance with new State law
- enhancing First-Time Homebuyer programs and opportunities
- promoting more housing for seniors
- expanding tax discounts for elder residents to keep them living in their homes, and other items and ideas as well.

Multiple City departments, including the Mayor’s Office, the City’s Economic Development and Planning, Community Development, and Building and Inspectional Services departments have worked closely with the MVPC staff in developing and refining this Plan. There will be representatives of the MVPC and these City departments available to highlight the changes and to answer questions about the Housing Plan before and during the next City Council meeting.

I recommend approval of the Housing Plan as currently presented,

Thank you,



Melinda E. Barrett

Mayor



# Haverhill

Economic Development and Planning  
Jacki Byerley, Planning Director  
[jbyerley@haverhillma.gov](mailto:jbyerley@haverhillma.gov)  
Phone: 978-374-2330

December 11, 2025

DEC 23 PM 2:55  
HVCITYCLERK

City Council President Thomas J. Sullivan  
& City Councilors  
City of Haverhill

**RE: Housing Production Plan**

Dear Council President Sullivan and Members of the Haverhill City Councilor:

Enclosed for vote by the City Council is the most recent Housing Production Plan (HPP) prepared by the Merrimack Valley Planning Commission on behalf of the City. The HPP was last approved by the City in 2018 and has since expired. The Council had reviewed a version of the HPP at their April 2025 meeting and sent it to subcommittee for further review. Attached for favorable consideration is the revised version of the HPP.

The Planning Board reviewed and approved the document at their December 10, 2025 meeting.

Sincerely,

  
Jacki Byerley, AICP  
Planning Director



# City of Haverhill 2025-2030 Housing Production Plan

**DRAFT 9/11/2025**

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### *Acknowledgements*

On behalf of the Merrimack Valley Planning Commission, we would like to express our sincere thanks to all who participated in the 2024-2029 Haverhill Housing Production Plan process.

Throughout this update process, a working group comprised of City personnel gathered to build consensus around Haverhill's existing housing landscape and what types of strategies and action items would work most effectively to continue to build a Haverhill that includes a variety of housing types with varying affordability. This intensive, thoughtful work would not have been possible without the significant contributions of time and thought from each and every participant. In addition to this core work, Haverhill co-hosted a virtual community engagement session to glean public sentiment around key housing production strategies and simultaneously educate on these types of tools. Thank you to the Haverhill community at-large and the working group for their impactful contributions to this important plan.

#### *City of Haverhill Staff:*

Melinda Barrett, Mayor  
Christine Lindberg, Chief of Staff  
Josselyn DeLeon-Estrada, Deputy Chief of Staff  
Andrew Herlihy, Community Development Division Director  
Matt Hennigan, Housing Coordinator

#### *Merrimack Valley Planning Commission:*

Ian Burns, Community and Economic Development Program Manager  
Kayla Rennie, Community and Economic Development Planner  
Lauren Keisling, Community Planner  
Tyler Distefano, Community Planner

The Consensus Building Institute (CBI) provided robust planning, coordination, and facilitation support for the community engagement phase of the regional HPP update process.

The development of this plan is funded through the Executive Office of Housing and Livable Communities (EOHLC) Community Planning Grant, the Executive Office of Energy and Environmental Affairs (EOEEA) Planning Assistance Grant, and through District Local Technical Assistance (DLTA) funds.

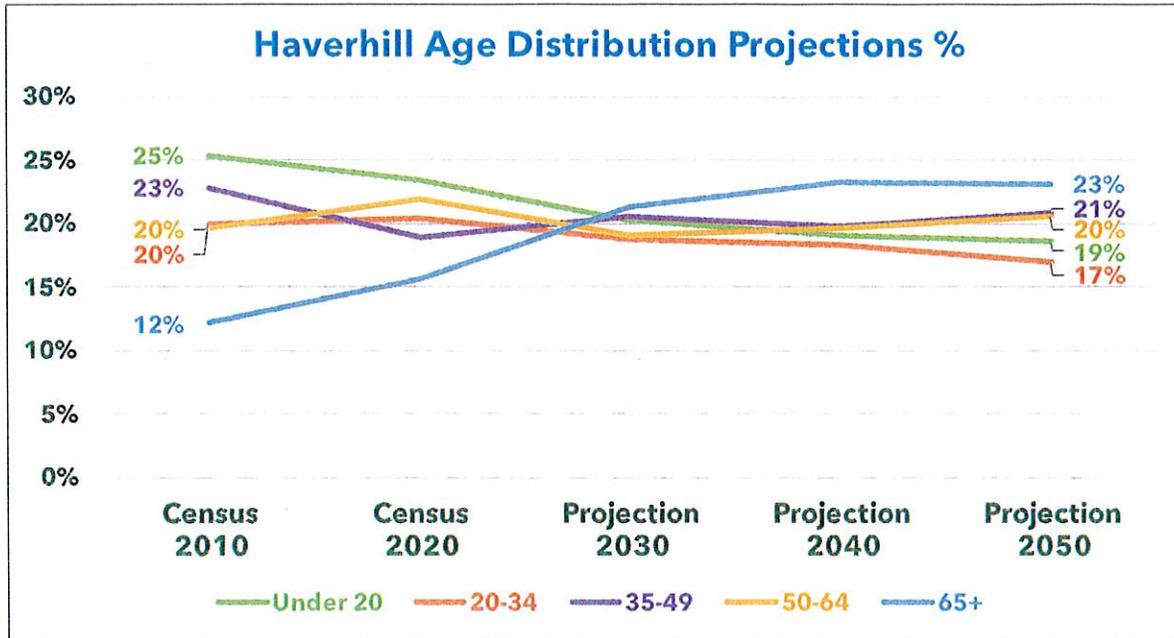


## 2018-2023 Housing Accomplishments

Over the past 5 years, the City of Haverhill has worked diligently to advance its housing production efforts, in accordance with its 2018 Housing Production Plan. Through joint efforts spearhead by the Affordable Housing Trust, Planning Department, Planning Board, Zoning Board of Appeals, and Select Board, the following accomplishments have been achieved:

### *Planning & Policies*

- Completed construction of over 400 new housing units, including 100+ affordable housing units.
- Recently approved permits for over 1,000 new housing units.
- Created 7 new affordable homeownership units in the Mount Washington neighborhood with 4 additional units in the planning process.
- Adopted a new Accessory Dwelling Unit (ADU) bylaw in 2023.
- Added more group homes and sober homes to the City's housing inventory to better meet the housing needs of those challenged by addiction, mental illness, and disabilities.
- Adopted a new Inclusionary Zoning ordinance



Source: UMASS Donahue Institute, Massachusetts Population Projections, "Age/Sex Details"

Haverhill’s age projections show an aging population, suggesting a need for additional housing types suitable for downsizing and individuals on a fixed income. In some cases, lack of suitable housing may be a factor in the decrease that is projected in certain groups. Most notably, the under 20 age group proportion is projected to decrease from 2020-2050. Meanwhile, the 65+ age group is projected to increase by 11%, making up almost a quarter of Haverhill’s population by 2050. With an aging population, it is crucial that the housing and personal needs of seniors are strongly integrated into the housing production conversation, especially in regard to the need or desire to downsize into physically and financially accessible housing. The need for supportive services is also an integral factor when considering where senior-friendly housing could and should be located.

It is important to note that this age distribution data is based on projections from trends seen in previous years. There are several factors that determine changes in a community’s age distribution. Fluctuations in birth rates, aging populations, and housing turnover rates may affect the age distribution seen in a community. If communities work to develop new housing, it may impact the projected distribution, depending on the types of housing communities are



enrollment charts. The first figure shows the school enrollment in Haverhill Public Schools—the total number of students enrolled in the City’s K-12 schools. The second figure shows the City’s “Foundation Enrollment,” a number used by DESE to calculate the amount of state aid that will be provided to the City. Foundation enrollment calculates the total amount of students the district is financially responsible for, and weights the enrollment depending on the student type to create a full-time equivalent number, which is slightly different than the actual number of children attending the public schools.

Haverhill’s school enrollment shows a slight decrease in the total number of students since 2000, while the foundation enrollment shows a slight increase since 2000. Taken together, it appears the city’s enrollment trends are relatively stable—no major increases or decreases in student population when comparing 2000 to 2025.

While the City’s school enrollment does not show a significant difference between 2000 and 2025, significant housing production has occurred. In Haverhill, there is no clear correlation between increasing housing production and school enrollment—as demonstrated in the years where the City produces new housing units but sees a drop in enrollment. Despite the common belief that housing development may increase school enrollment, studies have shown this is likely not the case. Based on a study conducted by the Metropolitan Area Planning Council (MAPC) that analyzed school districts across Massachusetts, there is no indication that an increase in housing production correlates with an increase in school enrollment. This study was recently updated in 2024, yielding the same findings.

“While it is true that schoolchildren occupying new housing units may cause a marginal change in enrollment, they are one small factor among many. In cities and towns with the most rapid housing production, enrollment barely budged; and most districts with the largest student increases saw very little housing unit change. **The rate of housing unit growth is not a useful predictor of overall enrollment change, nor is rapid housing development a precondition to sudden enrollment increases.**”

*Source: The Waning Influence of Housing Production on Public School Enrollment in Massachusetts. Metropolitan Area Planning Council. October 2017.*



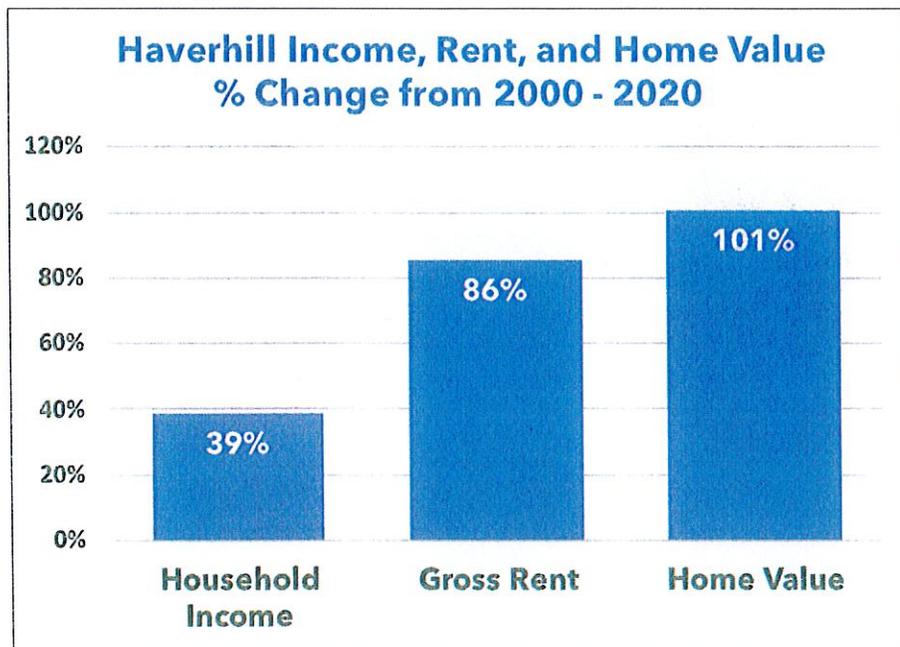
Source: 2006-2010 ACS Estimates, 2011-2015 ACS Estimates, 2016- 2020 ACS Estimates, Table B19001

Median Income by Tenure, 2020				
Tenure	Haverhill	Merrimack Valley Region*	Essex County	Massachusetts
All Residents	\$69,237	\$108,174	\$82,225	\$84,385
Owner	\$96,051	\$127,308	\$112,582	\$110,315
Renter	\$43,525	\$51,875	\$41,553	\$47,842

Source: 2020 ACS Estimates, Table B25119. \*Note: Merrimack Valley Regional median incomes are the author's calculation of the average of the estimated median incomes of the 15 towns and cities in the region.

According to the 2020 American Community Survey (ACS), Haverhill’s housing stock is 58% owner occupied and 42% renter occupied. The median household income for Haverhill renters was \$43,525 in 2020, and the median household income for homeowners was \$96,051. This difference follows a historic wealth disparity between renters and owners state and country-wide and indicates the importance of preserving naturally occurring affordable rental opportunities for residents, in addition to promoting development of income-restricted affordable units, to meet this need.

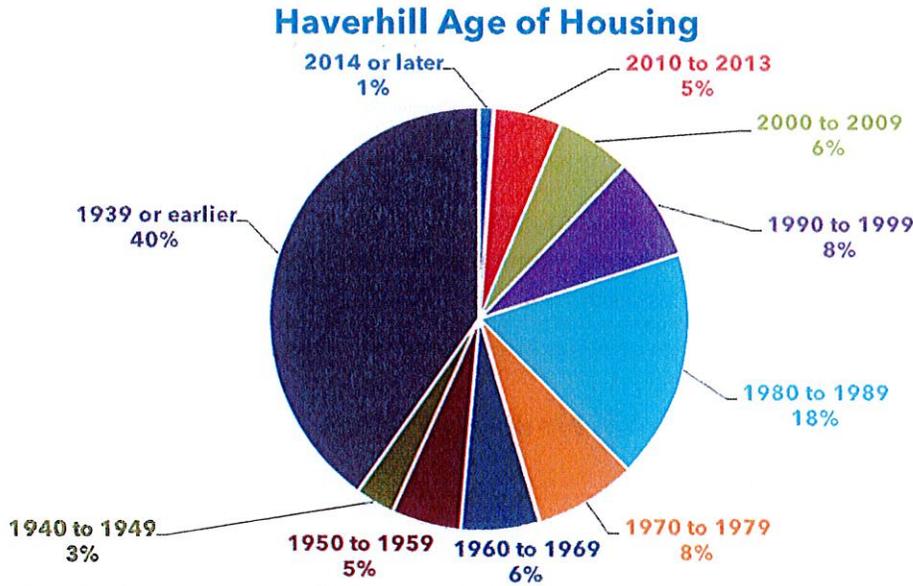
Similarly, when discussing access and availability of units that are affordable to residents seeking both owner and rental opportunities in the City, it is of equal importance to consider available housing types to meet individual needs.



Source: 2000, 2010, and 2020 Decennial Census; Tables DP3 & DP4



As is commonly seen in surrounding communities, Haverhill appears to have a slight lack of one or two bedroom units and an excess of three or four bedroom units. 1 or 2 person households comprise 60% of Haverhill homes, while 1 and 2 bedroom units comprise 40% of the City's total housing stock. On the other end, 3 or more person households comprise 40% of homes, while the majority of the City's housing stock is three or more bedroom units, at 51%. These figures may suggest a gap in availability of "right-sized" housing, which the City could address by encouraging the development of smaller housing units consisting of studio, one, and two bedroom units.



Source: 2023 ACS Estimates, Table B25034

The age of housing is an important factor to consider in planning for future growth, as the preservation of existing housing stock is critical to the overall wellbeing of the City’s form, function, and of its residents. Haverhill, similar to other Gateway cities in Massachusetts, is known for its quintessential New England aesthetic, where much of this character is exhibited by its housing stock. Approximately half of the City’s housing stock was built before 1960, which is typical for many communities in the Merrimack Valley region. The City began seeing steady housing production through the second half of the 20<sup>th</sup> century, with an uptick in construction during the 1980s and 1990s. This trend in housing production during this period is similar to the historic trends seen in other communities throughout Massachusetts, as families began moving out of cities to settle in the bedroom communities outside Boston. In recent years, Haverhill has seen an uptick in housing production once again as new developments in the downtown area have brought much needed new multi-family housing units to the City.



Housing Characteristics

**Haverhill Owner - Occupied Units by Value**



Source: 2016-2020 ACS Estimates, Table B25075

**Haverhill Household Income Distribution**

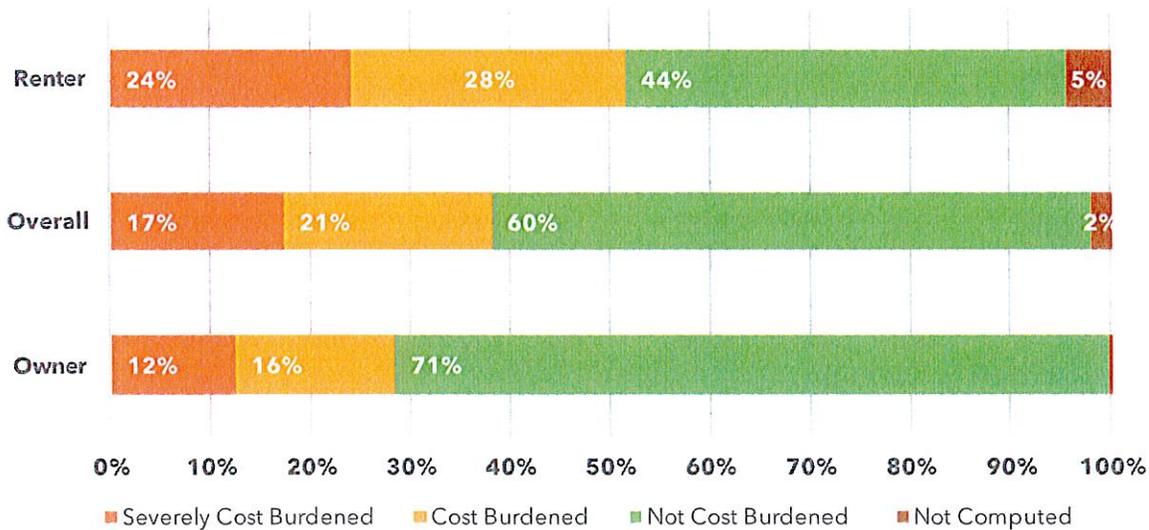


Source: 2020 ACS Estimates, Table B25118



## Housing Affordability

### Haverhill Housing Cost Burden by Household Type



Source: 2020 ACS Estimates, Table B25070, Table B25091<sup>2</sup>

Per the U.S. Department of Housing and Urban Development (HUD), household cost burden is defined as “...a household that spends more than 30 percent of its gross income on housing costs, including utilities. A household is severely cost burdened if it spends more than 50 percent of its income on housing.” Over one third of all residents residing in Haverhill are cost burdened, while over half of renter households in Haverhill are cost burdened. The percentage of cost burdened owner households is significant as well, with over one quarter of homeowners paying a significant portion of their income on housing expenses.

These figures demonstrate that a sizeable portion of the Haverhill community is confronted with high housing costs, which could have several personal and community-wide implications. If residents continue to experience ever-increasing housing costs, individuals and families with limited financial resources may struggle to afford and maintain access to suitable housing, in addition to experiencing limitations in economic mobility and wealth accumulation. High housing costs carry significant economic development implications, particularly concerning the local workforce. As housing expenses escalate, and a greater share of monthly income is dedicated to meeting these costs, the likelihood increases that workers are unable to reside directly within the community where their employment is based. This dynamic can have negative effects on local economic development, including commuting challenges and overall workforce stability. Understanding the impact of cost burden among homeowners and renters alike is crucial for policymakers, community leaders, and stakeholders to develop targeted



### Affordability Gap

As cited in the previous HPP, housing sale prices in Haverhill continue to increase significantly and are out of reach even for median-income households. According to home sale data, the 2023 median sales price in Haverhill for a single family home was \$520,000. However, Haverhill households making the median household income of \$94,210 could only afford to purchase a home up to \$336,172 with a \$60,000 downpayment.

As shown in the table below, there is a difference between homeowners' median income and the price of a home, creating a homeowner affordability gap. This gap is defined as the difference between the median sales price for Haverhill and the 'affordable price' (household paying no more than 30 percent of annual income on housing).

Income	Median Sales Price Haverhill	Affordable Price	Gap
80% of Median = \$75,368	\$520,000	\$250,156	\$269,844
100% of Median = \$94,210	\$520,000	\$336,172	\$183,828

*\*Based on 4-person household; 2023 HUD Income Limits*

*Source: Bankrate.com Housing Affordability Calculator; Author's Calculations*

### Ownership Affordability by Income

As seen in the above table, a household of four in Haverhill with 80 percent of the median income could afford to purchase a home up to \$250,000 with a downpayment of \$25,000. However, the average sales price for a single-family home in Haverhill in 2023 was \$520,000, meaning a household would have to make about \$135,000 per year to afford a home at the average sales price.

### Rental Affordability by Income

A two-person household with extremely low income (less than or equal to 30 percent AMI) can afford a gross rent of up to \$685 per month for a one-bedroom unit in the Lawrence HMFA. A two-person household with very low income (greater than 30 percent and less than or equal to 50 percent AMI) can afford a gross rent of up to \$1,143 per month for a one-bedroom unit, and a two-person household with low-income household (greater than 50 percent and less than or equal to 80 percent) can afford a gross rent of \$1,775 per month for the same unit size. A household with the HMFA Area Median Income can afford a monthly gross rent of \$2,965.

*Source: HUD Affordable Housing Program Income and Rent Limits 2023*



## CHAPTER 4: HOUSING DEVELOPMENT CONSTRAINTS

### Environmental Constraints

Haverhill, located on the border of New Hampshire to the north, is defined by the Merrimack River running directly through the center of the City. Haverhill has a landscape that varies widely between rural agricultural areas, suburban residential neighborhoods, and a historic downtown urban center.

Flooding is considered a high risk in Haverhill, and the City's 2024 Hazard Mitigation Plan states:

A GIS analysis of the City's FIRM flood hazard areas by MVPC has determined that 3,628 (5.67 sq. mi.) of land area in Haverhill is located within the 100-Year floodplain and thus is vulnerable to flooding. An additional 847 acres (1.32 sq. mi.) lies within the 500-Year floodplain. Together, these two flood zones constitute almost twenty percent (19.6%) of the total area of the community.

When considering sites for future housing development in the City, care should be taken to minimize new impervious surfaces. If developing in current open space, proper stormwater management may help alleviate the risks posed by flooding.

### Infrastructure

#### *Transportation*

The City of Haverhill is connected to the rest of the Merrimack Valley region through interstate access and state roads, as well as several municipal roads. Interstate 495 provides several transportation access points across the City. Several state routes cross through the downtown and other areas in the City, including Routes 97, 108, 110, 113, and 125. All of these roads serve as major thoroughfares through Haverhill and connect the City with surrounding communities along with several residences and businesses.

There are several fixed bus routes provided through MeVa (Merrimack Valley Transit), ultimately convening at the Washington Square Transit Center. These routes connect several locations within Haverhill, including commercial centers such as Westgate Plaza, as well as destinations outside the City including Lawrence, North Andover, Groveland, Plaistow, Lawrence, and Salisbury Beach.

Haverhill also continues to focus on developing active transportation routes, connecting destinations within the City as well as the rest of the region. The Riverwalk and the Bradford Rail Trail provide active transportation access along the Merrimack River, while bike lanes throughout the City connect residents with destinations across Haverhill and the Merrimack Valley region.



minimum lot size in this district is 20,000 SF and the maximum building height is 2.5 stories and 35 feet. This district is located among the medium-density residential neighborhoods outside of the downtown core.

*High Density (RH)* is a residential district mainly allowing for the development of single-family and two-family (or duplex) residential structures as well as accessory dwelling units by-right. Three-family and multi-family dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 7,500 SF for single-family detached dwellings, 9,600 SF for two-family dwellings (or duplexes), and 11,700 SF for three-family dwellings. For multi-family dwellings, this district requires a 40,000 SF minimum lot size with a 10,000 SF minimum for the first dwelling unit along with a 3,000 SF minimum for each additional dwelling unit. The maximum building height in this district is 2.5 stories and 35 feet. This district is located among the high-density residential neighborhoods outside of the downtown core.

*Urban Density (RU)* is a residential district mainly allowing for the development of single-family and two-family (or duplex) residential structures as well as accessory dwelling units by-right. Three-family and multi-family dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 7,500 SF for single-family detached dwellings, 9,000 SF for two-family dwellings (or duplexes), and 11,700 SF for three-family dwellings. For multi-family dwellings, this district requires a 25,000 SF minimum lot size with a 7,500 SF minimum for the first dwelling unit along with a 2,000 SF minimum for each additional dwelling unit. The maximum building height in this district is 2.5 stories and 35 feet, however a maximum building height of up to 110 feet and 10 stories may be allowed with a Special Permit for multi-family residential structures. This district is located among the high-density residential neighborhoods adjacent to the downtown core.

### Commercial Districts

*Neighborhood (CN)* is a zoning district mainly allowing for commercial uses with some residential uses allowed. Multi-family dwelling units, along with flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units, are allowed with a Special Permit by the City Council. The minimum lot size in this district is 5,000 SF and the maximum building height is 45 feet and 3 stories. Existing residential uses are subject to the regulations in the *High Density (RH)* zoning district depending on the type of dwelling unit. This district is located across several commercial areas in the City among the village nodes.

*General (CG)* is a zoning district mainly allowing for commercial uses with some residential uses allowed. Three-family and multi-family residential structures are allowed with a Special Permit by the City Council. The minimum lot size in this district is 5,000 SF and the maximum building height is 40 feet and 3 stories. Existing residential uses are subject to the regulations in the *High Density (RH)* zoning district depending on the type of dwelling unit. For multi-family dwellings,



- Townhouse (Subzone E) allows for multi-family housing by-right. The maximum residential density in this subzone is 12 dwelling units per acre. The maximum building height in this subzone is four stories.

*Merrimack Street Gateway Renaissance Overlay District (MSGROD)* is a zoning overlay district mainly allowing for mixed-use commercial and residential development as well as multi-family housing by-right. There are no minimum lot size requirements in this district, however the maximum building height is 10 stories and 125 feet or 12 stories and 125 feet for priority projects. The maximum residential density in this overlay district is 110 dwellings per acre and 220 dwellings per acre for priority projects. This overlay district is located along Merrimack Street in downtown Haverhill.

*Waterfront District (WD)* is a zoning overlay district located along the Merrimack River that allows a mix of residential and commercial uses. There are several sub-districts included in this overlay district.

- *Waterfront District A (WD-A)* is a sub-district located in the Washington Street area matching the requirements of the *Downtown Smart Growth Overlay District (DSGOD)*. Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through site plan review from the City Council or Planning Board. The maximum residential density in this overlay district is 110 dwellings per acre and 220 dwellings per acre for priority projects. The maximum building height in this sub-district is 74 feet.
- *Waterfront District B (WD-B)* is a sub-district located on the south side of Merrimack Street adjacent to the Merrimack River matching the requirements of the *Merrimack Street Gateway Renaissance Overlay District (MSGROD)*. The maximum residential density in this overlay district is 110 dwellings per acre and 220 dwellings per acre for priority projects. The maximum building height in this sub-district is 10 stories and 125 feet or 12 stories and 125 feet for priority projects.
- *Waterfront District C (WD-C)* is a sub-district located on the north side of Merrimack Street. Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through site plan review from the City Council or Planning Board. The maximum residential density in this sub-district is 120 units per acre. The maximum building height in this sub-district is 74 feet.
- *Waterfront District D (WD-D)* is a sub-district located along Water Street providing a vibrant entrance into the downtown area. Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through a Special Permit from the City Council. The maximum residential density in this sub-district is 30 units per acre. The maximum building height in this sub-district is 74 feet.
- *Waterfront District E (WD-E)* is a sub-district located at 100 South Kimball Street (also known as the Paperboard site). Single-family, two-family, and multi-family residential





## Housing Production Strategies

Based on the local needs, existing resources, and development considerations, the following recommended strategies have been developed with Haverhill. The proposed strategies were developed after conversations with residents and City staff to help the community direct and leverage funding, resources, and capacity to best meet the community's housing needs.

While some of the strategies do not directly create affordable units, they do serve as a foundation for achieving housing goals, including the creation of a more diverse housing stock in the city.

- Strategy 1: Expand home ownership opportunities for Haverhill residents.
  - Home ownership allows residents to build personal wealth and invest in their community. Haverhill may encourage additional opportunities for residents to own their home by increasing the supply of new, right-sized housing units available for purchase. One way to do this would be to create a [40Y Overlay Zoning District](#). 40Y districts, also known as “starter home districts,” make it easier for developers to build smaller homes that may be more affordable to first time homebuyers.
    - Similar to 40R districts, if a community adopts a 40Y district it receives payments from the state, and then receives additional payments for each new housing unit created.
    - EOHLIC is expected to promulgate regulations to assist communities with creating 40Y districts in the coming months.
  - Haverhill may also look to expand the City's existing first-time homebuyer program. Currently, qualified first-time homebuyers may be eligible to receive up to \$15,000 for downpayment or closing costs towards purchasing a property located in the Mount Washington or Lower Acre neighborhoods. Due to CDBG funding restrictions, the program is limited in its ability to expand. However, the City could expand this program using funds from an Affordable Housing Trust see (Strategy 3). Other communities have leveraged Affordable Housing Trust funding to establish downpayment assistance programs, in partnership with nonprofits.
- Strategy 2: Continue to encourage development of housing that is affordable to both low- and moderate-income households.
  - The City should continue building relationships and partnering with developers who have experience in utilizing applicable tax credits (including the Low-Income Housing Tax Credit (LIHTC) and other effective affordable housing financing tools in order to address the creation of new affordable housing. Haverhill may also wish to activate and utilize municipally owned property to develop housing that supports community needs. Cataloguing existing City owned properties and



- for seniors. This may include age-restricted residential developments, such as 55+ communities, that increase the available housing stock in the City without the potential of impacting the school system.
- Work with the State to review accessory dwelling unit regulations that may hinder creation of new units and assemble a working group of city staff to streamline approval process.
  - Strategy 5: Allow additional housing supply in village centers.
    - The City's 2035 Master Plan outlines several strategies for increasing housing options for residents. Two key strategies that should be further explored include:
      - Modify zoning to enable mixed-use townhouse-level multifamily in commercial neighborhood (CN) zones.
      - Explore the possibility of encouraging one additional level of housing density around the village centers.
    - Both of these strategies can help provide additional housing options and concentrate development in already developed areas of the City, further protecting the open space and farmland elsewhere in Haverhill. Allowing for a slightly higher residential density in these areas may help to increase the number of housing units available in Haverhill while also maintaining the character of existing neighborhoods.
  - Strategy 6: Explore the feasibility of adopting the Good Landlord Tax Credit.
    - The Massachusetts Legislature recently passed a law allowing for communities to adopt the [Good Landlord Tax Credit](#), which would provide landlords with a property tax exemption if they rent their properties at an affordable rate. This incentive may encourage more landlords to provide additional affordable rental units that are much needed in the City. Haverhill may wish to examine the benefits of adopting this ordinance as a strategy to address the creation of new affordable housing units.
  - Strategy 7: Achieve Housing Choice Community Designation.
    - Given the City's recent housing permitting, it is likely the City qualifies to be designated as a Housing Choice Community through the Commonwealth. With this designation, the City will gain access to additional grant opportunities and receive additional points towards other grant opportunities.
    - Applications for this designation are available on an annual basis, with the 2025 applications due by April 18, 2025.
  - Strategy 8: Allow three-unit structures (triple deckers) by right in neighborhoods where they have historically been built.
    - Many neighborhoods across Haverhill are characterized by traditional three-unit structures (triple deckers) that have been a part of the City's housing stock for



Action Plan Matrix

Housing Strategies			
Strategies	Time to Complete	Strategy Implementer(s)	Key first steps and funding options
Expand home ownership opportunities for Haverhill residents.	1-2 years	City Council, Planning Board, City Staff	<ul style="list-style-type: none"> <li>Review the <a href="#">40Y statute</a> to learn basic requirements, including review of <a href="#">incentive payments</a> under chapter 40R the city could be eligible for</li> <li>Upon release of state regulations in 2025, review regulations and discuss with the planning board the desire to implement a 40Y district in Haverhill                             <ul style="list-style-type: none"> <li>In anticipation of the state approving regulations, the City will immediately prepare proposed local regulations to be ready to file as soon as the state promulgates rules.</li> </ul> </li> <li>Examine opportunities to expand the current first-time homebuyer program through activating an Affordable Housing Trust and partnering with non-profit developers</li> </ul>
Continue to encourage development of housing that is affordable to both low- and moderate-income households.	Ongoing	Mayor, Affordable Housing Trust, City Staff	<ul style="list-style-type: none"> <li>Currently undertaking a detailed review of all city owned property to update any property suitable for residential development.</li> <li>Develop an RFP versus auction process to maximize appropriate and suitable development.</li> <li>Work with Affordable Housing Trust to identify sites best suited for affordable housing reuse</li> <li>Meet with organizations like Habitat for Humanity or Bread and Roses Housing to learn how they can assist with development of affordable housing on City-owned land</li> </ul>
Activate the Affordable Housing Trust	6 months – 1 Year	Mayor, Affordable Housing Trust, City Council	<ul style="list-style-type: none"> <li>Examine the requirements for activating the Affordable Housing Trust in alignment with the city's current bylaw</li> <li>Form an advisory committee to explore the process of activating the Affordable Housing Trust</li> </ul>



			<ul style="list-style-type: none"> <li>• Examine the impact of a tax credit that may encourage landlords to offer additional affordable rental units in Haverhill</li> <li>• Prepare the documents to file the hole rule petition to implement the program locally.</li> </ul>
Achieve Housing Choice Community Designation	1 Year	Community Development	<ul style="list-style-type: none"> <li>• Apply for Housing Choice designation, which will open up additional grant opportunities for the City.</li> </ul>
Allow Triple-Deckers by right	6 months - 1 Year	Community Development, City Council	<ul style="list-style-type: none"> <li>• Determine which neighborhoods have pre-existing triple-deckers</li> <li>• Propose zoning change to allow traditional vertical 3 deckers to be approved or vertically expanded to not require a special permit</li> </ul>



Ayers Village	Mixed-Use Multi-Family		Conceptual				
Broadway	Mixed-Use Multi-Family		Conceptual				
Main Street	Mixed-Use Multi-Family		Conceptual				
Primrose Street	Mixed-Use Multi-Family		Conceptual				
Washington Street	Mixed-Use Multi-Family		Conceptual				
South Main Street	Mixed-Use Multi-Family		Conceptual				
Groveland Street	Mixed-Use Multi-Family		Conceptual				
Rivers Edge	Mixed-Use Multi-Family		Conceptual				

HAVERHILL, MA



# Housing Production Plan 2026-2031

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**Merrimack Valley  
Planning Commission**

*Plan • Innovate • Promote*

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# Chapter 1: Introduction

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## *Background & Purpose*

A Housing Production Plan, or HPP, is a state-guided plan that articulates a city or town's path, goals, and vision towards creating affordable housing in the community. The Commonwealth of Massachusetts allows communities to use certified HPPs as a way for achieving compliance with M.G.L. Chapter 40B if the community has not yet reached the statutory threshold of having 10% of its housing stock designated as affordable.

The City of Haverhill last created its HPP in 2018. That 5-year plan was due to expire in 2023, and thus this plan began its creation. Following state guidance, this plan offers tools and strategies for how to achieve affordable housing production goals. More than that, however, this plan articulates a strategy for increasing housing of all types in the community. As is shown throughout the plan, Haverhill has a need and a desire to diversify its housing stock and create a community where all its residents have access to the housing that best fits their needs.

The Merrimack Valley Planning Commission (MVPC) previously spearhead a region-wide Housing Production Plan (HPP) process, co-creating a series of 14 HPPs alongside municipal partners in 2018, in addition to creating the Merrimack Valley Regional Housing Production Plan. As these plans have been in place, the region has implemented strategies aligned with increased housing production including the adoption of inclusionary zoning, increased permitting activity for multi-family development, and proactively pursuing funding opportunities geared towards supporting creation of housing types to meet the needs of residents. Those 14 plans, along with Haverhill's HPP, helped guide the region's housing production. As their expiration dates neared, MVPC launched this HPP update project.

This HPP process allowed for MVPC, community working groups, municipal planning staff, and members of the public to come together and learn from one another about the unique challenges, aspirations, and concerns related to housing in each of the region's communities. As the statewide housing shortage affects each and every community in the Commonwealth, it is more crucial than ever to understand the individual nuances of community housing development and address the shortage from a place of mutual understanding and commitment.

As part of this process, the City of Haverhill, in collaboration with MVPC, conducted a public engagement event to closely involve Haverhill residents in the HPP update process. A virtual session was held on October 4, 2023, where participants had the opportunity to review region-wide and local housing data and discuss their interpretations of how this data resonated with their lived experiences.

## Acknowledgments

On behalf of the Merrimack Valley Planning Commission, we would like to express our sincere thanks to all who participated in the 2024-2029 Haverhill Housing Production Plan process.

Throughout this update process, a working group comprised of City personnel gathered to build consensus around Haverhill's existing housing landscape and what types of strategies and action items would work most effectively to continue to build a Haverhill that includes a variety of housing types with varying affordability. This intensive, thoughtful work would not have been possible without the significant contributions of time and thought from each and every participant. In addition to this core work, Haverhill co-hosted a virtual community engagement session to glean public sentiment around key housing production strategies and simultaneously educate on these types of tools. Thank you to the Haverhill community at-large and the working group for their impactful contributions to this important plan.

### City of Haverhill Staff:

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- ▶ Lauren Keisling, Community Planner
- ▶ Tyler Distefano, Community Planner
- ▶ MVPC's Executive Director, Deputy Director, and Program Managers all contributed their expertise to the production of this final plan.

The Consensus Building Institute (CBI) provided robust planning, coordination, and facilitation support for the community engagement phase of the regional HPP update process.

The development of this plan is funded through the Executive Office of Housing and Livable Communities (EOHLC) Community Planning Grant, the Executive Office of Energy and Environmental Affairs (EOEEA) Planning Assistance Grant, and through District Local Technical Assistance (DLTA) funds.

## *Community Overview & Findings*

Haverhill is a mid-sized city bordered by New Hampshire to the north; Merrimac, West Newbury, and Groveland to the east; Boxford and North Andover to the south; and Methuen to the west. Haverhill retains all of the characteristics of a Gateway city with a historic downtown, rural agricultural areas, and several suburban residential neighborhoods. Haverhill was first incorporated as a town early in the state's history in 1641, later becoming a city in 1870.

Haverhill changed gradually between the 19th and 20th centuries from an industrial community to one which is mostly residential with a vibrant commercial downtown center. City residents have easy access to Interstate 495 as well as Routes 97, 108, 110, 113, and 125.

Haverhill has experienced both population and household growth over the last several years. From 2010 to 2020, the City gained about 6,900 residents.

Homes for sale in Haverhill tend to be lower priced than in nearby communities. The average price for all home sales (single family & condominiums) was about \$463,000 in 2023. Roughly 60 percent of Haverhill's occupied housing units were owner occupied and 40 percent renter occupied, which is typical for a Gateway city in the region.

Haverhill has a low homeownership vacancy rate, reasonably high rental prices, and a potential increase of population and households in the coming years. This indicates that Haverhill's housing needs may be best addressed through a combination of new housing production of affordable ownership and rental units, both in the form of single family and multi-family homes. Similar to other Gateway cities in the region, Haverhill is experiencing a demographic shift:

- ▶ Haverhill's population is projected to increase by 6% between 2020 and 2050
- ▶ Between 2020 and 2050, the following changes to Haverhill's age distribution are projected to occur:
  - ▷ 6% decrease in population under 20
  - ▷ 11% increase 65+ population

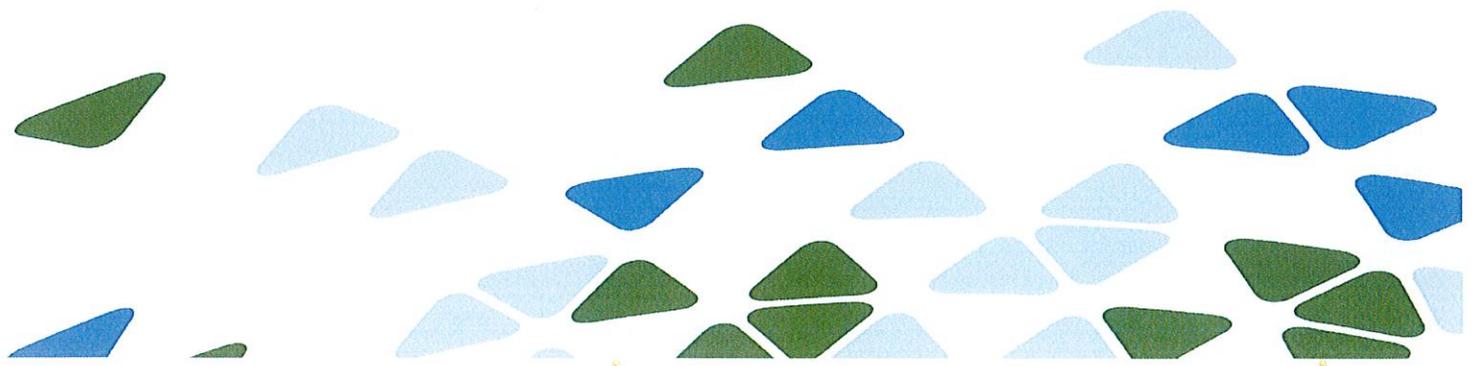
The demographic shift would indicate a need for housing types to accommodate an aging population with more accessible units that accommodate a variety of needs, including both physical and mental disabilities. This shift will also need to accommodate various income levels, as an aging population may indicate a higher proportion of residents on a fixed income.

## ***2018-2023 Housing Accomplishments***

Over the past 5 years, the City of Haverhill has worked diligently to advance its housing production efforts, in accordance with its 2018 Housing Production Plan. Through joint efforts spearhead by the Affordable Housing Trust, Planning Department, Planning Board, Zoning Board of Appeals, and Select Board, the following accomplishments have been achieved:

### **Planning & Policies:**

- ▶ Completed construction of over 400 new housing units, including 100+ affordable housing units.
- ▶ Recently approved permits for over 1,000 new housing units.
- ▶ Created 7 new affordable homeownership units in the Mount Washington neighborhood with 4 additional units in the planning process.
- ▶ Adopted a new Accessory Dwelling Unit (ADU) bylaw in 2023.
- ▶ Added more group homes and sober homes to the City's housing inventory to better meet the housing needs of those challenged by addiction, mental illness, and disabilities.
- ▶ Adopted a new Inclusionary Zoning ordinance.



# Chapter 2: Demographic Profile

## Population

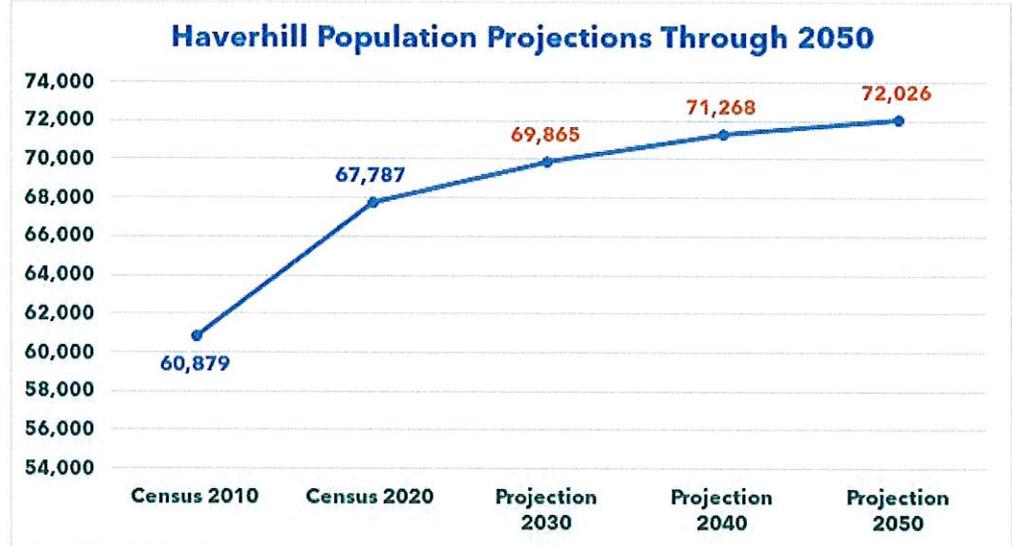


FIGURE 1: POPULATION PROJECTIONS THROUGH 2050 [1]

Per the 2020 Census, the City of Haverhill has a population of 67,787 residents. Population projections from the UMass Donahue Institute indicate that between 2020 and 2050, the population is projected to increase by about 6% percent, from 67,787 to 72,026. This projected increase over 30 years is moderate, and is estimated based on current birth, mortality, and local migration trends. Promoting and maintaining diverse housing availability is a substantial factor in mitigating out-migration, as well as providing opportunities for new residents looking to move into the City. The strategies Haverhill looks to employ in this plan may be leveraged to encourage sustainable growth for the community.

These projections, combined with changing household compositions (fewer children, more people over 65, and more single-person households), point to the possible need to rethink how the current housing stock is used. This could include seeking opportunities to redevelop existing properties to accommodate changing needs, or to encourage development of housing types that best fit the demographics.

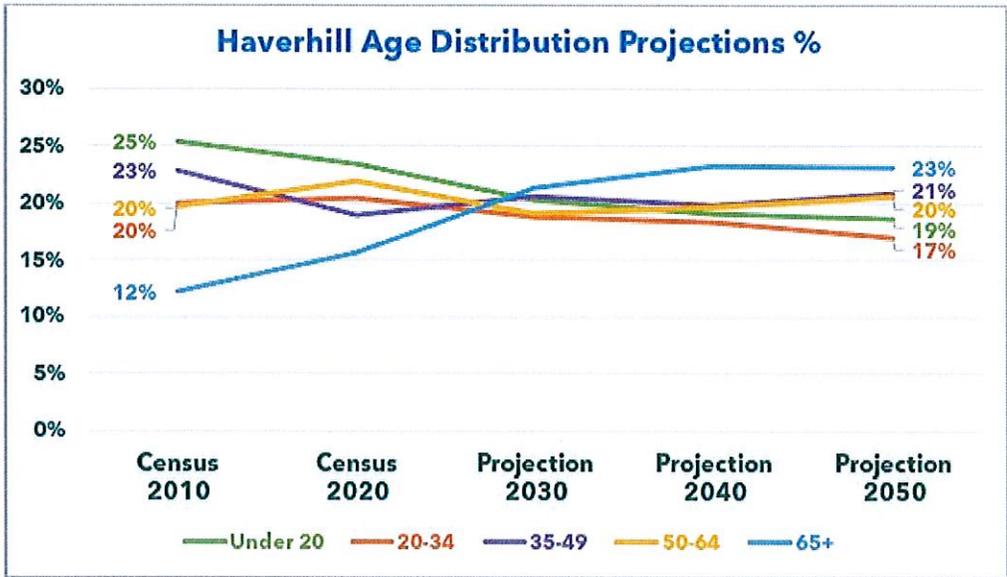


FIGURE 2: AGE DISTRIBUTION PROJECTIONS [2]

Haverhill’s age projections show an aging population, suggesting a need for additional housing types suitable for downsizing and individuals on a fixed income. In some cases, lack of suitable housing may be a factor in the decrease that is projected in certain groups. Most notably, the under 20 age group proportion is projected to decrease from 2020-2050. This decrease correlates with local school enrollment data, which indicates a slight decrease in enrollment since 2000. Meanwhile, the 65+ age group is projected to increase by 11%, making up almost a quarter of Haverhill’s population by 2050. With an aging population, it is crucial that the housing and personal needs of seniors are strongly integrated into the housing production conversation, especially in regard to the need or desire to downsize into physically and financially accessible housing. The need for supportive services is also an integral factor when considering where senior-friendly housing could and should be located.

It is important to note that this age distribution data is based on projections from trends seen in previous years. There are several factors that determine changes in a community’s age distribution. Fluctuations in birth rates, aging populations, and housing turnover rates may affect the age distribution seen in a community. If communities work to develop new housing, it may impact the projected distribution, depending on the types of housing communities are building.

*Residents age 65+ are expected to make up 23% of all residents by 2050, an increase of 11% from 2020.*

*Haverhill's public school enrollment has declined by 710 students from 2000-2020, which may be due to a lack of housing available to young families.*

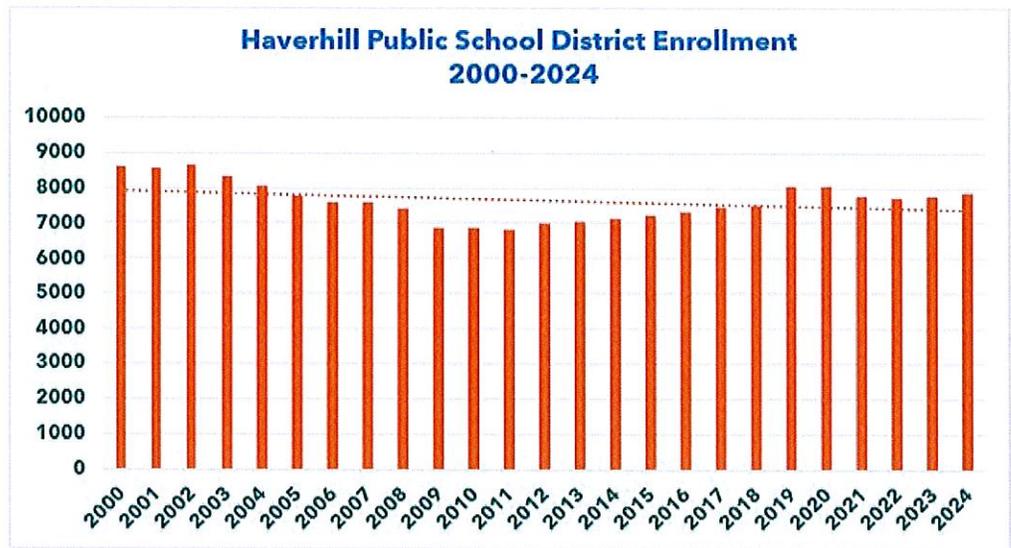


FIGURE 3: SCHOOL ENROLLMENT BY SCHOOL TYPE [3]

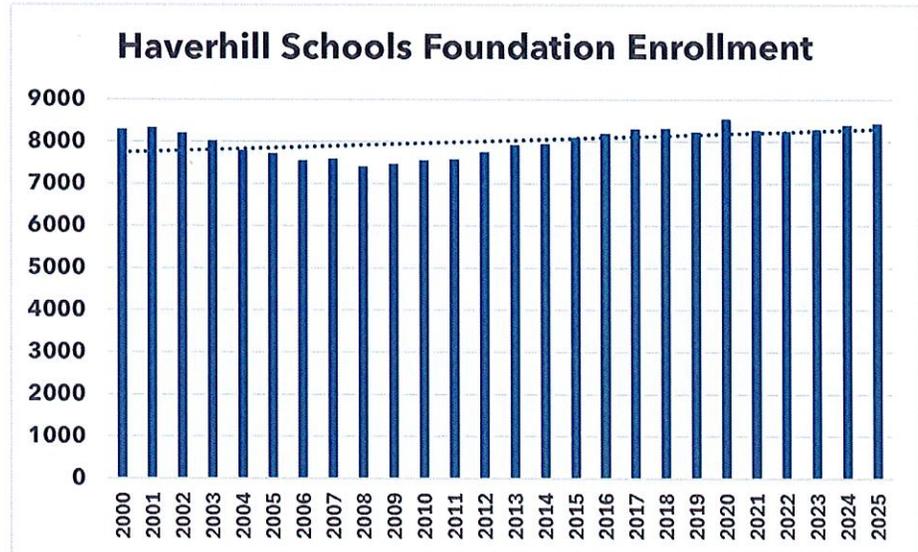


FIGURE 4: SCHOOL ENROLLMENT BY SCHOOL TYPE [4]

Multiple data sets are available to measure school enrollment—depending on how enrollment is quantified, it is possible to have slightly different numbers, as demonstrated in Haverhill’s enrollment charts. The first figure shows the school enrollment in Haverhill Public Schools—the total number of students enrolled in the City’s K-12 schools. The second figure shows the City’s “Foundation Enrollment,” a number used by DESE to calculate the amount of state aid that will be provided to the City. Foundation enrollment calculates the total amount of students the district is financially responsible for, and weights the enrollment depending on the student type to create a full-time equivalent number, which is slightly different than the actual number of children attending the public schools.

Haverhill’s school enrollment shows a slight decrease in the total number of students since 2000, while the foundation enrollment shows a slight increase since 2000. In both charts, it is clear the City has seen fluctuating student numbers over the last few decades, with a steady increase seen between 2010 and 2020. It is important to note that these charts do not capture students who enroll mid-year and then leave the district at the end of that year, which is a challenge that gateway cities like Haverhill encounter often.

While the City’s school enrollment does not show a significant difference between 2000 and 2025, significant housing production has occurred. In Haverhill, there is no clear correlation between increasing housing production and school enrollment—as demonstrated in the years where the City produces new housing units but sees a drop in enrollment. Despite the common belief that housing development may increase school enrollment, studies have shown this is likely not the case. Based on a study conducted by the Metropolitan Area Planning Council (MAPC) that analyzed school districts across Massachusetts, there is no indication that an increase in housing production correlates with an increase in school enrollment. This study was recently updated in 2024, yielding the same findings.

*“While it is true that schoolchildren occupying new housing units may cause a marginal change in enrollment, they are one small factor among many. In cities and towns with the most rapid housing production, enrollment barely budged; and most districts with the largest student increases saw very little housing unit change. **The rate of housing unit growth is not a useful predictor of overall enrollment change, nor is rapid housing development a precondition to sudden enrollment increases.**” [5]*

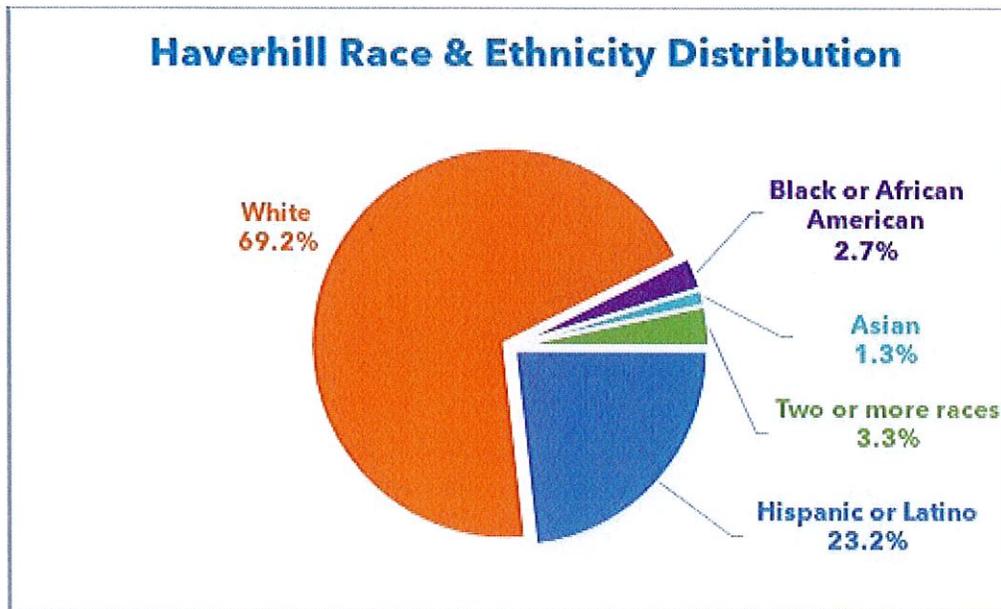


FIGURE 5: RACE & ETHNICITY DISTRIBUTION [6]

Haverhill’s race & ethnicity distribution reflects the distribution across the Gateway cities of the Merrimack Valley, with almost 70% of residents identifying as non-Hispanic white and 23% of residents identifying as Hispanic or Latino. A key factor in ensuring continued economic and racial diversity in the community will be the continuation of a diverse housing stock, with a variety of housing types and housing costs accessible to all individuals and families.

## Household Trends

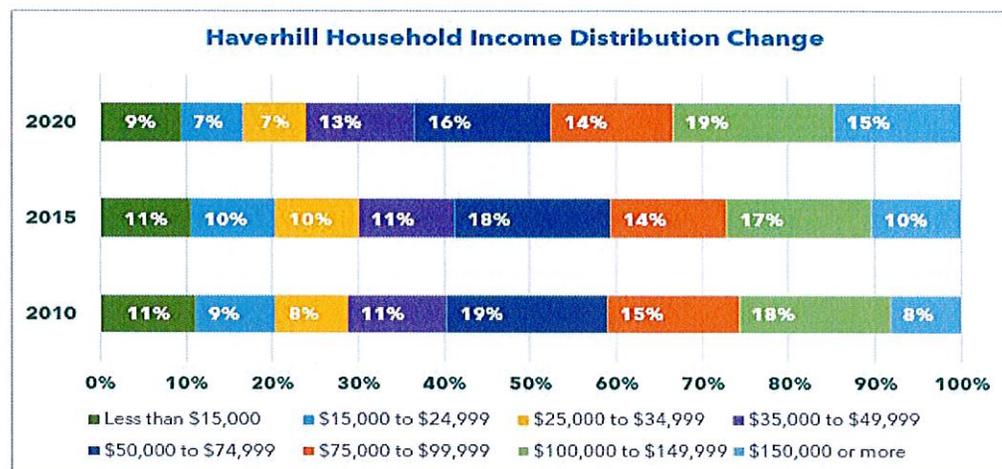


FIGURE 6: HOUSEHOLD INCOME DISTRIBUTION CHANGE [7]

Tenure	Haverhill	Merrimack Valley Region*	Essex County	Massachusetts
All Residents	\$69,237	\$108,174	\$82,225	\$84,385
Owner	\$96,051	\$127,308	\$112,582	\$110,315
Renter	\$43,525	\$51,875	\$41,553	\$47,842

TABLE 1: 2020 MEDIAN HOUSEHOLD INCOME BY TENURE [8]

\*Merrimack Valley regional median incomes are the author's calculation of the average of the estimated median incomes of the 15 towns and cities in the region.

According to the 2020 American Community Survey (ACS), Haverhill's housing stock is 58% owner occupied and 42% renter occupied. The median household income for Haverhill renters was \$43,525 in 2020, and the median household income for homeowners was \$96,051. This difference follows a historic wealth disparity between renters and owners state and country-wide and indicates the importance of preserving naturally occurring affordable rental opportunities for residents, in addition to promoting development of income-restricted affordable units, to meet this need.

Similarly, when discussing access and availability of units that are affordable to residents seeking both owner and rental opportunities in the City, it is of equal importance to consider available housing types to meet individual needs.

*Owner-occupied household incomes are over double that of renter-occupied households.*

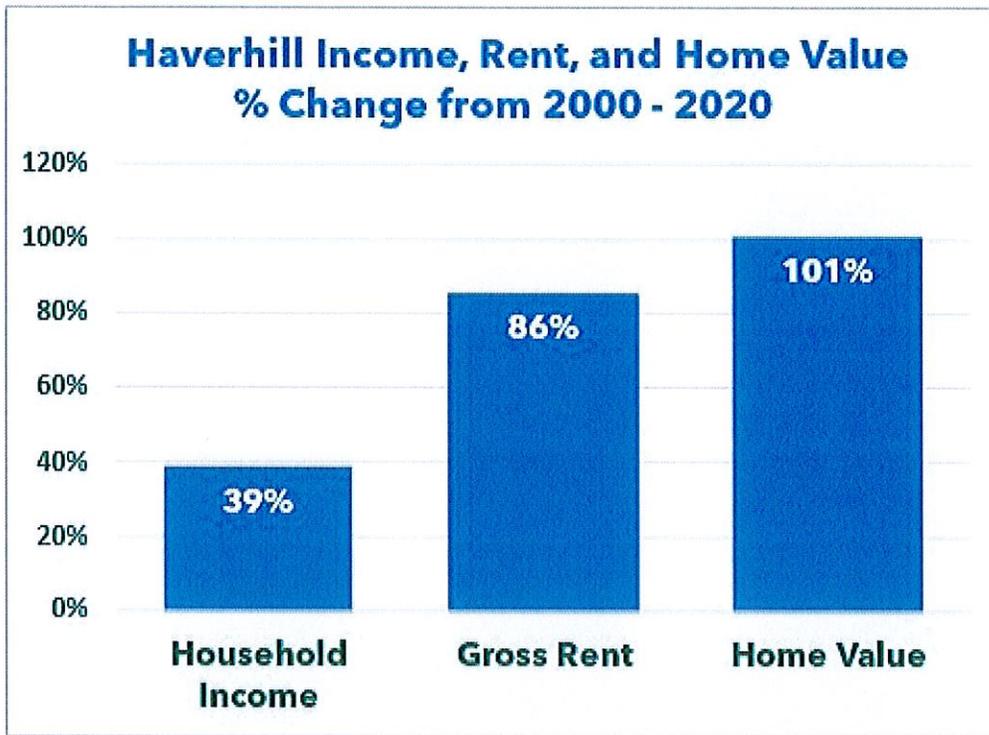


FIGURE 7: INCOME, RENT AND HOME VALUE % CHANGE FROM 2000-2020 [9]

Additionally, it is critical to observe the changes in overall housing costs in Haverhill over time to add more context to the housing landscape. Over the 20-year period between 2000 and 2020, there has been a significant increase in median household income, gross rent, and home value in the City. While it is expected that household incomes would rise alongside rising rent and home values, there is a growing distance between median income and median rent in Haverhill – per Census data, household income has increased 39% over this period, while gross rent has increased 86% and home values have increased 101% over the same 20-year period. This difference has implications when it comes to access to homeownership opportunities in Haverhill, as higher rent costs make it harder for renters to save up enough funds for a downpayment on a home purchase and rising home values increase the amount of money a household needs to purchase a home.

Comparing a community’s current housing stock and its current occupancy characteristics may provide insight into possible housing supply gaps, suggesting what types of housing development should be considered if there are sizeable gaps between occupancy counts and bedroom counts within existing structures. These observations are objective, and do not reflect individual housing type preference – for example, a two-person household may be best suited to occupy a 3-bedroom home, based on individual needs, design preference, storage needs, etc. However, these comparisons may provide more quantitative context to identify local needs, such as the desire to downsize within the community, where there potentially are not enough options to do so.

*The cost of rent is far outpacing incomes, increasing at over 2x the rate from 2000-2020.*

## Housing Breakdown by Occupancy

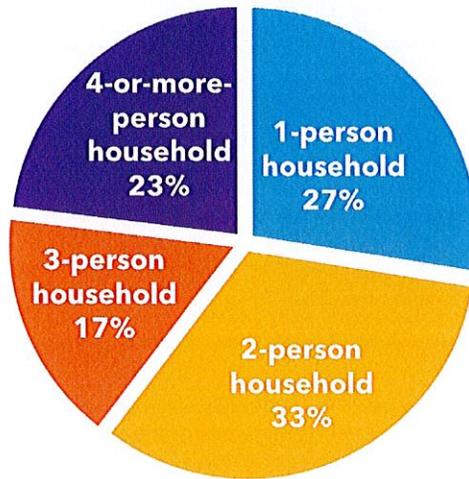


FIGURE 8: HOUSING BREAKDOWN BY OCCUPANCY [10]

## Bedrooms per Housing Unit

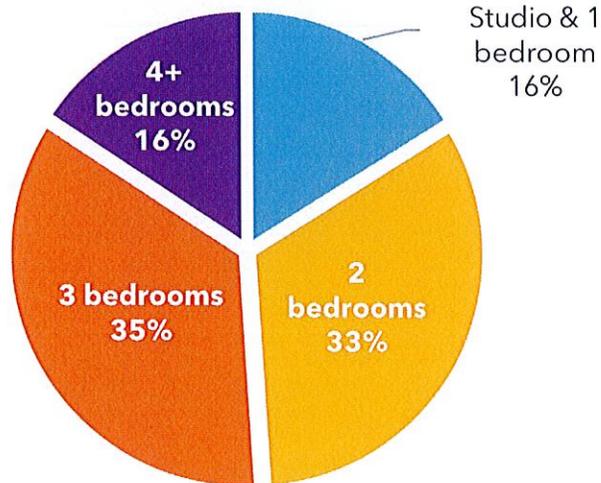
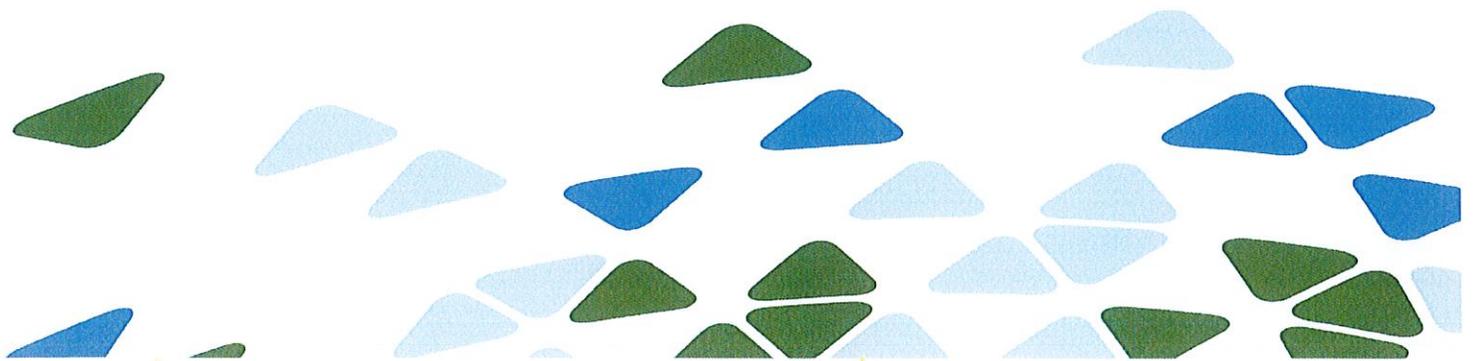


FIGURE 9: BEDROOMS PER HOUSING UNIT [11]

As is commonly seen in surrounding communities, Haverhill appears to have a slight lack of one or two bedroom units and an excess of three or four bedroom units. 1 or 2 person households comprise 60% of Haverhill homes, while 1 and 2 bedroom units comprise 40% of the City's total housing stock. On the other end, 3 or more person households comprise 40% of homes, while the majority of the City's housing stock is three or more bedroom units, at 51%. These figures may suggest a gap in availability of "right-sized" housing, which the City could address by encouraging the development of smaller housing units consisting of studio, one, and two bedroom units.

*1 and 2-person households make up 60% of Haverhill's homes, while 1 and 2-bedroom housing units make up 40% of Haverhill's housing stock.*



# Chapter 3: Local Housing Conditions

## Housing Supply

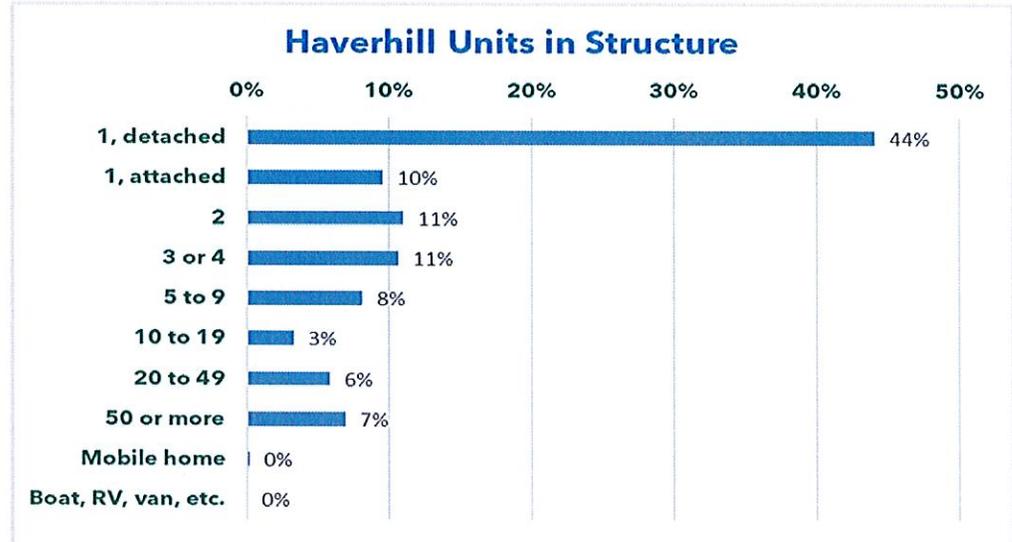


FIGURE 10: UNITS IN STRUCTURE [12]

As of the 2023 American Community Survey, approximately 44% of all housing units in Haverhill are detached single-family homes. Given the aging population and the apparent gap in availability of smaller units (discussed above), a key strategy of this plan may be to create pathways for the creation of smaller units in multifamily developments. There are several approaches Haverhill could take to encourage these housing types, including revising zoning ordinances to allow for increased density bonuses or reduced minimum unit sizes. This may encourage developers to incorporate a mix of unit sizes, including studios and one-bedroom apartments. The City could also collaborate with non-profit developers to facilitate the development of smaller, affordable housing units.

*44% of Haverhill's housing units are single-family detached homes.*

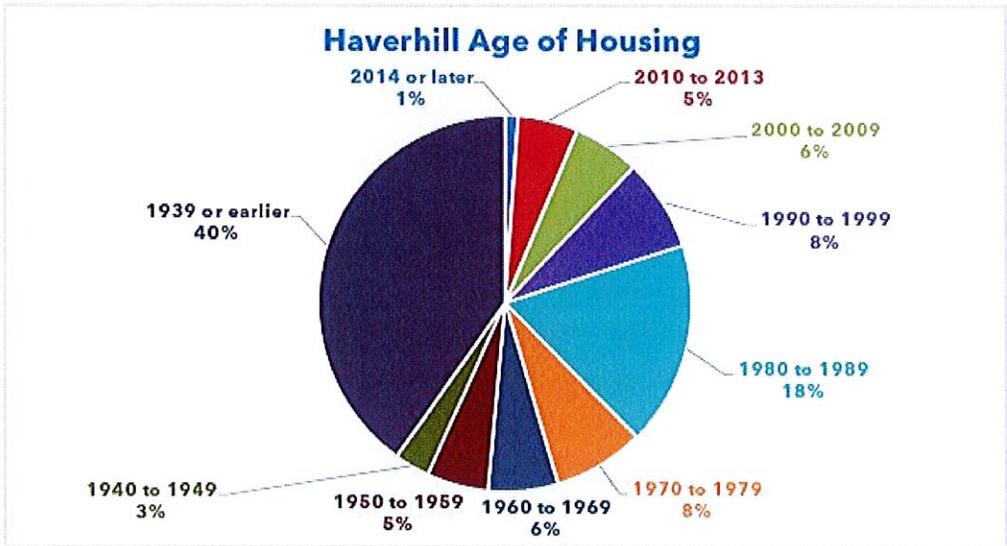


FIGURE 11: AGE OF HOUSING [13]

The age of housing is an important factor to consider in planning for future growth, as the preservation of existing housing stock is critical to the overall wellbeing of the City’s form, function, and of its residents. Haverhill, similar to other Gateway cities in Massachusetts, is known for its quintessential New England aesthetic, where much of this character is exhibited by its housing stock. Approximately half of the City’s housing stock was built before 1960, which is typical for many communities in the Merrimack Valley region. The City began seeing steady housing production through the second half of the 20th century, with an uptick in construction during the 1980s and 1990s. This trend in housing production during this period is similar to the historic trends seen in other communities throughout Massachusetts, as families began moving out of cities to settle in the bedroom communities outside Boston. In recent years, Haverhill has seen an uptick in housing production once again as new developments in the downtown area have brought much needed new multi-family housing units to the City.

*48% of Haverhill’s housing stock are units built prior to 1960.*

*Haverhill has permitted a steady number of single-family housing units since 2000, as well as several multi-family developments.*

## Trends in Residential Property Values

A review of trends in residential property values provides some perspective on housing costs in the local real estate market. Data from the Massachusetts Department of Revenue (DOR) and other sources can offer insights about residential assessed values, average single-family home values, tax rates, and tax bills for each municipality in the Commonwealth.

In FY23, the total assessed value of all residential parcels in Haverhill was \$8,435,061,505, and the average assessed value of a single-family home was \$462,309. Since the last iteration of the City's HPP in 2018, the single-family assessed value has risen 60%.

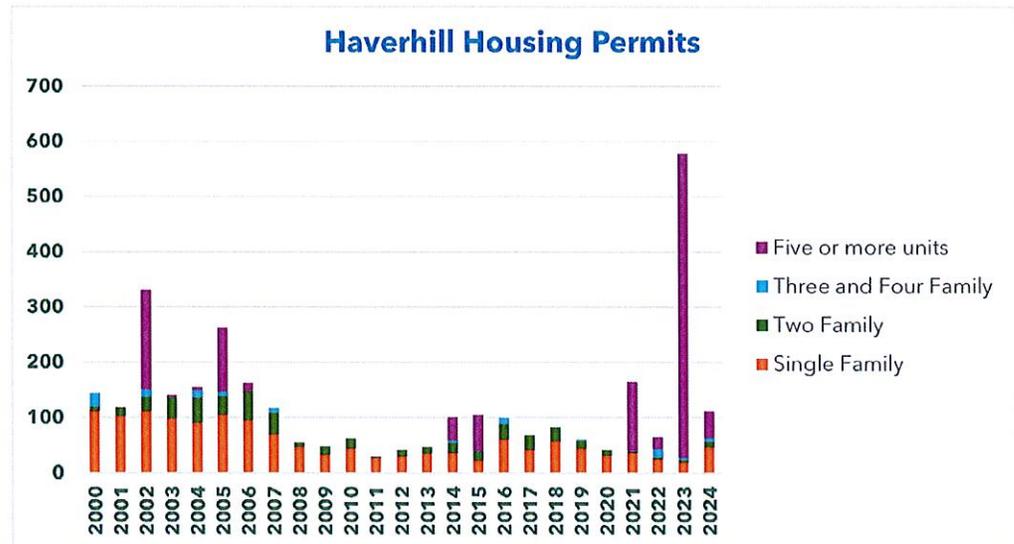
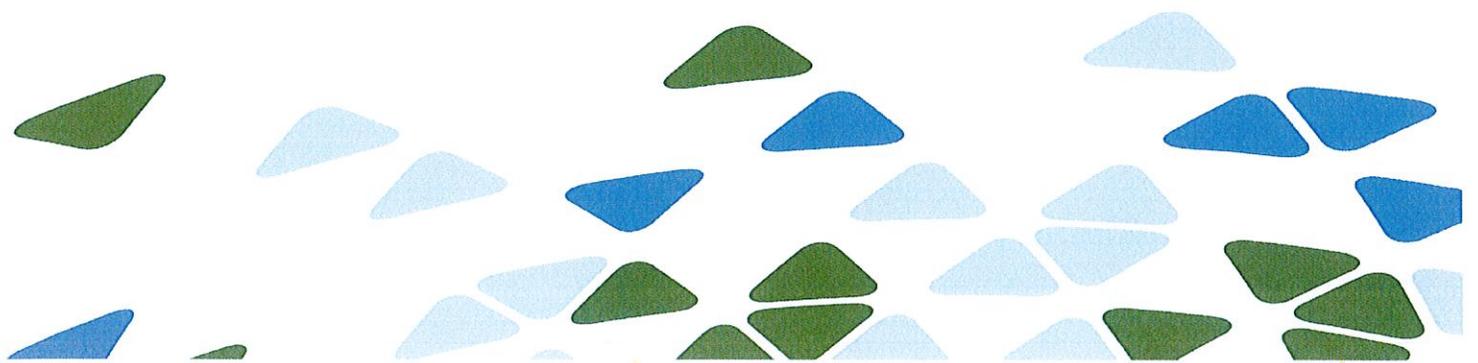


FIGURE 12: HOUSING PERMITS [14]

## Permitting Activity

Over the last two decades, permitting activity in Haverhill has varied by total permits issued per year and by building type. In the early 2000s, Haverhill permitted a significant amount of new housing, including single family homes as well as several duplexes and multi-family housing structures. After a decrease in production in the years surrounding the Great Recession, housing production began to increase again with several single-family homes and duplexes, along with a few multi-family housing structures, being permitted albeit at a lower rate than then 2000s. In recent years, Haverhill has increased the number of permits issued mainly encompassing several new multi-family developments, with significant permitting occurring in 2023.



## Housing Characteristics

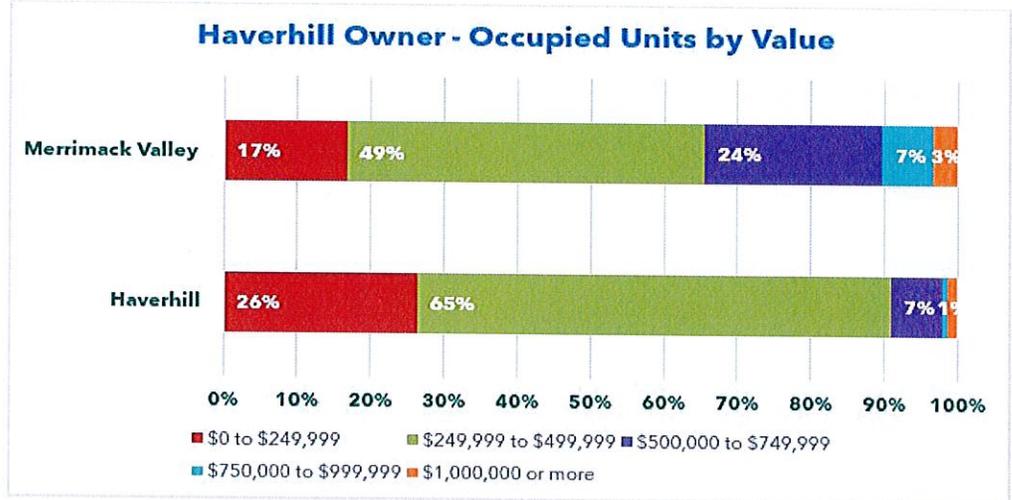


FIGURE 13: OWNER-OCCUPIED UNITS BY VALUE [15]

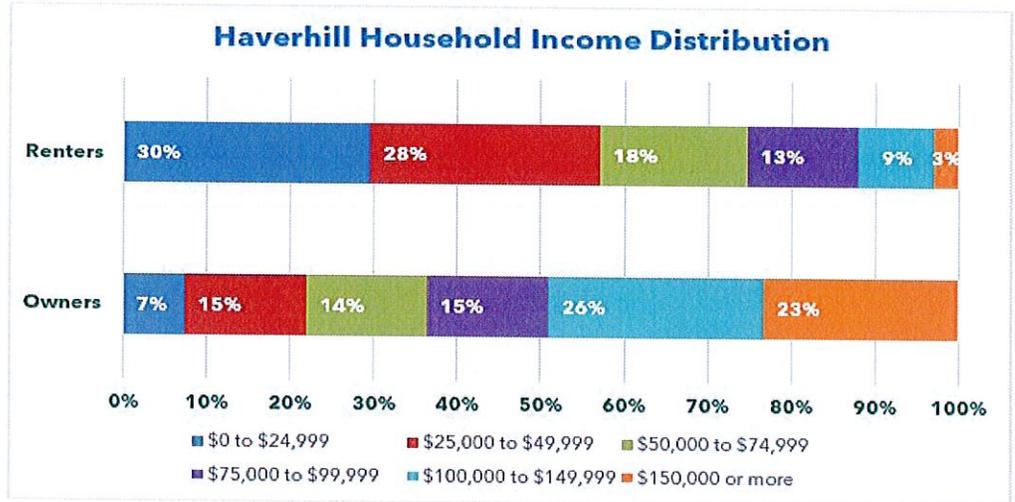


FIGURE 14: HOUSEHOLD INCOME DISTRIBUTION [16]

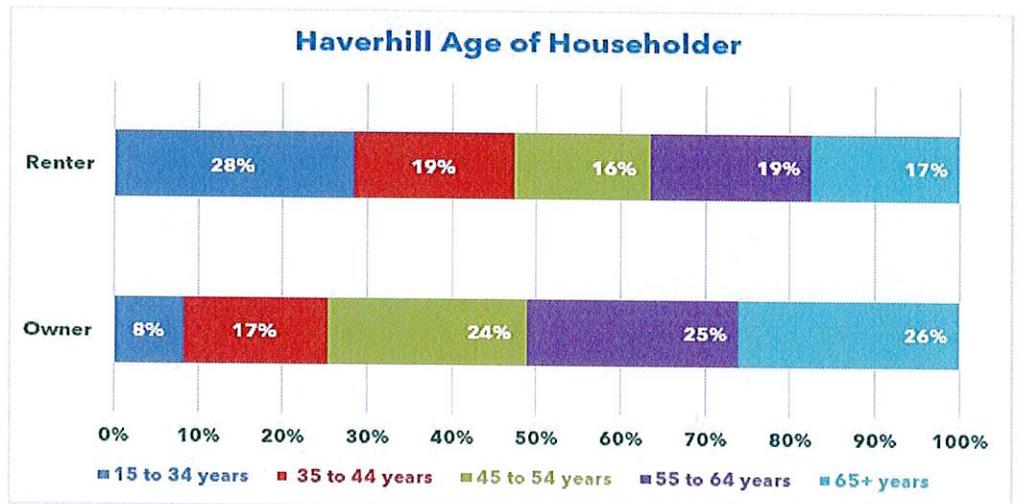
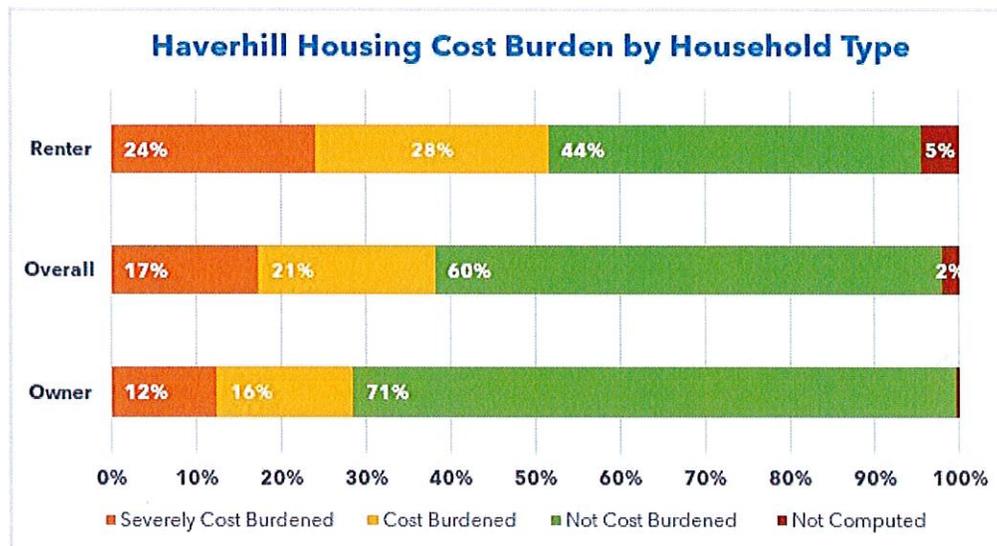


FIGURE 15: AGE OF HOUSEHOLDER [17]

*~50% of owner-occupied units have a household income over \$100,000, compared to just 12% of renter-occupied units.*

Homeowners in Haverhill have higher household incomes than renters, as is on trend historically and across the state and region. In Haverhill, almost half of all owner-occupied units meet or exceed \$100,000 in annual household income. This differs greatly from renter-occupied units, where over half of households make \$50,000 or less. This difference indicates a significant disparity in the overall income distribution of renters versus owners, a crucial difference that impacts renters disproportionately when housing costs continue to rise.

## Housing Affordability



**FIGURE 16: HOUSING COST BURDEN BY HOUSEHOLD TYPE [18]**

Per the U.S. Department of Housing and Urban Development (HUD), household cost burden is defined as "...a household that spends more than 30 percent of its gross income on housing costs, including utilities. A household is severely cost burdened if it spends more than 50 percent of its income on housing." Over one third of all residents residing in Haverhill are cost burdened, while over half of renter households in Haverhill are cost burdened. The percentage of cost burdened owner households is significant as well, with over one quarter of homeowners paying a significant portion of their income on housing expenses.

These figures demonstrate that a sizeable portion of the Haverhill community is confronted with high housing costs, which could have several personal and community-wide implications. If residents continue to experience ever-increasing housing costs, individuals and families with limited financial resources may struggle to afford and maintain access to suitable housing, in addition to experiencing limitations in economic mobility and wealth accumulation. High housing costs carry significant economic development implications, particularly concerning the local workforce. As housing expenses escalate, and a greater share of monthly income is dedicated to meeting these costs, the likelihood increases that workers are unable to reside directly within the community where their employment is based. This dynamic can have negative effects on local economic development, including commuting challenges and overall workforce stability. Understanding the impact of cost burden among homeowners and renters alike is crucial for policymakers, community leaders, and stakeholders to develop targeted strategies that promote housing affordability and economic well-being for a broader segment of the population.

*52% of all renters and 28% of homeowners in Haverhill are housing cost burdened.*

Age of Householder	Haverhill		Merrimack Valley		Essex County		Massachusetts	
	Est.	%	Est.	%	Est.	%	Est.	%
Total Population	62,880	100%	349,866	100%	770,223	100%	6,637,329	100%
Total in Poverty	7,550	12%	36,677	10%	78,089	10%	653,454	10%
Under 5 years	672	9%	3,047	8%	6,778	9%	47,069	7%
5 to 17 years	2,021	27%	8,237	22%	15,691	20%	117,012	18%
18 to 34 years	1,596	21%	8,055	22%	16,840	22%	183,304	28%
35 to 64 years	2,580	34%	11,992	33%	26,087	33%	207,736	32%
65 years+	681	9%	5,346	15%	12,693	16%	98,333	15%

**TABLE 2: POPULATION IN HOUSEHOLDS BELOW FEDERAL POVERTY THRESHOLDS BY AGE [19]**

### *Affordability Gap*

As cited in the previous HPP, housing sale prices in Haverhill continue to increase significantly and are out of reach even for median-income households. According to home sale data, the 2023 median sales price in Haverhill for a single family home was \$520,000. However, Haverhill households making the median household income of \$94,210 could only afford to purchase a home up to \$336,172 with a \$60,000 downpayment.

As shown in the table below, there is a difference between homeowners' median income and the price of a home, creating a homeowner affordability gap. This gap is defined as the difference between the median sales price for Haverhill and the 'affordable price' (household paying no more than 30 percent of annual income on housing).

Income	Median Sales Price Haverhill	Affordable Price	Gap
80% of Median = \$75,368	\$520,000	\$250,156	\$269,844
100% of Median = \$94,210	\$520,000	\$336,172	\$183,828

**TABLE 3: HOUSING AFFORDABILITY CALCULATIONS [20]**

*\*Based on 4-person household; 2023 HUD Income Limits*

## Ownership Affordability by Income

As seen in the above table, a household of four in Haverhill with 80 percent of the median income could afford to purchase a home up to \$250,000 with a downpayment of \$25,000. However, the average sales price for a single-family home in Haverhill in 2023 was \$520,000, meaning a household would have to make about \$135,000 per year to afford a home at the average sales price.

## Rental Affordability by Income

A two-person household with extremely low income (less than or equal to 30 percent AMI) can afford a gross rent of up to \$685 per month for a one-bedroom unit in the Lawrence HMFA. A two-person household with very low income (greater than 30 percent and less than or equal to 50 percent AMI) can afford a gross rent of up to \$1,143 per month for a one-bedroom unit, and a two-person household with low-income household (greater than 50 percent and less than or equal to 80 percent) can afford a gross rent of \$1,775 per month for the same unit size. A household with the HMFA Area Median Income can afford a monthly gross rent of \$2,965.

Income Distribution by HAMFI*	Owner	% of All Households	% of Owners	Renter	% of All Households	% of Renters	Total
Household Income <= 30% HAMFI	995	4%	7%	3,045	12%	30%	4,040
Household Income >30% to <=50% HAMFI	1,380	6%	10%	2,025	8%	20%	3,405
Household Income >50% to <=80% HAMFI	2,450	10%	17%	2,205	9%	21%	4,655
Household Income >80% to <=100% HAMFI	1,545	6%	11%	1,190	5%	12%	2,735
Household Income >100% HAMFI	7,950	32%	56%	1,835	7%	18%	9,785
Total	144,320			10,295			24,615

TABLE 4: INCOME DISTRIBUTION BY HAMFI [21]

\*HAMFI: HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made (For full documentation of these adjustments, consult the [HUD Income Limit Briefing Materials](#)). If you see the terms “area median income” (AMI) or “median family income” (MFI) used in the CHAS, assume it refers to HAMFI.

Referencing HUD Area Median Family Income (HAMFI) figures, of all Haverhill households, 49% earn 80% AMI or below, regardless of tenure type. The highest percentage of households making 80% AMI or below are renters, with 70% of renters falling within the income category of less than or equal to 80% AMI.

50% of all renters are making below 50% of the Area Median income.

# Chapter 4: Housing Development Constraints

## *Environmental Constraints*

Haverhill, located on the border of New Hampshire to the north, is defined by the Merrimack River running directly through the center of the City. Haverhill has a landscape that varies widely between rural agricultural areas, suburban residential neighborhoods, and a historic downtown urban center.

Flooding is considered a high risk in Haverhill, and the City's 2024 Hazard Mitigation Plan states:

*A GIS analysis of the City's FIRM flood hazard areas by MVPC has determined that 3,628 (5.67 sq. mi.) of land area in Haverhill is located within the 100-Year floodplain and thus is vulnerable to flooding. An additional 847 acres (1.32 sq. mi.) lies within the 500-Year floodplain. Together, these two flood zones constitute almost twenty percent (19.6%) of the total area of the community.*

When considering sites for future housing development in the City, care should be taken to minimize new impervious surfaces. If developing in current open space, proper stormwater management may help alleviate the risks posed by flooding.

## *Infrastructure*

### **Transportation**

The City of Haverhill is connected to the rest of the Merrimack Valley region through interstate access and state roads, as well as several municipal roads. Interstate 495 provides several transportation access points across the City. Several state routes cross through the downtown and other areas in the City, including Routes 97, 108, 110, 113, and 125. All of these roads serve as major thoroughfares through Haverhill and connect the City with surrounding communities along with several residences and businesses.

There are several fixed bus routes provided through MeVa (Merrimack Valley Transit), ultimately convening at the Washington Square Transit Center. These routes connect several locations within Haverhill, including commercial centers such as Westgate Plaza, as well as destinations outside the City including Lawrence, North Andover, Groveland, Plaistow, Lawrence, and Salisbury Beach.

Haverhill also continues to focus on developing active transportation routes, connecting destinations within the City as well as the rest of the region. The Riverwalk and the Bradford Rail Trail provide active transportation access along the Merrimack River, while bike lanes throughout the City connect residents with destinations across Haverhill and the Merrimack Valley region.

### **Sewer and Water**

Haverhill provides public drinking water to the majority of residents and businesses through surface water from the City's several lakes and reservoirs. The City also provides public wastewater services through the Haverhill Wastewater Treatment Plant.

# Regulatory Considerations

## Residential Zoning

Haverhill has several different residential zoning districts, each having different uses or dimensional parameters. Most land area in the City is zoned for single family detached structures, with several areas allowing multi-family housing.

The following zones allow for residential development of various types and densities throughout the City:

## Residential Districts

*Rural Special (RS)* is a low-density residential district mainly allowing for the development of single-family housing as well as accessory dwelling units by-right. Flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 2 acres and the maximum building height is 2.5 stories and 35 feet. This district is located among the low-density residential areas on the outskirts of the City.

*Rural Density (RR)* is a low-density residential district mainly allowing for the development of single-family housing as well as accessory dwelling units by-right. Flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 80,000 SF and the maximum building height is 2.5 stories and 35 feet. This district is located among the low-density residential neighborhoods on the outskirts of the City.

*Low Density (RL)* is a residential district mainly allowing for the development of single-family housing as well as accessory dwelling units by-right. Flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 40,000 SF and the maximum building height is 2.5 stories and 35 feet. This district is located among the low-density residential neighborhoods along major roads to the north and south of the City.

*Medium Density (RM)* is a residential district mainly allowing for the development of single-family housing as well as accessory dwelling units by-right. Flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 20,000 SF and the maximum building height is 2.5 stories and 35 feet. This district is located among the medium-density residential neighborhoods outside of the downtown core.

*High Density (RH)* is a residential district mainly allowing for the development of single-family and two-family (or duplex) residential structures as well as accessory dwelling units by-right. Three-family and multi-family dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 7,500 SF for single-family detached dwellings, 9,600 SF for two-family dwellings (or duplexes), and 11,700 SF for three-family dwellings. For multi-family dwellings, this district requires a 40,000 SF minimum lot size with a 10,000 SF minimum for the first dwelling unit along with a 3,000 SF minimum for each additional dwelling unit. The maximum building height in this district is 2.5 stories and 35 feet. This district is located among the high-density residential neighborhoods outside of the downtown core.

*Urban Density (RU)* is a residential district mainly allowing for the development of single-family and two-family (or duplex) residential structures as well as accessory dwelling units by-right. Three-family and multi-family dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 7,500 SF for single-family detached dwellings, 9,000 SF for two-family dwellings (or duplexes), and 11,700 SF for three-family dwellings. For multi-family dwellings, this district requires a 25,000 SF minimum lot size with a 7,500 SF minimum for the first dwelling unit along with a 2,000 SF minimum for each additional dwelling unit. The maximum building height in this district is 2.5 stories and 35 feet, however a maximum building height of up to 110 feet and 10 stories may be allowed with a Special Permit for multi-family residential structures. This district is located among the high-density residential neighborhoods adjacent to the downtown core.

### **Commercial Districts**

*Neighborhood (CN)* is a zoning district mainly allowing for commercial uses with some residential uses allowed. Multi-family dwelling units, along with flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units, are allowed with a Special Permit by the City Council. The minimum lot size in this district is 5,000 SF and the maximum building height is 45 feet and 3 stories. Existing residential uses are subject to the regulations in the High Density (RH) zoning district depending on the type of dwelling unit. This district is located across several commercial areas in the City among the village nodes.

*General (CG)* is a zoning district mainly allowing for commercial uses with some residential uses allowed. Three-family and multi-family residential structures are allowed with a Special Permit by the City Council. The minimum lot size in this district is 5,000 SF and the maximum building height is 40 feet and 3 stories. Existing residential uses are subject to the regulations in the High Density (RH) zoning district depending on the type of dwelling unit. For multi-family dwellings, this district requires a 20,000 SF minimum lot size with a 2,000 SF minimum for the first dwelling unit along with a 1,000 SF minimum for each additional dwelling unit. The maximum building height for multi-family residential structures is 74 feet and 6 stories. This district is located across several commercial areas in the City, including near the downtown core.

*Central (CC)* is a zoning district mainly allowing for commercial uses with some residential uses allowed. Multi-family residential structures are allowed with a Special Permit by the City Council. The minimum lot size in this district is 5,000 SF and the maximum building height is 74 feet and 6 stories, however a maximum building height of up to 110 feet and 10 stories may be allowed with a Special Permit. Existing residential uses are subject to the regulations in the High Density (RH) zoning district depending on the type of dwelling unit. For multi-family dwellings, there is no minimum lot size. This district is located among the commercial areas adjacent to the downtown core.

### **Overlay Districts**

*Downtown Smart Growth Overlay District (DSGOD)* is a zoning overlay district mainly allowing for multi-family housing by-right as well as mixed-use commercial and residential development in certain subzones. All projects are required to designate at least 20% of new housing units as affordable housing. This overlay district is located within the Washington Square neighborhood and surrounding areas.

- *High Density 220 (Subzone A)* allows for mixed-use residential and commercial development as well as multi-family housing by-right. The maximum residential density in this subzone is 220 dwelling units per acre. The maximum building height shall be no greater than the height of the existing structures in the subzone, which are typically 8+ stories.
- *High Density 120 (Subzone B)* allows for mixed-use residential and commercial development as well as multi-family housing by-right. The maximum residential density in this subzone is 120 dwelling units per acre. The maximum building height shall be no greater than the height of the existing structures in the subzone, which are typically 7+ stories.

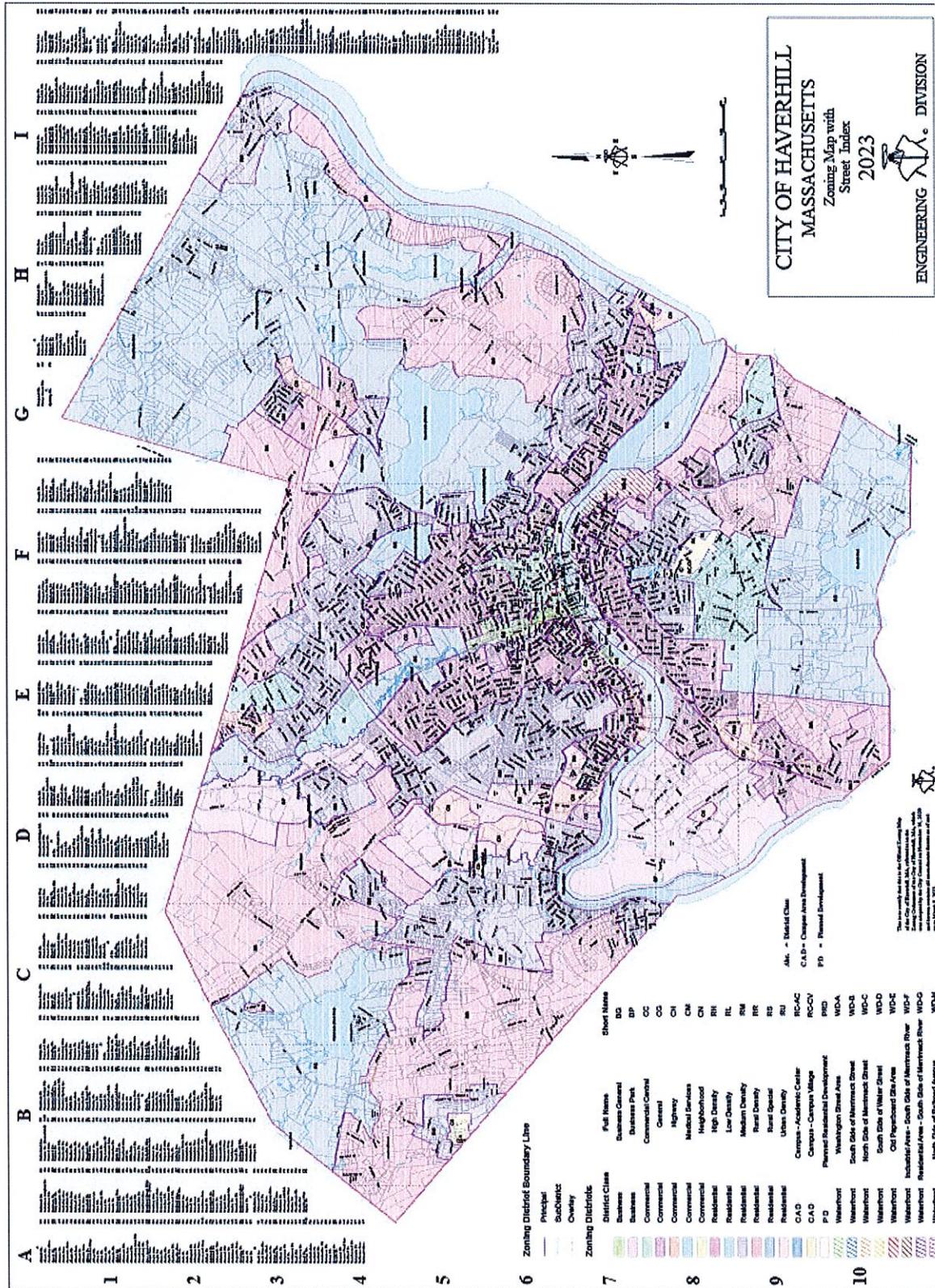
- **High Density 65 (Subzone C)** allows for mixed-use residential and commercial development as well as multi-family housing by-right. The maximum residential density in this subzone is 65 dwelling units per acre. The maximum building height shall be no greater than the height of the existing structures in the subzone, which are typically 8+ stories.
- **Multifamily 20 (Subzone D)** allows for mixed-use residential and commercial development as well as multi-family housing by-right. The maximum residential density in this subzone is 20 dwelling units per acre. The maximum building height in this subzone is six stories, with a four-story building height maximum on Washington Street and within the Historic District.
- **Townhouse (Subzone E)** allows for multi-family housing by-right. The maximum residential density in this subzone is 12 dwelling units per acre. The maximum building height in this subzone is four stories.

**Merrimack Street Gateway Renaissance Overlay District (MSGROD)** is a zoning overlay district mainly allowing for mixed-use commercial and residential development as well as multi-family housing by-right. There are no minimum lot size requirements in this district, however the maximum building height is 10 stories and 125 feet or 12 stories and 125 feet for priority projects. The maximum residential density in this overlay district is 110 dwellings per acre and 220 dwellings per acre for priority projects. This overlay district is located along Merrimack Street in downtown Haverhill.

**Waterfront District (WD)** is a zoning overlay district located along the Merrimack River that allows a mix of residential and commercial uses. There are several sub-districts included in this overlay district.

- **Waterfront District A (WD-A)** is a sub-district located in the Washington Street area matching the requirements of the Downtown Smart Growth Overlay District (DSGOD). Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through site plan review from the City Council or Planning Board. The maximum residential density in this overlay district is 110 dwellings per acre and 220 dwellings per acre for priority projects. The maximum building height in this sub-district is 74 feet.
- **Waterfront District B (WD-B)** is a sub-district located on the south side of Merrimack Street adjacent to the Merrimack River matching the requirements of the Merrimack Street Gateway Renaissance Overlay District (MSGROD). The maximum residential density in this overlay district is 110 dwellings per acre and 220 dwellings per acre for priority projects. The maximum building height in this sub-district is 10 stories and 125 feet or 12 stories and 125 feet for priority projects.
- **Waterfront District C (WD-C)** is a sub-district located on the north side of Merrimack Street. Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through site plan review from the City Council or Planning Board. The maximum residential density in this sub-district is 120 units per acre. The maximum building height in this sub-district is 74 feet.
- **Waterfront District D (WD-D)** is a sub-district located along Water Street providing a vibrant entrance into the downtown area. Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through a Special Permit from the City Council. The maximum residential density in this sub-district is 30 units per acre. The maximum building height in this sub-district is 74 feet.
- **Waterfront District E (WD-E)** is a sub-district located at 100 South Kimball Street (also known as the Paperboard site). Single-family, two-family, and multi-family residential structures are allowed through site plan review from the City Council or Planning Board. Developments of two or more dwelling units as part of a mixed-use structure are allowed through a Special Permit from the City Council. The maximum residential density in this sub-district is 20 units per acre. The maximum building height in this sub-district is 74 feet and 6 stories.
- **Waterfront District F (WD-F)** is a sub-district located in the industrial area on the south side of the Merrimack River in Bradford. Single-family, two-family, and multi-family residential structures are allowed through site plan review from the City Council or Planning Board. Developments of two or more dwelling units as part of a mixed-use structure are allowed through a Special Permit from the City Council. The maximum residential density in this sub-district is 20 units per acre. The maximum building height in this sub-district is 55 feet.
- **Waterfront District G (WD-G)** is a sub-district located in the residential area on the south side of the Merrimack River in Bradford. Single-family, two-family, and multi-family residential structures are allowed through site plan review from the City Council or Planning Board. The maximum residential density in this sub-district is 20 units per acre. The maximum building height in this sub-district is 40 feet and 3 stories.
- **Waterfront District H (WD-H)** is a sub-district located on the north side of Railroad Avenue near the Bradford Commuter Rail Station. Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through a Special Permit from the City Council or Planning Board. The maximum residential density in this sub-district is 20 units per acre. The maximum building height in this sub-district is 74 feet.

# City Zoning Map



# Chapter 5: Housing Production Strategies

Year	0.5% Increase				1.0% Increase			
	Additional Affordable Units - 0.5%	Number of Total Affordable Units	Total Units	Percent Affordable	Additional Affordable Units - 1%	Number of Affordable Units	Total Units	Percent Affordable
Current		2,735	27,869	9.81%		2,735	27,869	9.81%
2026	139	2,874	28,008	10.31%	279	3,014	28,148	10.81%
2027	139	3,013	28,147	10.81%	279	3,293	28,427	11.82%
2028	139	3,152	28,286	11.31%	279	3,572	28,706	12.82%
2029	139	3,291	28,425	11.81%	279	3,851	28,985	13.82%
2030	139	3,430	28,564	12.31%	279	4,130	29,264	14.82%

**TABLE 5: 5-YEAR HOUSING PRODUCTION NUMERIC GOALS**

The goal for each city and town in Massachusetts, as defined by MA General Law Ch. 40B, is to have 10% of its housing stock designated as affordable and listed on the State’s Subsidized Housing Inventory (SHI). Until that 10% is reached, a community can use a certified Housing Production Plan to demonstrate its progress towards that 10% goal and allow the community more control over local development. As explained in the introduction, this Housing Production Plan can be certified by the state if the City adds affordable housing units at a rate equal to 0.5% or 1% of its current housing units annually. At the 0.5% rate, the HPP will be certified for one year, which would allow the City’s Zoning Board of Appeals to deny a comprehensive permit to a development application under M.G.L. 40B. At the 1% rate, the HPP will be certified for two years.

The City of Haverhill currently has 2,735 subsidized housing units listed on the Subsidized Housing Inventory (SHI) as of June 2023. This number represents 9.81% percent of the total year-round housing units as reported by the 2020 U.S Census. Haverhill only needs an additional 52 SHI units to reach the 10 percent affordable housing goal. Over the next five years and beyond, the goal is for Haverhill to reach and maintain the 10% 40B minimum. Provided the City takes a proactive approach to housing development, it is possible for Haverhill to reach this goal and certify their HPP over the next five years.

To produce 0.5 percent of its total units annually as SHI units, Haverhill will need to add an additional 139 SHI-eligible housing units each year. In order to produce 1 percent of its total units annually, the City will have to produce 279 SHI units annually.

## ***Housing Production Strategies***

Based on the local needs, existing resources, and development considerations, the following recommended strategies have been developed with Haverhill. The proposed strategies were developed after conversations with residents and City staff to help the community direct and leverage funding, resources, and capacity to best meet the community's housing needs.

While some of the strategies do not directly create affordable units, they do serve as a foundation for achieving housing goals, including the creation of a more diverse housing stock in the city.

### **Strategy 1: Expand home ownership opportunities for Haverhill residents.**

- ▶ Home ownership allows residents to build personal wealth and invest in their community. Haverhill may encourage additional opportunities for residents to own their home by increasing the supply of new, right-sized housing units available for purchase. One way to do this would be to create a [40Y Overlay Zoning District](#). 40Y districts, also known as “starter home districts,” make it easier for developers to build smaller homes that may be more affordable to first time homebuyers.
  - ▷ In anticipation of the state approving regulations, the City will immediately prepare proposed local regulations to be ready to file as soon as the state promulgates rules.
  - ▷ Similar to 40R districts, if a community adopts a 40Y district it receives payments from the state, and then receives additional payments for each new housing unit created.
  - ▷ EOHLC is expected to promulgate regulations to assist communities with creating 40Y districts in the coming months.
- ▶ Haverhill may also look to expand the City's existing first-time homebuyer program. Currently, qualified first-time homebuyers may be eligible to receive up to \$15,000 for downpayment or closing costs towards purchasing a property located in the Mount Washington or Lower Acre neighborhoods. Due to CDBG funding restrictions, the program is limited in its ability to expand. However, the City could expand this program using funds from an Affordable Housing Trust see (Strategy 3). Other communities have leveraged Affordable Housing Trust funding to establish downpayment assistance programs, in partnership with nonprofits.

### **Strategy 2: Continue to encourage development of housing that is affordable to both low- and moderate-income households.**

- ▶ The City should continue building relationships and partnering with developers who have experience in utilizing applicable tax credits (including the Low-Income Housing Tax Credit (LIHTC) and other effective affordable housing financing tools in order to address the creation of new affordable housing. Haverhill may also wish to activate and utilize municipally owned property to develop housing that supports community needs. Cataloguing existing City owned properties and working with developers such as Habitat for Humanity or Bread & Roses Housing to assess the feasibility of building affordable housing on these parcels would allow the City to continue increasing its supply of affordable housing.
- ▶ Currently undertaking a detailed review of all City owned property to update any property suitable for residential development.
- ▶ Develop an RFP versus auction process to maximize appropriate and suitable development.

### Strategy 3: Activate the Affordable Housing Trust.

- ▶ Haverhill does not currently have an active Affordable Housing Trust [but has one established in its bylaws](#). An Affordable Housing Trust would allow the City to have additional flexibility on spending funds towards affordable housing development. With Haverhill's current Inclusionary Zoning Bylaw, any payments in-lieu provided from new housing developments could be utilized by an Affordable Housing Trust towards the creation of new affordable housing. Additional revenue sources, such as funding the City could receive from adopting the Community Preservation Act, may also support affordable housing initiatives of an Affordable Housing Trust.
- ▶ The Mayor will forward appointees for the Housing Trust board to the City Council and will examine sources to capitalize the fund.
- ▶ The City may wish to undertake initial first steps towards activating an Affordable Housing Trust. [The Massachusetts Housing Partnership \(MHP\) also created a helpful guide for communities to learn about the process it takes to establish an Affordable Housing Trust](#). It covers essential steps municipalities can take to establish AFTs, including researching existing AFTs, drafting bylaws, forming the trust, and securing funding. Along with assistance from MHP, there are also technical assistance grants available through the Community Compact Cabinet to help communities through the process of establishing an AFT.

### Strategy 4: Support and develop senior housing initiatives to help residents age in place.

- ▶ Haverhill may look to explore the feasibility of expanding the Senior Citizen Tax Incentive Program to provide additional opportunities for relief of property tax burden for senior residents. This program currently allows qualified senior homeowners above 65 years of age to work in the municipal government for a tax abatement. Identifying additional funding opportunities would allow the City to expand access to this program to more seniors.
  - ▶ The City will prepare a proposal to increase the elderly tax discount for City Council review.
- ▶ The City may also examine successful programs in other communities to provide senior residents with financial assistance to allow them to remain in their homes. In Norfolk, a new [Retire in Place Assistance \(RIPA\)](#) program provides small grants for eligible senior residents to repair and rehabilitate their properties.
- ▶ With a growing senior population, Haverhill has been proactive in the creation of new senior housing. The City recently saw the development of 48 new units as an extension of an existing affordable senior apartment complex. By partnering with developers and identifying new locations for senior housing, the City can continue to encourage the creation of affordable and market rate housing units for seniors. This may include age-restricted residential developments, such as 55+ communities, that increase the available housing stock in the City without the potential of impacting the school system.
- ▶ Work with the State to review accessory dwelling unit regulations that may hinder creation of new units and assemble a working group of city staff to streamline approval process.

### **Strategy 5: Allow additional housing supply in village centers.**

- ▶ The City's 2035 Master Plan outlines several strategies for increasing housing options for residents. Two key strategies that should be further explored include:
  - ▷ Modify zoning to enable mixed-use townhouse-level multifamily in commercial neighborhood (CN) zones.
  - ▷ Explore the possibility of encouraging one additional level of housing density around the village centers.
- ▶ Both of these strategies can help provide additional housing options and concentrate development in already developed areas of the City, further protecting the open space and farmland elsewhere in Haverhill. Allowing for a slightly higher residential density in these areas may help to increase the number of housing units available in Haverhill while also maintaining the character of existing neighborhoods.
- ▶ The City will continue to promote and encourage the creation of village center projects as envisioned by the master plan and enabled by the zoning changes approved to allow projects to proceed.

### **Strategy 6: Explore the feasibility of adopting the Good Landlord Tax Credit.**

- ▶ The Massachusetts Legislature recently passed a law allowing for communities to adopt the [Good Landlord Tax Credit](#), which would provide landlords with a property tax exemption if they rent their properties at an affordable rate. This incentive may encourage more landlords to provide additional affordable rental units that are much needed in the City. Haverhill may wish to examine the benefits of adopting this ordinance as a strategy to address the creation of new affordable housing units.
  - ▷ The City aims to prepare the documents to file the hole rule petition to implement the program locally.

### **Strategy 7: Achieve Housing Choice Community Designation.**

- ▶ Given the City's recent housing permitting, it is likely the City qualifies to be designated as a Housing Choice Community through the Commonwealth. With this designation, the City will gain access to additional grant opportunities and receive additional points towards other grant opportunities.
- ▶ Applications for this designation are available on an annual basis and expected to open in early January 2026.

### **Strategy 8: Allow three-unit structures (triple deckers) by right in neighborhoods where they have historically been built.**

- ▶ Many neighborhoods across Haverhill are characterized by traditional three-unit structures (triple deckers) that have been a part of the City's housing stock for generations. Despite their historic presence, current zoning requires a Special Permit from the City Council to construct new triple deckers. Revising zoning to allow these structures by right could facilitate the development of new housing that aligns with existing development patterns, including the construction of new triple deckers or the addition of a third unit to existing two-family homes.
- ▶ The City will propose zoning changes to allow traditional vertical 3 deckers to be approved or vertically expanded to not require a special permit.

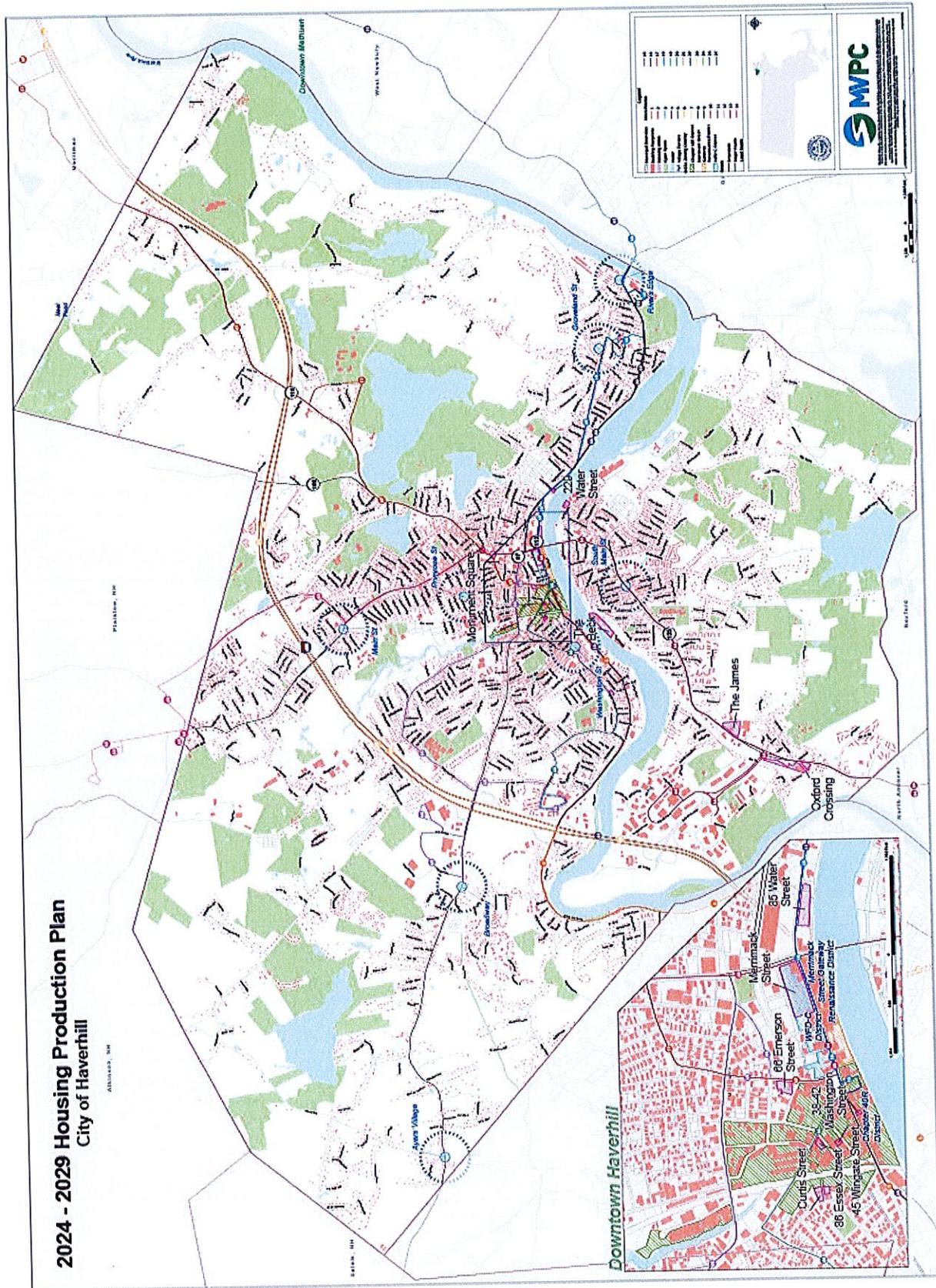
Strategies	Time to Complete	Strategy Implementer(s)	Key First Steps and Funding Options
Expand home ownership opportunities for Haverhill residents.	1-2 years	City Council, Planning Board, City Staff	<ul style="list-style-type: none"> <li>▶ Review the <a href="#">40Y statute</a> to learn basic requirements, including review of <a href="#">incentive payments</a> under chapter 40R the city could be eligible for</li> <li>▶ Upon release of state regulations in 2025, review regulations and discuss with the planning board the desire to implement a 40Y district in Haverhill               <ul style="list-style-type: none"> <li>▷ In anticipation of the state approving regulations, the City will immediately prepare proposed local regulations to be ready to file as soon as the state promulgates rules</li> </ul> </li> <li>▶ Examine opportunities to expand the current first-time homebuyer program through activating an Affordable Housing Trust and partnering with non-profit developers</li> </ul>
Continue to encourage development of housing that is affordable to both low- and moderate-income households.	Ongoing	Mayor, Affordable Housing Trust, City Staff	<ul style="list-style-type: none"> <li>▶ Currently undertaking a detailed review of all City owned property to update any property suitable for residential development.</li> <li>▶ Develop an RFP versus auction process to maximize appropriate and suitable development.</li> <li>▶ Work with Affordable Housing Trust to identify sites best suited for affordable housing reuse</li> <li>▶ Meet with organizations like Habitat for Humanity or Bread and Roses Housing to learn how they can assist with development of affordable housing on City-owned land</li> </ul>
Activate the Affordable Housing Trust	6 months – 1 Year	Mayor, Affordable Housing Trust, City Council	<ul style="list-style-type: none"> <li>▶ Examine the requirements for activating the Affordable Housing Trust in alignment with the city's current bylaw</li> <li>▶ Form an advisory committee to explore the process of activating the Affordable Housing Trust</li> <li>▶ Mayor will forward to the city council appointments to the Housing Trust Board and will examine sources to capitalize the fund.</li> <li>▶ Utilize the Inclusionary Zoning Bylaw's payment in-lieu option to increase the Affordable Housing Trust's funding</li> </ul>

Strategies	Time to Complete	Strategy Implementer(s)	Key First Steps and Funding Options
Support and develop senior housing initiatives to help residents age in place	Ongoing	City Council Board, City Staff	<ul style="list-style-type: none"> <li>▶ Expand the Senior Property Tax Work Off program to provide additional housing cost relief to seniors in Haverhill</li> <li>▶ Examine successful programs in other communities that provide senior residents with additional financial assistance, such as Norfolk's <a href="#">Retire in Place Assistance (RIPA)</a></li> <li>▶ Partner with developers to identify new locations for affordable and market-rate senior housing</li> <li>▶ Prepare the proposal to increase the elderly tax discount for City Council review.</li> <li>▶ Work with the State to review accessory dwelling unit regulations that may hinder creation of new units and assemble a working group of city staff to streamline approval process.</li> </ul>
Explore allowing additional housing supply in village centers	1 Year	Planning Board, City Council, City Staff	<ul style="list-style-type: none"> <li>▶ Identify the requirements to modify current zoning to allow additional mixed-use, townhouse, and multi-family housing options in village nodes while maintaining the existing neighborhood character</li> <li>▶ Explore opportunities for slightly higher residential density to concentrate development around existing dense village centers to preserve additional open space</li> <li>▶ Continue to promote and encourage the creation of village center projects as envisioned by the master plan and enabled by the zoning changes approved to allow projects to proceed</li> </ul>
Explore the feasibility of adopting the Good Landlord Tax Credit	1-2 Years	City Council, City Staff	<ul style="list-style-type: none"> <li>▶ Evaluate the benefits of adopting the Good Landlord Tax Credit ordinance to incentivize affordable rental housing</li> <li>▶ Examine the impact of a tax credit that may encourage landlords to offer additional affordable rental units in Haverhill</li> <li>▶ Prepare the documents to file the home rule petition to implement the program locally</li> </ul>

Strategies	Time to Complete	Strategy Implementer(s)	Key First Steps and Funding Options
Achieve Housing Choice Community Designation	1 Year	Community Development	<ul style="list-style-type: none"> <li>▶ Apply for Housing Choice designation, which will open up additional grant opportunities for the City</li> </ul>
Allow Triple-Deckers by right	6 months -1 Year	Community Development, City Council	<ul style="list-style-type: none"> <li>▶ Determine which neighborhoods have pre-existing triple-deckers</li> <li>▶ Propose zoning change to allow traditional vertical 3 deckers to be approved or vertically expanded to not require a special permit</li> </ul>

**TABLE 6: ACTION PLAN MATRIX**

# 2026-2031 Housing Production Plan Map



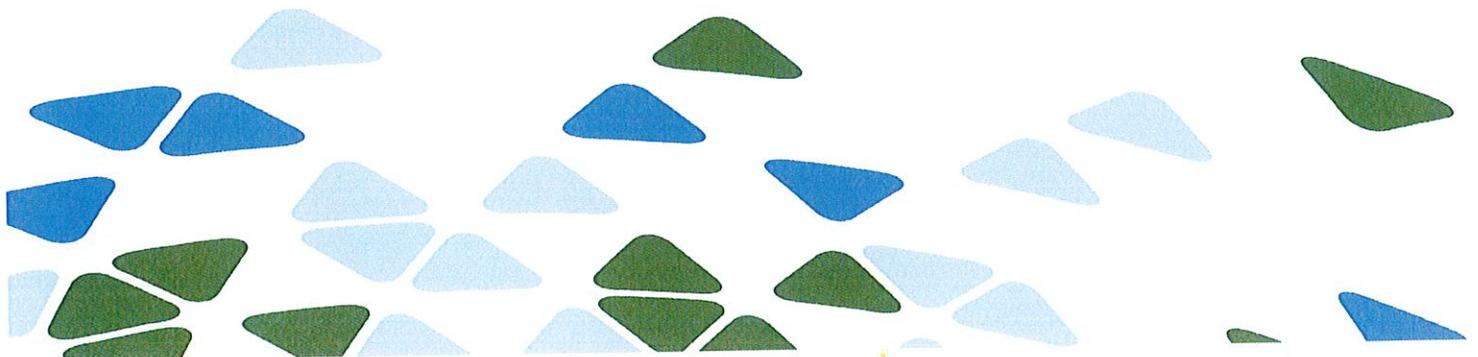
## 2026-2031 Housing Production Locations

As part of the Housing Production Plan process, the City has identified sites for current and future potential housing production. Listed below are the sites currently permitted, under construction, or identified as conceptual sites for future production. The village centers, identified in the Master Plan, are potential sites for housing development. These are indicated on the attached map as the Commercial Neighborhood zoning districts.

HOUSING SITE LIST							
Site Name	Housing Type	Development/ Zoning Type	Status	Tenure	Affordability	Affordable Units	Total Units
Merrimack Street	Mixed-Use Multi-Family		Permitted	Rental	Market Rate		390
Oxford Crossing	Mixed-Use Multi-Family		Permitted	Rental	Market Rate		230
The Beck	Mixed-Use Multi-Family		Permitted	Rental	Market Rate		290
The James	Mixed-Use Multi-Family		Permitted	Rental	Market Rate		150
512 Washington Street	Multi-Family	Conversion	Permitted	Ownership	Affordable	4	4
86 Essex Street	Mixed-Use Multi-Family	Infill/Reuse	Permitted	Rental	Mixed	8	42
85 Water Street	Multi-Family		Permitted	Rental	Mixed	8	113
229 Water Street	Multi-Family		Permitted	Rental	Market Rate		9-10
Monument Square	Multi-Family		Permitted	Rental	Mixed	1	14
66 Emerson Street	Multi-Family		Completed	Rental	Market Rate		24
38 Railroad Street	Multi-Family Condos		Permitted	Ownership	Market Rate		48
38-42 Washington Street	Mixed-Use Multi-Family		Permitted	Rental	Mixed	2	8
45 Wingate Street	Mixed-Use Multi-Family		Completed	Rental	Mixed	3	15

VILLAGE CENTERS			
Site Name	Housing Type	Housing Type	Status
Ayers Village		Mixed-Use Multi-Family	Conceptual
Broadway		Mixed-Use Multi-Family	Conceptual
Main Street		Mixed-Use Multi-Family	Conceptual
Primrose Street		Mixed-Use Multi-Family	Conceptual
Washington Street		Mixed-Use Multi-Family	Conceptual
South Main Street		Mixed-Use Multi-Family	Conceptual
Groveland Street		Mixed-Use Multi-Family	Conceptual
Rivers Edge		Mixed-Use Multi-Family	Conceptual

TABLE 7: HOUSING SITE LIST

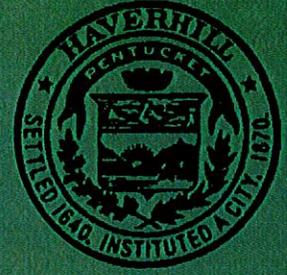


## Endnotes

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- [1] *UMASS* Donahue Institute, Massachusetts Population Projections
- [2] *UMASS* Donahue Institute, Massachusetts Population Projections, “Age/Sex Details”
- [3] MA Department of Elementary & Secondary Education, School and District Profiles
- [4] MA Department of Elementary & Secondary Education, School and District Profiles
- [5] The Waning Influence of Housing Production on Public School Enrollment in Massachusetts. Metropolitan Area Planning Council. October 2017.
- [6] U.S. Census Bureau American Community Survey, 2016-2020 5-year Estimates, Table DP05
- [7] 2006-2010 ACS Estimates, 2011-2015 ACS Estimates, 2016- 2020 ACS Estimates, Table B19001
- [8] 2016-2020 ACS Estimates, Table B25119
- [9] 2000, 2010, and 2020 Decennial Census; Tables DP3 & DP4
- [10] 2016-2020 ACS Estimates, Table S2501
- [11] 2016-2020 ACS Estimates, Table B25041
- [12] 2016-2020 ACS Estimates, Table B25024
- [13] 2016-2020 ACS Estimates, Table B20534
- [14] Massachusetts Housing Partnership Data Town and Town Data
- [15] 2016-2020 ACS Estimates, Table B25075
- [16] 2016-2020 ACS Estimates, Table B25118
- [17] 2016-2020 ACS Estimates, Table B25007
- [18] 2016- 2020 ACS Estimates, Table B25070, Table B25091
- [19] 2020 ACS Estimates, Table B17001
- [20] Bankrate.com Housing Affordability Calculator; Author’s Calculations
- [21] CHAS Cost Burden Data, Based on 2016-2020 ACS

**HAVERHILL, MA**



**Merrimack Valley  
Planning Commission**  
*Plan • Innovate • Promote*

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

January 9, 2026

JAN 9 AM 9:30  
HAVCITYCLERK

**To:** City Council President Timothy J. Jordan and Members of the Haverhill City Council  
**From:** Mayor Melinda E. Barrett  
**Re:** Order to Appropriate for New Roof at Golden Hill School

Dear Mr. President and Members of the City Council:

I respectfully submit the attached Order to appropriate funds for costs related to a feasibility study and schematic design regarding a potential Accelerated Repair Project for a new roof at Golden Hill School.

I recommend approval.

Very truly yours,

Melinda E. Barrett  
Mayor



Document

CITY OF HAVERHILL

In Municipal Council

ORDERED:

Golden Hill School

That the City of Haverhill hereby appropriates the amount of three hundred thousand (\$300,000) Dollars for the purpose of paying feasibility study and schematic design costs related to a potential Accelerated Repair Project involving a new roof at the Golden Hill School located at 140 Boardman Street, Haverhill, 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 an asset that otherwise is capable of supporting the required educational program, and for which the City of Haverhill has applied for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the Mayor. To meet this appropriation, the Treasurer with the approval of the City Council, is authorized to appropriate and transfer from available funds upon certification and availability of funds from General Fund Free Cash said amount under M.G.L. Chapter 44, or any other enabling authority. The City of Haverhill acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA's Board of Directors votes to invite the City of Haverhill to collaborate with the MSBA on this proposed repair project, any project costs the City of Haverhill incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the City of Haverhill.

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**Kaitlin Wright**

---

**From:** Mike Morales <michael.morales43@gmail.com>  
**Sent:** Monday, December 22, 2025 11:49 AM  
**To:** CityClerk  
**Subject:** Jan. 13 city council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

JAN 6 PM 1:26  
HAWCITYCLERK

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

Good morning,

I hope this message finds your office well. I would like the opportunity to address the City Council on January 13 regarding ongoing noise issues related to the Bradford Station that are affecting nearby residents. I may be accompanied by a local resident, Paul Bellos, who may submit his own separate request to speak.

Thank you!



**Kaitlin Wright**

---

**From:** Paul Bellos <kaita76@gmail.com>  
**Sent:** Monday, December 22, 2025 8:27 PM  
**To:** CityClerk  
**Subject:** Paul Bellos, resident of Haverhill, wanting to speak to the council with Mike Morales on Jan. 13th 2026

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

JAN 6 PM 1:26  
HAVCITYCLERK

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

Hello, My name is Paul Bellos and I live at 84 Laurel Ave.. I am the resident that is with Mike Morales who has already emailed you as well. I would like to address the City Coucil on January 13, 2026 to speak about my concerns and problems with the train noise and vibration issues and how ever since The Beck was finished with it's siding and windows being done of the summer of 2024, the noise and vibrations have been bouncing off the beck creating a bass echo reverb into our home with decibel levels as high as 89 decibels in our home and decibel levels as high as 102 outside our side porch.

Thank you,  
Paul Bellos



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

Jan. 2, 2026

HAVERHILL CITY CLERK JAN 2 '26 9:31

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  
December as filed in the Assessors Office.

Very truly yours,

Christine Webb, MAA  
Assessor

# Transaction Summary All Years

## City of Haverhill

All Entry Date range 12/01/2025 through 12/31/2025 for Abatements,Exemptions

Totals	Tax		Interest		Fees		Tax		Interest		Fee		Refund		Abate	Exemp	Adjust	Transfers
	Paid	Reversals	Paid	Reversals	Paid	Reversals												
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,602.02	0.00	0.00	0.00
2023 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,602.02	0.00	0.00	0.00
2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,602.02	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	0.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00
2024 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	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	0.00	0.00	0.00	0.00	0.00	0.00	7,187.80	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	0.00	0.00	0.00	0.00	0.00	0.00	7,187.80	0.00	0.00	0.00
2024	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,257.80	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	0.00	0.00	0.00	0.00	0.00	0.00	146.00	0.00	0.00	0.00
2025 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	146.00	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	0.00	0.00	0.00	0.00	0.00	0.00	13,655.08	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	0.00	0.00	0.00	0.00	0.00	0.00	13,655.08	0.00	0.00	0.00
2025	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,801.08	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	0.00	0.00	0.00	0.00	0.00	0.00	171.00	0.00	0.00	0.00
2026 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171.00	0.00	0.00	0.00
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129,536.00	0.00	0.00
2026 Real Estate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129,536.00	0.00	0.00
2026	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171.00	129,536.00	0.00	0.00
Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,831.90	129,536.00	0.00	0.00
<b>Total All Charges</b>																	<b>153,367.90</b>	

Total All Charges: Add all columns except Adjustments.



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# Haverhill

Office of the City Auditor, Room 106  
Phone: 978-374-2306 Fax: 978-373-8476  
aperkins@cityofhaverhill.com

January 7, 2026

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HAVCITYCLERK

To The Honorable City Council

Attached are the revenue and expense reports through December 2025.

For the fourth consecutive month, the city is experiencing a decline in local revenue receipts. Although there has been some progress in the past month, local receipts, excluding investment earnings, are trending down by almost 4% compared to this time last year. We anticipate that investment earnings will not continue at the current rate once the invested funds from Consentino and ARPA are fully expended in the next 12 months. Earnings on investments have increased by more than 45% since fiscal 2024.

As key revenue sources, such as motor vehicle excise taxes decline, we are unfortunately seeing an increase in penalty and interest collections, which are up 10.3% year-over-year. This trend underscores the strain our local economy is under, as evidenced by delays in real estate and motor vehicle excise payments, thus resulting in late fees and interest. These indicators suggest that our local economy is facing a contraction.

The operating budgets are generally on target. However, you may notice that most salary budgets show a year-to-date overage. This is primarily due to cost-of-living adjustments (COLAs) and collective bargaining agreements, which have been allocated to a reserve account. These funds will be distributed to departments closer to the year-end, bringing salary budgets back in line with projections.

There are some actual overages in employee benefits, specifically for items such as sick leave and vacation buyback. The city will need to cover these from the budget reserve or free cash. The budget reserve account is designated for emergency and unforeseen expenses, as well as for additional snow and ice removal costs. The balance in the budget reserve account is just over \$743,000, representing 0.27% of the total operating budget.

We will keep a close eye on the snow and ice budget, which so far has incurred expenses totaling \$566,000, or 46% of this year's total appropriation of \$1.21 million.

Sincerely,

Angel A. Perkins, CPFO, CGA, CFE  
City Auditor & Chief Financial Officer

City Department	Budget (YTD)	Expended (YTD)	Unexpended (YTD)	% Expended
Council Salaries	\$ 234,279	\$ 120,535	\$ 113,744	51.45%
Council Expenses	\$ 8,100	\$ 1,110	\$ 6,990	13.71%
Mayor Salaries	\$ 432,688	\$ 236,001	\$ 196,687	54.54%
Mayor Expenses	\$ 210,250	\$ 79,767	\$ 130,483	37.94%
Auditor's Office Salaries	\$ 377,209	\$ 183,981	\$ 193,228	48.77%
Auditor's Office Expenses	\$ 139,381	\$ 18,909	\$ 120,472	13.57%
Assessors Salaries	\$ 297,788	\$ 160,502	\$ 137,286	53.90%
Assessors Expenses	\$ 179,215	\$ 16,408	\$ 162,807	9.16%
Treasurer/Collector Salaries	\$ 469,208	\$ 201,358	\$ 267,850	42.91%
Treasurer/Collector Expenses	\$ 251,300	\$ 89,461	\$ 161,839	35.60%
Constituent Services Salaries	\$ 109,442	\$ 56,529	\$ 52,913	51.65%
Constituent Services Expenses	\$ 15,500	\$ -	\$ 15,500	0.00%
Purchasing Salaries	\$ 100,547	\$ 53,963	\$ 46,584	53.67%
Purchasing Expenses	\$ 12,050	\$ 4,242	\$ 7,808	35.20%
Law Department Salaries	\$ 46,818	\$ 23,877	\$ 22,941	51.00%
Law Department Legal	\$ 536,000	\$ 124,669	\$ 411,331	23.26%
Human Resources Salaries	\$ 318,404	\$ 170,673	\$ 147,731	53.60%
Human Resources Expenses	\$ 147,550	\$ 75,895	\$ 71,655	51.44%
MIS Salaries	\$ 160,000	\$ 106,052	\$ 53,948	66.28%
MIS Expenses	\$ 638,134	\$ 368,795	\$ 269,339	57.79%
MIS Capital	\$ 50,000	\$ 20,512	\$ 29,488	41.02%
City Clerk Salaries	\$ 594,766	\$ 300,199	\$ 294,567	50.47%
City Clerk Expenses	\$ 171,380	\$ 74,605	\$ 96,775	43.53%
<b>TOTAL GENERAL GOVERNMENT</b>	<b>\$ 5,500,009</b>	<b>\$ 2,488,044</b>	<b>\$ 3,011,965</b>	<b>45.2%</b>
Building Maint. Salaries	\$ 79,127	\$ 31,339	\$ 47,788	39.61%
Building Maint. Expenses	\$ 298,500	\$ 99,111	\$ 199,389	33.20%
Inspectional & Health Services Salaries	\$ 1,205,528	\$ 634,525	\$ 571,003	52.63%
Inspectional & Health Services Expenses	\$ 46,950	\$ 18,112	\$ 28,838	38.58%
Public Health Salaries	\$ 247,498	\$ 140,719	\$ 106,779	56.86%
Public Health Expenses	\$ 9,000	\$ 462	\$ 8,538	5.14%
Economic Development Salaries	\$ 291,516	\$ 143,215	\$ 148,301	49.13%
Economic Development Expenses	\$ 56,162	\$ 5,910	\$ 50,252	10.52%
<b>TOTAL COMMUNITY &amp; ECONOMIC DEVELOPMENT</b>	<b>\$ 2,234,281</b>	<b>\$ 1,073,394</b>	<b>\$ 1,160,887</b>	<b>48.0%</b>
Police Salaries	\$ 14,399,407	\$ 7,868,624	\$ 6,530,783	54.65%
Police Expenses	\$ 1,813,628	\$ 733,719	\$ 1,079,909	40.46%
Police Capital	\$ 353,000	\$ 334,623	\$ 18,377	94.79%
Fire Salaries	\$ 13,774,479	\$ 7,552,955	\$ 6,221,524	54.83%
Fire Expenses	\$ 1,029,809	\$ 418,952	\$ 610,857	40.68%
Fire Capital	\$ 5,824	\$ -	\$ 5,824	0.00%

City Department	Budget (YTD)	Expended (YTD)	Unexpended (YTD)	% Expended
<b>TOTAL PUBLIC SAFETY</b>	\$ 31,376,147	\$ 16,908,874	\$ 14,467,273	53.89%
Whittier Regional School Assessment	\$ 8,704,320	\$ 4,352,160	\$ 4,352,160	50.00%
North Shore Essex Tech. Assessment	\$ 664,063	\$ 372,887	\$ 291,176	56.15%
School Other Funding	\$ 15,000	\$ -	\$ 15,000	0.00%
School Department	\$ 133,801,660	\$ 51,187,820	\$ 82,613,840	38.26%
<b>TOTAL EDUCATION</b>	\$ 143,185,043	\$ 55,912,867	\$ 87,272,176	39.0%
Public Works Administration Salaries	\$ 59,607	\$ 31,269	\$ 28,338	52.46%
Public Works Administration Expenses	\$ 44,804	\$ 11,247	\$ 33,557	25.10%
Public Works Highways Salaries	\$ 1,404,280	\$ 701,358	\$ 702,922	49.94%
Public Works Highways Expenses	\$ 840,655	\$ 413,256	\$ 427,399	49.16%
Public Works Highways Capital	\$ 112,000	\$ 19,062	\$ 92,938	17.02%
Public Works Solid Waste/Recycling Salaries	\$ 218,185	\$ 111,888	\$ 106,297	51.28%
Public Works Solid Waste/Recycling Expenses	\$ 5,985,808	\$ 1,968,423	\$ 4,017,385	32.88%
Public Works Parking Area Salaries	\$ 51,726	\$ 27,146	\$ 24,580	52.48%
Public Works Parking Area Expenses	\$ 369,101	\$ 153,294	\$ 215,807	41.53%
Public Works Street Marking Expenses	\$ 116,883	\$ 107,434	\$ 9,449	91.92%
Public Works Fleet Maint. Salaries	\$ 274,157	\$ 105,633	\$ 168,524	38.53%
Public Works Fleet Maint. Expenses	\$ 49,080	\$ 9,549	\$ 39,531	19.45%
Public Works Park Dept. Salaries	\$ 584,634	\$ 262,594	\$ 322,040	44.92%
Public Works Park Dept. Expenses	\$ 332,850	\$ 140,001	\$ 192,849	42.06%
Public Works Street Lighting Expenses	\$ 725,800	\$ 343,754	\$ 382,046	47.36%
Public Works Snow & Ice Removal Salaries	\$ 229,330	\$ 61,450	\$ 167,880	26.80%
Public Works Snow & Ice Removal Expenses	\$ 980,670	\$ 319,766	\$ 660,904	32.61%
<b>TOTAL PUBLIC WORKS</b>	\$ 12,379,570	\$ 4,787,123	\$ 7,592,447	38.7%
Citizens Center Salaries	\$ 303,619	\$ 185,387	\$ 118,232	61.06%
Citizens Center Expenses	\$ 188,010	\$ 66,939	\$ 121,071	35.60%
Veterans Services Salaries	\$ 115,545	\$ 61,483	\$ 54,062	53.21%
Veterans Services Expenses	\$ 558,000	\$ 206,312	\$ 351,688	36.97%
Senior Services Salaries	\$ 13,500	\$ 5,192	\$ 8,308	38.46%
Senior Services Expenses	\$ 2,700	\$ -	\$ 2,700	0.00%
Stadium Commission	\$ 59,000	\$ 39,657	\$ 19,343	67.22%
Recreation Salaries	\$ 193,129	\$ 152,300	\$ 40,829	78.86%
Recreation Expenses	\$ 85,000	\$ 21,602	\$ 63,398	25.41%
Public Library Salaries	\$ 1,665,862	\$ 840,300	\$ 825,563	50.44%
Public Library Expenses	\$ 293,585	\$ 183,693	\$ 109,892	62.57%
<b>TOTAL HUMAN SERVICES</b>	\$ 3,477,950	\$ 1,762,865	\$ 1,715,085	50.7%
Debt Service	\$ 9,491,008	\$ 6,027,659	\$ 3,463,349	63.51%
<b>TOTAL DEBT SERVICE</b>	\$ 9,491,008	\$ 6,027,659	\$ 3,463,349	63.5%
Retirement Fund	\$ 22,967,281	\$ 22,967,281	\$ -	100.00%
Unemployment Compensation	\$ 230,000	\$ 60,410	\$ 169,590	26.27%
Group Insurance	\$ 29,765,000	\$ 13,334,956	\$ 16,430,044	44.80%

City Department	Budget (YTD)	Expended (YTD)	Unexpended (YTD)	% Expended
Payroll Taxes (FICA/Medicare)	\$ 2,103,796	\$ 1,010,876	\$ 1,092,920	48.05%
Workers Compensation	\$ 915,000	\$ 346,473	\$ 568,527	37.87%
Injured on Duty Claims	\$ 230,967	\$ 178,414	\$ 52,553	77.25%
Sick Leave Bank	\$ 126,000	\$ 273,438	\$ (147,438)	217.01%
Vacational Buyback	\$ 55,000	\$ 59,315	\$ (4,315)	107.85%
Retiree Medical Claims	\$ 121,000	\$ 30,712	\$ 90,288	25.38%
<b>TOTAL EMPLOYEE BENEFITS</b>	<b>\$ 56,514,044</b>	<b>\$ 38,261,876</b>	<b>\$ 18,252,168</b>	<b>67.7%</b>
General Liability Insurance	\$ 1,303,678	\$ 1,256,819	\$ 46,859	96.41%
Salary Reserve	\$ 1,080,000	\$ 20,311	\$ 1,059,689	1.88%
Budget Reserve	\$ 805,671	\$ 61,930	\$ 743,741	7.69%
State Assessments (Cherry Sheets)	\$ 9,524,223	\$ 4,831,409	\$ 4,692,814	50.73%
Reserve for Abatement & Exemption (Overlay)	\$ 250,000	\$ -	\$ 250,000	0.00%
<b>TOTAL OTHER CITY EXPENSES</b>	<b>\$ 12,963,572</b>	<b>\$ 6,170,468</b>	<b>\$ 6,793,104</b>	<b>47.6%</b>
<b>TOTAL GENERAL FUND</b>	<b>\$ 277,121,624</b>	<b>\$ 133,393,171</b>	<b>\$ 143,728,453</b>	<b>48.1%</b>

Water Department Salaries	\$ 3,780,009	\$ 1,959,166	\$ 1,820,843	51.83%
Water Department Expenses	\$ 9,318,378	\$ 5,045,177	\$ 4,273,201	54.14%
Water Department Capital	\$ 300,000	\$ 221,088	\$ 78,912	73.70%
Water Department Indirect	\$ 248,494	\$ -	\$ 248,494	0.00%
<b>TOTAL WATER DEPARTMENT</b>	<b>\$ 13,646,881</b>	<b>\$ 7,225,430</b>	<b>\$ 6,421,451</b>	<b>52.9%</b>
Wastewater Salaries	\$ 3,089,104	\$ 1,373,747	\$ 1,715,357	44.47%
Wastewater Expenses	\$ 11,894,907	\$ 4,792,908	\$ 7,101,999	40.29%
Wastewater Capital	\$ 1,127,000	\$ 40,808	\$ 1,086,192	3.62%
Wastewater Indirect	\$ 698,442	\$ -	\$ 698,442	0.00%
<b>TOTAL WASTEWATER DEPARTMENT</b>	<b>\$ 16,809,453</b>	<b>\$ 6,207,463</b>	<b>\$ 10,601,990</b>	<b>36.9%</b>

	FY '24 through 12/31/23	FY '25 through 12/31/24	FY '26 through 12/31/25	Trendline
TOTAL GENERAL GOVERNMENT	\$ 2,685,967	\$ 2,968,716	\$ 2,488,044	
TOTAL COMMUNITY & ECONOMIC DEVELOPMENT	\$ 1,013,645	\$ 1,029,648	\$ 1,073,394	
TOTAL PUBLIC SAFETY	\$ 14,601,924	\$ 15,625,107	\$ 16,908,874	
TOTAL EDUCATION	\$ 50,725,101	\$ 52,322,065	\$ 55,912,867	
TOTAL PUBLIC WORKS	\$ 5,282,793	\$ 4,556,874	\$ 4,787,123	
TOTAL HUMAN SERVICES	\$ 1,765,150	\$ 1,701,658	\$ 1,762,865	
TOTAL DEBT SERVICE	\$ 3,097,474	\$ 3,384,058	\$ 6,027,659	
TOTAL EMPLOYEE BENEFITS	\$ 34,528,494	\$ 31,745,425	\$ 38,261,876	
TOTAL OTHER CITY EXPENSES	\$ 6,531,386	\$ 5,867,396	\$ 6,170,468	
<b>TOTAL CITY EXPENDITURES</b>	<b>\$ 120,231,934</b>	<b>\$ 119,200,947</b>	<b>\$ 133,393,171</b>	
TOTAL WATER DEPARTMENT	\$ 6,503,745	\$ 6,207,296	\$ 7,225,430	
TOTAL WASTEWATER DEPARTMENT	\$ 6,389,884	\$ 5,897,545	\$ 6,207,463	

# City of Haverhill

## Revenue Report

Period Ending 12/31/25

### Year to Year Comparison

Revenue Source	12/31/2023	12/31/2024	12/31/2025	FY 25 to 26 % Change	FY 25 to 26 \$ Change	FY 24-26 Trendline
Real Estate & Pers Property	\$ 59,236,018	\$ 61,577,833	\$ 65,986,796	7.16% ↑	\$ 4,408,963	
Motor Vehicle Excise	\$ 1,419,402	\$ 1,513,392	\$ 1,351,495	-10.70% ↓	\$ (161,897)	
Meals Excise	\$ 653,664	\$ 656,596	\$ 655,953	-0.10% ↓	\$ (643)	
Hotel/ Room Excise	\$ 202,386	\$ 198,128	\$ 201,655	1.78% ↑	\$ 3,527	
Boat & Other Excise	\$ 7,838	\$ 5,492	\$ 6,171	12.36% ↑	\$ 679	
Cannabis Excise	\$ 567,650	\$ 582,077	\$ 640,705	10.07% ↑	\$ 58,628	
Waste Disposal Facility Program	\$ 1,451,553	\$ 1,085,383	\$ 1,493,671	37.62% ↑	\$ 408,288	
PILOT	\$ 21,525	\$ 243,793	\$ 30,764	-87.38% ↓	\$ (213,029)	
Penalties & Interest	\$ 382,078	\$ 290,904	\$ 320,955	10.33% ↑	\$ 30,051	
Fees	\$ 404,760	\$ 451,491	\$ 472,190	4.58% ↑	\$ 20,699	
Rentals	\$ 127,111	\$ 100,551	\$ 103,088	2.52% ↑	\$ 2,537	
Departmental Revenue	\$ 473,392	\$ 474,515	\$ 276,958	-41.63% ↓	\$ (197,557)	
License & Permits	\$ 1,659,761	\$ 1,661,686	\$ 1,436,629	-13.54% ↓	\$ (225,057)	
Fines & Forefits	\$ 398,568	\$ 288,564	\$ 316,965	9.84% ↑	\$ 28,401	
Investments	\$ 1,115,344	\$ 1,591,556	\$ 1,620,755	1.83% ↑	\$ 29,199	
Medicaid Reimbursement	\$ 464,116	\$ 253,345	\$ 271,389	7.12% ↑	\$ 18,044	
*Misc Revenue	\$ 102,652	\$ 87,446	\$ 10,833	-87.61% ↓	\$ (76,613)	
Comm of MA Cherry Sheet	\$ 48,284,877	\$ 50,691,887	\$ 54,100,773	6.72% ↑	\$ 3,408,886	
Wastewater Enterprise Fund	\$ 7,683,135	\$ 8,698,581	\$ 8,541,013	-1.81% ↓	\$ (157,568)	
Water Enterprise Fund	\$ 6,444,419	\$ 7,569,485	\$ 8,361,520	10.46% ↑	\$ 792,035	
Other GF Rev - Trnsf From Sp Rev & Free Cash	\$ 6,312,779	\$ 5,300,000	\$ 6,250,867	17.94% ↑	\$ 950,867	
Total	\$ 137,413,028	\$ 143,322,705	\$ 152,451,145	6.37% ↑	\$ 9,128,440	
Total without Enterprise Funds	\$ 123,285,474	\$ 127,054,639	\$ 135,548,612	6.69% ↑	\$ 8,493,973	

**City of Haverhill**  
 Revenue Report  
 Period Ending 12/31/25

Collections as a Percent of Budget						
Revenue Source	FY 26 Estimated Revenue	FY 26 Actual Revenue Collections	\$ Surplus / (Deficit)	YTD Benchmark	Actual Revenue Benchmark	
Real Estate & Pers Property	\$ 140,323,000	\$ 65,986,796	\$ (74,336,204)	50%	47.0%	
Motor Vehicle Excise	\$ 8,391,880	\$ 1,351,495	\$ (7,040,385)	25%	16.1%	
Meals Excise	\$ 1,259,948	\$ 655,953	\$ (603,995)	50%	52.1%	
Hotel / Room Excise	\$ 309,000	\$ 201,655	\$ (107,345)	50%	65.3%	
Boat & Other Excise	\$ 9,476	\$ 6,171	\$ (3,305)	50%	65.1%	
Cannabis Excise	\$ 1,133,040	\$ 640,705	\$ (492,335)	50%	56.5%	
Waste Disposal Facility Program	\$ 2,740,175	\$ 1,493,671	\$ (1,246,504)	50%	54.5%	
PILOT	\$ 274,189	\$ 30,764	\$ (243,425)	25%	11.2%	
Penalties & Interest	\$ 742,361	\$ 320,955	\$ (421,407)	50%	43.2%	
Fees	\$ 962,671	\$ 472,190	\$ (490,481)	50%	49.1%	
Rentals	\$ 198,450	\$ 103,088	\$ (95,362)	50%	51.9%	
Departmental Revenue	\$ 658,253	\$ 276,958	\$ (381,295)	50%	42.1%	
License & Permits	\$ 2,522,301	\$ 1,436,629	\$ (1,085,672)	50%	57.0%	
Fines & Forefits	\$ 628,275	\$ 316,965	\$ (311,310)	50%	50.5%	
Investments	\$ 1,976,990	\$ 1,620,755	\$ (356,235)	50%	82.0%	
Medicaid Reimbursement	\$ 735,000	\$ 271,389	\$ (463,611)	50%	36.9%	
*Misc Revenue		\$ 10,833	\$ 10,833	50%	100.0%	
Comm of MA Cherry Sheet	\$ 108,005,748	\$ 54,100,773	\$ (53,904,975)	50%	50.1%	
Wastewater Enterprise Fund	\$ 16,809,453	\$ 8,541,013	\$ (8,268,440)	50%	50.8%	
Water Enterprise Fund	\$ 14,146,881	\$ 8,361,520	\$ (5,785,361)	50%	59.1%	
Other GF Rev - Trnsf From Sp Rev & Free Cash	\$ 6,250,867	\$ 6,250,867	\$ -	0%	100.0%	
<b>Total</b>	<b>\$ 308,077,958</b>	<b>\$ 152,451,145</b>	<b>\$ (155,626,813)</b>	<b>48%</b>	<b>49.5%</b>	
<i>Estimated General Fund Revenue</i>	<i>\$ 277,121,624</i>	<i>\$ 135,548,612</i>	<i>\$ (141,573,012)</i>	<i>48%</i>	<i>48.9%</i>	
<i>Estimated Local Receipts</i>	<i>\$ 22,542,009</i>	<i>\$ 9,210,176</i>	<i>\$ (13,331,833)</i>	<i>40%</i>	<i>40.9%</i>	

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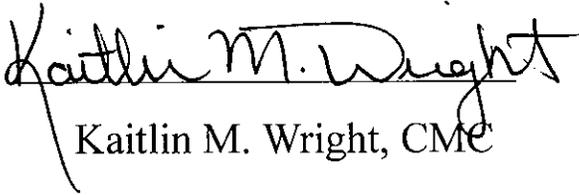
**Document # 99-N**

Petition from National Grid and Verizon, requesting a joint pole location on South Pleasant St- WR# 31101460

**IN CITY COUNCIL: December 16, 2025**

**HEARING SCHEDULED FOR JANUARY 13, 2026**

**7 YEAS, 0 NAYS, 4 ABSENT**

Attest:   
Kaitlin M. Wright, CME

12.2

HAV CITY CLRK DEC 8'25 1451

**nationalgrid**

October 10, 2025

**WR# 31101460 – South Pleasant St.**

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:

**Ryan Langlois (774) 230-7280 or [ryan.langlois@nationalgrid.com](mailto:ryan.langlois@nationalgrid.com)**

Please notify National Grid's Jennifer Iannalfo of the **hearing date / time** to [Jennifer.Iannalfo@nationalgrid.com](mailto: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

**WR# 31101460 – South Pleasant St.**

Questions contact Central Design - Ryan Langlois (774) 230-7280 or ryan.langlois@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:

South Pleasant Street - National Grid to install 1 JO pole on South Pleasant Street beginning at a point approximately 200 feet East of the centerline of the intersection of South Summer Street. National Grid will install 50ft class H1 pole. Pole will be installed between P2 and P4, South Pleasant Street on the same side of the road as P2 and P4. Pole will be labeled P3, 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 – South Pleasant Street - Haverhill, Massachusetts.

**No.# 31101460**

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.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Dave Johnson*

BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *LB* \_\_\_\_\_  
Manager / Right of Way

#33 South Pleasant St

#29 South Pleasant St

#25 South Pleasant St

#63 South Main St

SOUTH PLEASANT ST

#40 South Pleasant St

#34 South Pleasant St

#22 South Pleasant St

Petition #:

Petition Sketch

nationalgrid

Designer: Ryan Langlois

Date: 10/6/2025

Work Order #: 31101460

Town: Haverhill, MA

CONSTRUCTION DETAILS:

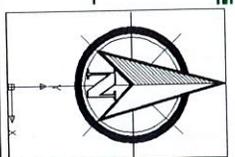
Install 50ft class HI pole. Pole will be installed between P2 and P4 South Pleasant St on the same side of the road as P2 and P4. Pole will be labeled P3.

Exhibit A-Not to Scale

The Exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof

**Legend:**

- Existing Pole (JO/SO)-
- New Pole (JO/SO)-
- New Anchor and Down Guy-
- Conductor-
- Property Line-
- Existing Guy Wire-
- New Guy Wire-
- Fence/Stone Wall-
- Railroad Tracks-



October 10, 2025

Questions contact Central Design - Ryan Langlois (774) 230-7280 or [ryan.langlois@nationalgrid.com](mailto:ryan.langlois@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 6th day of October, 2025.

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 – South Pleasant Street - Haverhill, Massachusetts.

**No.# 31101460**

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:

South Pleasant Street - National Grid to install 1 JO pole on South Pleasant Street beginning at a point approximately 200 feet East of the centerline of the intersection of South Summer Street. National Grid will install 50ft class H1 pole. Pole will be installed between P2 and P4, South Pleasant Street on the same side of the road as P2 and P4. Pole will be labeled P3, 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.  
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

So. Pleasant St

722-655-21

J & A REALTY GROUP, LLC  
40 SOUTH PLEASANT ST  
BRADFORD, MA 01835

722-655-22

BROOKS TANYA N  
34 SOUTH PLEASANT ST  
BRADFORD, MA 01835

722-655-23

GENERAL OFFICE HOLDING TRUST  
195 MILL ST  
HAVERHILL, MA 01830

A	B	C	D	E	F	G	H	I
ParcelID	StreetNum	StreetName	LocCity	Owner1	BillingAddress	City	State	Zip
1	722-655-21	40 SOUTH PLEASANT ST	HAVRHILL	J & A REALTY GROUP, LLC	40 SOUTH PLEASANT ST	BRADFORD	MA	01835
2	722-655-22	34 SOUTH PLEASANT ST	HAVRHILL	BROOKS TANYAN	34 SOUTH PLEASANT ST	BRADFORD	MA	01835
3	722-655-23	22 SOUTH PLEASANT ST	HAVRHILL	GENERAL OFFICE HOLDING TRUST	195 MILL ST	HAVRHILL	MA	01830

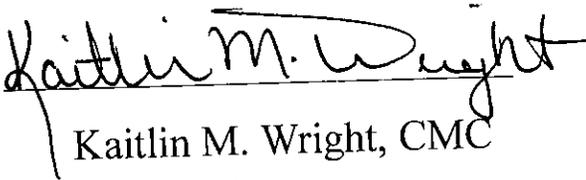
**Document # 99-O**

Petition request from National Grid and Verizon, requesting a joint pole location on Oxford Ave- WR#31222086

**IN CITY COUNCIL: December 16, 2025**

**HEARING SCHEDULED FOR JANUARY 13, 2026**

**7 YEAS, 0 NAYS, 4 ABSENT**

Attest: 

Kaitlin M. Wright, CMC  
City Clerk

12.3

HAV CITY CLRK DEC 8'25 1451



October 13, 2025

WR# 31222086 – Oxford Avenue

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:

Nikolaos Konstantinou (508) 482-1052 or [Nikolaos.konstantinou@nationalgrid.com](mailto:Nikolaos.konstantinou@nationalgrid.com)

Please notify National Grid's Jennifer Iannalfo of the **hearing date / time** to [Jennifer.Iannalfo@nationalgrid.com](mailto: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

**WR# 31222086 – Oxford Avenue**

Questions contact Central Design - Nikolaos Konstantinou (508) 482-1052 or  
Nikolaos.konstantinou@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:

Oxford Avenue - National Grid to install 1 JO pole on Oxford Avenue beginning at a point approximately 100 feet Southwest of the centerline of the intersection of Knipe Road. National Grid will install 55ft class H1 mid-span pole between P20 and P21, Oxford Avenue, Haverhill, MA. Pole will be located on city property intersected by Knipe Road and Cross Road. Pole will be labeled 20-50.

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 – Oxford Avenue - Haverhill, Massachusetts.

**No.# 31222086**

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.

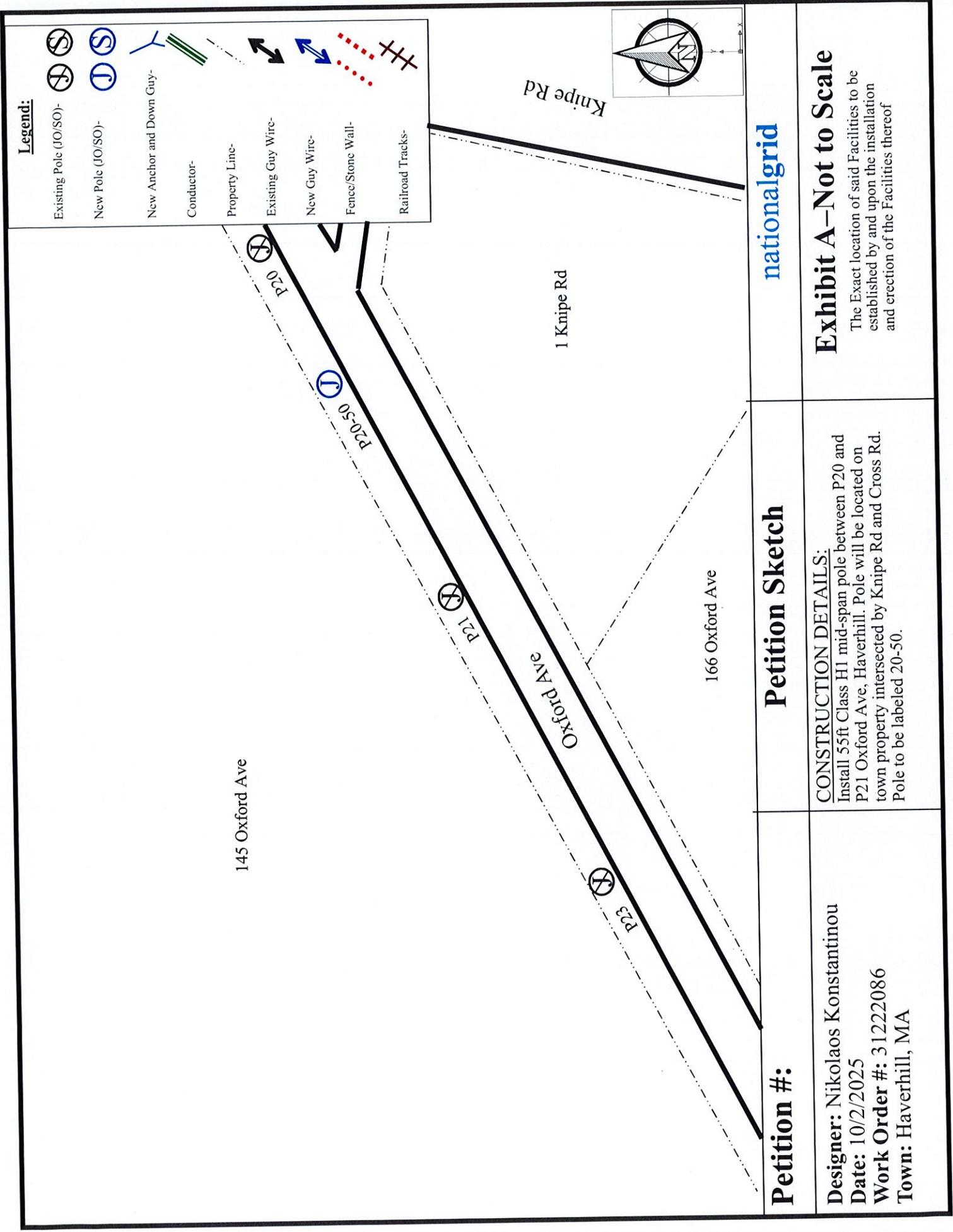
Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Dave Johnson*

BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *[Signature]* \_\_\_\_\_  
Manager / Right of Way



**Legend:**

- Existing Pole (JO/SO)-
- New Pole (JO/SO)-
- New Anchor and Down Guy-
- Conductor-
- Property Line-
- Existing Guy Wire-
- New Guy Wire-
- Fence/Stone Wall-
- Railroad Tracks-

**nationalgrid**

**Exhibit A-Not to Scale**

The Exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof

**Petition Sketch**

**CONSTRUCTION DETAILS:**

Install 55ft Class H1 mid-span pole between P20 and P21 Oxford Ave, Haverhill. Pole will be located on town property intersected by Knipe Rd and Cross Rd. Pole to be labeled 20-50.

**Petition #:**

**Designer:** Nikolaos Konstantinou  
**Date:** 10/2/2025  
**Work Order #:** 31222086  
**Town:** Haverhill, MA

October 13, 2025

Questions contact Central Design - Nikolaos Konstantinou (508) 482-1052 or  
[Nikolaos.konstantinou@nationalgrid.com](mailto:Nikolaos.konstantinou@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 2nd day of October, 2025.

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 – Oxford Avenue - Haverhill, Massachusetts.

**No.# 31222086**

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:

Oxford Avenue - National Grid to install 1 JO pole on Oxford Avenue beginning at a point approximately 100 feet Southwest of the centerline of the intersection of Knipe Road. National Grid will install 55ft class H1 mid-span pole between P20 and P21, Oxford Avenue, Haverhill, MA. Pole will be located on city property intersected by Knipe Road and Cross Road. Pole will be labeled 20-50.

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

Oxford Ave

752-1-217

145 OXFORD CROSSING LLC

6 MOULTON WAY

HAVERHILL, MA 01832

752-2-66-1

145 OXFORD CROSSING LLC

6 MOULTON WAY

HAVERHILL, MA 01832

752-3-4

JTCMA LLC

6 MOULTON WAY

HAVERHILL, MA 01832

	A	B	C	D	E	F	G	H	I
	ParcelID	StreetNum	StreetName	LocCity	Owner1	BillingAddress	City	State	Zip
1	752-1-217	15	KNIFE RD	WARD HILL	145 OXFORD CROSSING LLC	6 MOULTON WAY	HAVRHILL	MA	01832
3	752-2-66-1		OXFORD AVE	WARD HILL	145 OXFORD CROSSING LLC	6 MOULTON WAY	HAVRHILL	MA	01832
4	752-3-4	1	KNIFE RD	HAVRHILL	JTCMA LLC	6 MOULTON WAY	HAVRHILL	MA	01832

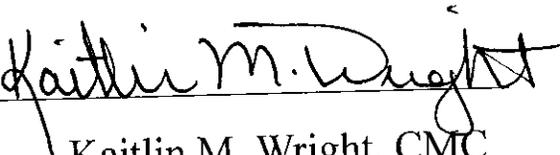
**Document # 99-P**

Petition request from National Grid and Verizon requesting a joint pole location on Salem St- WR#31101453

**IN CITY COUNCIL: December 16, 2025**

**HEARING SCHEDULED FOR JANUARY 13, 2026**

**7 YEAS, 0 NAYS, 4 ABSENT**

Attest:   
Kaitlin M. Wright, CMC  
City Clerk

12.4

HAV CITY CLRK DEC 8'25 1451

**nationalgrid**

October 10, 2025

**WR# 31101453 – Salem St.**

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:

**Ryan Langlois (774) 230-7280** or [ryan.langlois@nationalgrid.com](mailto:ryan.langlois@nationalgrid.com)

Please notify National Grid's Jennifer Iannalfo of the **hearing date / time** to [Jennifer.Iannalfo@nationalgrid.com](mailto: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

**WR# 31101453 – Salem Street**

Questions contact Central Design - Ryan Langlois (774) 230-7280 or ryan.langlois@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:

Salem Street - National Grid to install 1 JO pole on Salem Street beginning at a point approximately 100 feet Northwest of the centerline of the intersection of Boxford Road. National Grid will install 50ft class H1 pole. Pole will be installed between P48 and P49, Salem Street on the same side of the road as P48 and P49. Pole will be labeled P48-50, 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 – Salem Street - Haverhill, Massachusetts.

**No.# 31101453**

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.

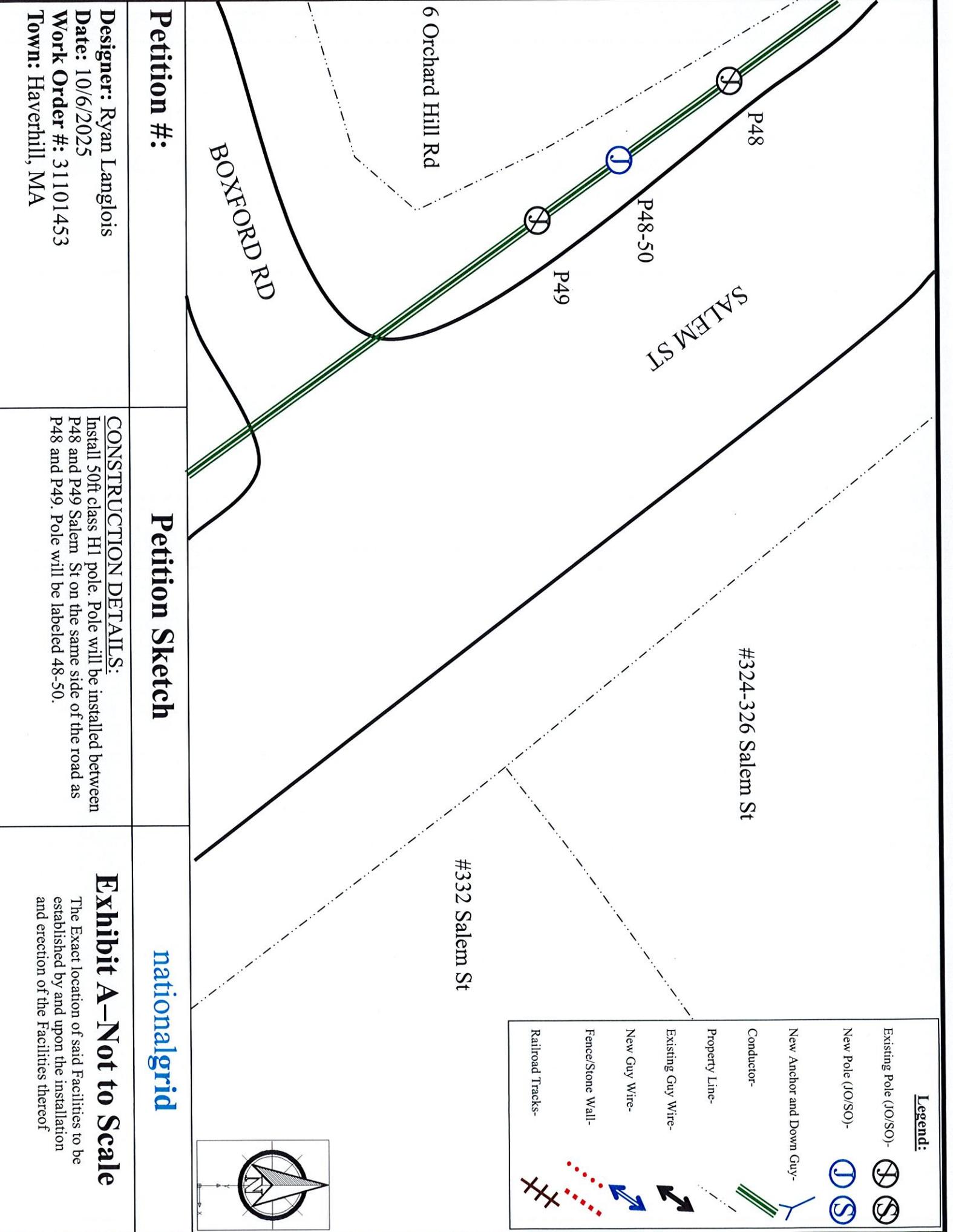
Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Dave Johnson*

BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *[Signature]* \_\_\_\_\_  
Manager / Right of Way



**Petition #:**

**Designer:** Ryan Langlois  
**Date:** 10/6/2025  
**Work Order #:** 31101453  
**Town:** Haverhill, MA

**Petition Sketch**

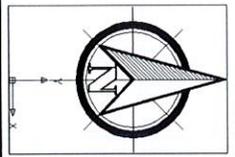
CONSTRUCTION DETAILS:  
 Install 50ft class H1 pole. Pole will be installed between P48 and P49 Salem St on the same side of the road as P48 and P49. Pole will be labeled 48-50.

**nationalgrid**

**Exhibit A-Not to Scale**  
 The Exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof

**Legend:**

- Existing Pole (JO/SO)-
- New Pole (JO/SO)-
- New Anchor and Down Guy-
- Conductor-
- Property Line-
- Existing Guy Wire-
- New Guy Wire-
- Fence/Stone Wall-
- Railroad Tracks-



**WR# 31101453 – Salem Street**

October 10, 2025

Questions contact Central Design - Ryan Langlois (774) 230-7280 or ryan.langlois@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 6th day of October, 2025.

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 – Salem Street - Haverhill, Massachusetts.

**No.# 31101453**

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:

Salem Street - National Grid to install 1 JO pole on Salem Street beginning at a point approximately 100 feet Northwest of the centerline of the intersection of Boxford Road. National Grid will install 50ft class H1 pole. Pole will be installed between P48 and P49, Salem Street on the same side of the road as P48 and P49. Pole will be labeled P48-50, 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

Salem St 31101453

705-649-5

8 SALEM STREET, LLC

72 GREENLAWN AV

HAVERHILL, MA 01832

705-649-6

KIMBALL TAVERN REALTY TRUST

16 CALEWOOD DR

BRADFORD, MA 01835

705-650-1

TRUSTEES OF THE FIRST CHURCH

10 CHURCH ST

BRADFORD, MA 01835

A	B	C	D	E	F	G	H	I	J
ParcelID	StreetNum	StreetName	LocCity	CondoUnit	Owner1	BillingAddress	City	State	Zip
1	735-788-4C-1	332 SALEM ST	HAVRHILL	1	CORNING SAMUEL	332 SALEM ST, UNIT 1	BRADFORD	MA	01835
2	735-788-4C-2	332 SALEM ST	HAVRHILL	2	HART MARYANN-ETAL	292 MAIN ST	BOXFORD	MA	01921
3	735-788-4D-1	324 SALEM ST	HAVRHILL		BISSON CHRISTYN L	324 SALEM ST UNIT 1	BRADFORD	MA	01835
4	735-788-4D-1	324 SALEM ST	HAVRHILL		MCDONALD DAVID T	326 SALEM ST	BRADFORD	MA	01835
5	735-788-4D-2	326 SALEM ST	HAVRHILL		MCHUGH SEAN M-ETUX	6 ORCHARD HILL RD	BRADFORD	MA	01835
6	778-1-1-70	6 ORCHARD HILL RD	HAVRHILL		GREEN DIANNE M	2 ORCHARD HILL RD	BRADFORD	MA	01835
7	778-1-1-71	2 ORCHARD HILL RD	HAVRHILL						

9.4

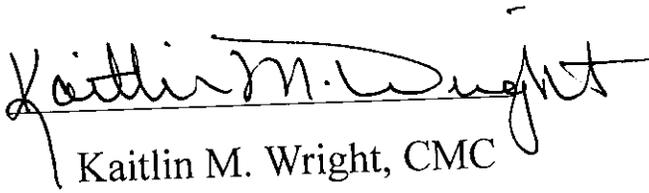
**Document # 99-Q**

Petition request from National Grid and Verizon requesting a joint pole location on Salem St- WR# 31101455

**IN CITY COUNCIL: December 16, 2025**

**HEARING SCHEDULED FOR JANUARY 13, 2026**

**7 YEAS, 0 NAYS, 4 ABSENT**

Attest: 

Kaitlin M. Wright, CMC  
City Clerk

12.5

HAV CITY CLRK DEC 8'25 14:51



October 10, 2025

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:

**Ryan Langlois (774) 230-7280 or [ryan.langlois@nationalgrid.com](mailto:ryan.langlois@nationalgrid.com)**

Please notify National Grid's Jennifer Iannalfo of the **hearing date / time** to [Jennifer.Iannalfo@nationalgrid.com](mailto: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

**WR# 31101455 – Salem Street**

Questions contact Central Design - Ryan Langlois (774) 230-7280 or ryan.langlois@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:

Salem Street - National Grid to install 1 JO pole on Salem Street beginning at a point approximately 50 feet West of the centerline of the intersection of South Chestnut Street. National Grid will install 50ft class H1 pole. Pole will be installed between P1 and P2, Salem Street on the same side of the road as P1 and P2. Pole will be labeled P1-50, 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 – Salem Street - Haverhill, Massachusetts.

**No.# 31101455**

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.

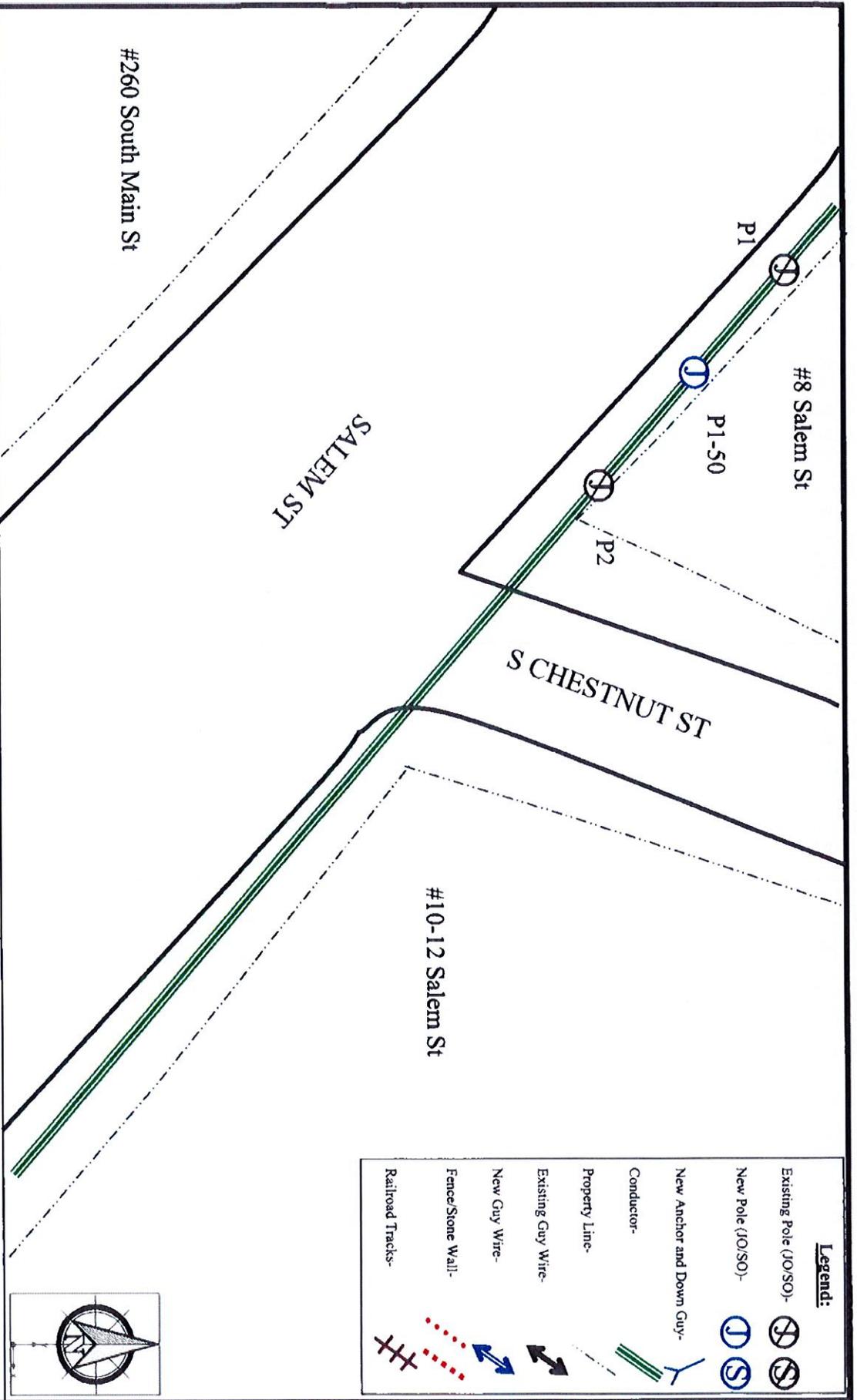
Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Dave Johnson*

BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *JB* \_\_\_\_\_  
Manager / Right of Way



**Petition #:**

**Petition Sketch**

**nationalgrid**

**Designer:** Ryan Langlois  
**Date:** 10/6/2025  
**Work Order #:** 31101455  
**Town:** Haverhill, MA

**CONSTRUCTION DETAILS:**  
 Install 50ft class HI pole. Pole will be installed between P1 and P2 Salem St on the same side of the road as P1 and P2. Pole will be labeled 1-50.

**Exhibit A-Not to Scale**  
 The Exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof

October 10, 2025

Questions contact Central Design - Ryan Langlois (774) 230-7280 or ryan.langlois@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 6th day of October, 2025.

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 – Salem Street - Haverhill, Massachusetts.

**No.# 31101455**

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:

Salem Street - National Grid to install 1 JO pole on Salem Street beginning at a point approximately 50 feet West of the centerline of the intersection of South Chestnut Street. National Grid will install 50ft class H1 pole. Pole will be installed between P1 and P2, Salem Street on the same side of the road as P1 and P2. Pole will be labeled P1-50, 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

Form 34

735-788-4C-1  
CORNING SAMUEL  
332 SALEM ST, UNIT 1  
BRADFORD, MA 01835

735-788-4C-2  
HART MARYANN-ETAL  
292 MAIN ST  
BOXFORD, MA 01921

735-788-4D-1  
BISSON CHRISTYN L  
324 SALEM ST UNIT 1  
BRADFORD, MA 01835

735-788-4D-2  
McDONALD DAVID T  
326 SALEM ST  
BRADFORD, MA 01835

778-1-1-70  
MCHUGH SEAN M-ETUX  
6 ORCHARD HILL RD  
BRADFORD, MA 01835

778-1-1-71  
GREEN DIANNE M  
2 ORCHARD HILL RD  
BRADFORD, MA 01835

	A	B	C	D
1	ParcelID	StreetNum	StreetName	LocCity
2	705-649-5	8	SALEM ST	HAVERHILL
3	705-649-6	2	SALEM ST	HAVERHILL
4	705-650-1	260	SOUTH MAIN ST	HAVERHILL

	E	F	G
1	Owner1	BillingAddress	City
2	8 SALEM STREET, LLC	72 GREENLAWN AV	HAVERHILL
3	KIMBALL TAVERN REALTY TRUST	16 CALEWOOD DR	BRADFORD
4	TRUSTEES OF THE FIRST CHURCH	10 CHURCH ST	BRADFORD

	H	I
1	State	Zip
2	MA	01832
3	MA	01835
4	MA	01835

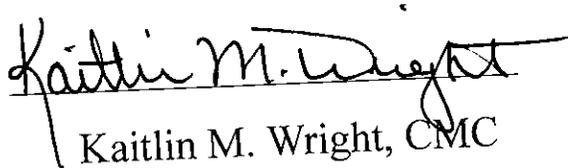
**Document #99-R**

Petition from National Grid and Verizon, requesting a joint pole location on Chadwick Rd.  
WR#-31101417

**IN CITY COUNCIL: December 16, 2025**

**HEARING SCHEDULED FOR JANUARY 13, 2026**

**7 YEAS, 0 NAYS, 4 ABSENT**

Attest:   
Kaitlin M. Wright, CMC  
City Clerk

12.6

HAV CITY CLRK DEC 8'25 14:51



October 10, 2025

**WR# 31101417 – Chadwick Rd.**

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)

**WR# 31101417 – Chadwick Road**  
**Install 1 JO pole – Pole 61-50**  
**X Street - Kingsbury Ave, Haverhill, MA**

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

**Ryan Langlois (774) 230-7280 or [ryan.langlois@nationalgrid.com](mailto:ryan.langlois@nationalgrid.com)**

Please notify National Grid's Jennifer Iannalfo of the **hearing date / time** to [Jennifer.Iannalfo@nationalgrid.com](mailto: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

**WR# 31101417 - Chadwick Road**

Questions contact Central Design - Ryan Langlois (774) 230-7280 or ryan.langlois@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:

Chadwick Road - National Grid to install 1 JO pole on Chadwick Road beginning at a point approximately 500 feet East of the centerline of the intersection of Kingsbury Avenue. National Grid will install 50ft class H1 pole. Pole will be installed between P61 and P62, Chadwick Road on the same side of the road as P61 and P62. Pole will be labeled P61-50, 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 - Chadwick Road - Haverhill, Massachusetts.

**No.# 31101417**

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.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Dave Johnson*

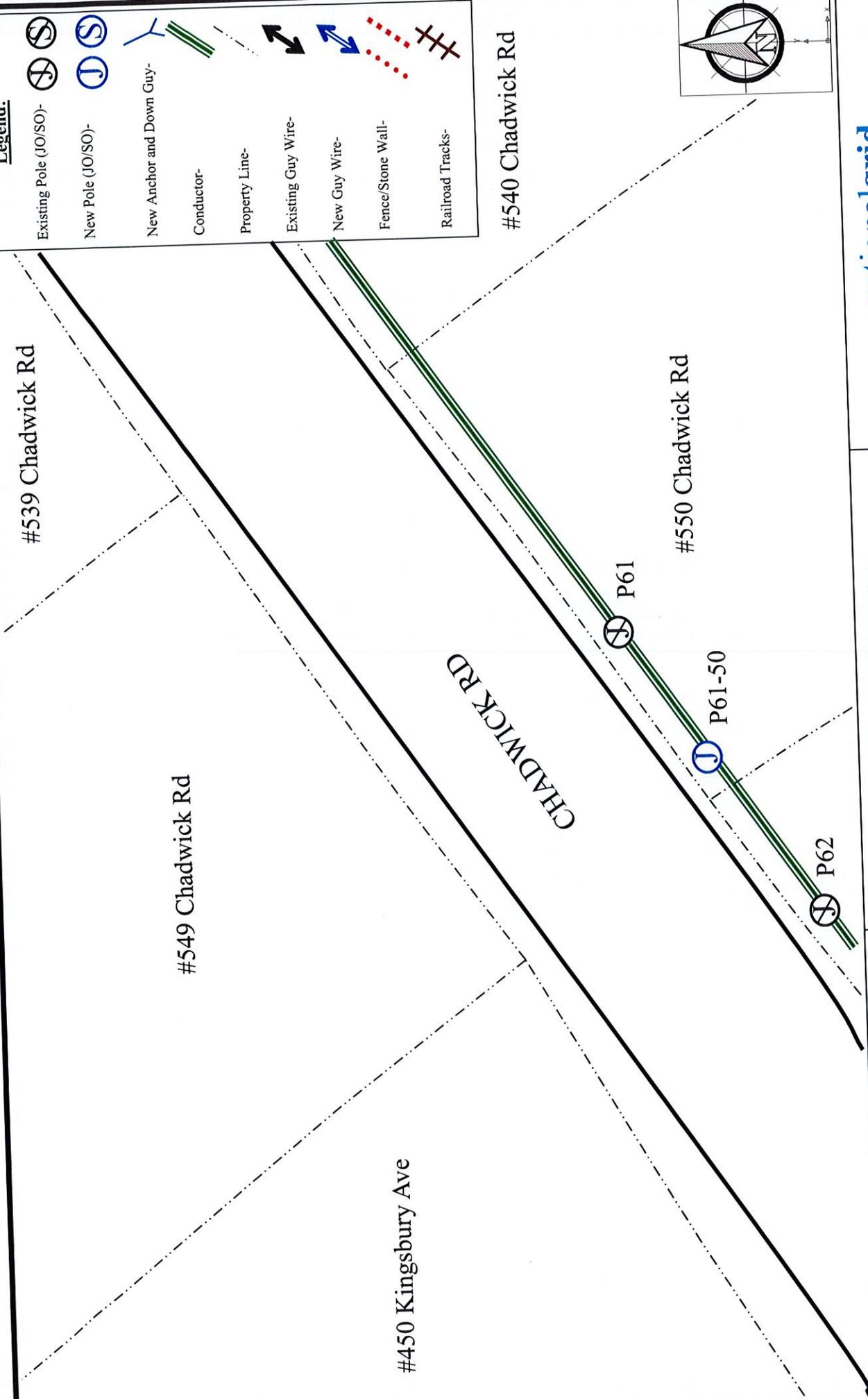
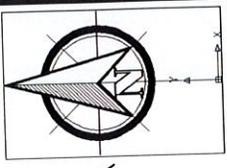
BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *[Signature]*  
Manager / Right of Way

**Legend:**

- Existing Pole (JO/SO)-
- New Pole (JO/SO)-
- New Anchor and Down Guy-
- Conductor-
- Property Line-
- Existing Guy Wire-
- New Guy Wire-
- Fence/Stone Wall-
- Railroad Tracks-



#540 Chadwick Rd

#539 Chadwick Rd

#549 Chadwick Rd

#450 Kingsbury Ave

#550 Chadwick Rd

CHADWICK RD

P61

P61-50

P62

nationalgrid

**Petition Sketch**

**Exhibit A - Not to Scale**

The Exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof

**Petition #:**

**Designer:** Ryan Langlois  
**Date:** 10/6/2025  
**Work Order #:** 31101417  
**Town:** Haverhill, MA

**CONSTRUCTION DETAILS:**

Install 50ft class H1 pole. Pole will be installed between P61 and P62 Chadwick Rd on the same side of the road as P61 and P62. Pole will be labeled 61-50.

**WR# 31101417 – Chadwick Road**

October 10, 2025

Questions contact Central Design - Ryan Langlois (774) 230-7280 or ryan.langlois@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 6th day of October, 2025.

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 – Chadwick Road - Haverhill, Massachusetts.

**No.# 31101417**

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.

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Chadwick Road - National Grid to install 1 JO pole on Chadwick Road beginning at a point approximately 500 feet East of the centerline of the intersection of Kingsbury Avenue. National Grid will install 50ft class H1 pole. Pole will be installed between P61 and P62, Chadwick Road on the same side of the road as P61 and P62. Pole will be labeled P61-50, 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

Chadwick  
20

768-793-37  
CITY OF HAVERHILL  
4 SUMMER ST  
HAVERHILL, MA 01830

768-793-37B  
LEVINE LAURIE  
550 CHADWICK RD  
BRADFORD, MA 01835

768-798-12  
MCGRATH BRIAN P-ETUX  
549 CHADWICK RD  
BRADFORD, MA 01835

768-798-4  
ALVINO CHRISTOPHER M-ETUX  
450 KINGSBURY AVE  
BRADFORD, MA 01835



10.1

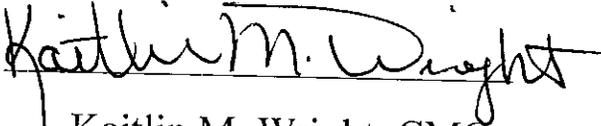
**Document # 100**

Request from Michael J. Rousseau, Gregg Walker, Dominic Giunta, and Judy and Larry Hinkle petitioning the City Council to hold a revocation hearing relative to Doc 100 SPFL-25-2, applicant Broco Energy, due to failure to notify abutters within the statutory deadline

**IN CITY COUNCIL: December 16, 2025**

**REVOCAION HEARING SCHEDULED FOR JANUARY 13, 2026**

**7 YEAS, 0 NAYS, 4 ABSENT**

Attest:   
Kaitlin M. Wright, CMC  
City Clerk

12.1

December 11, 2025

To the Honorable Members of the Haverhill City Council,

DEC 11 AM 8:47  
HAVCITYCLERK

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

We are writing as abutters to the property at 168 Hale Street, the subject of an application that was approved at the December 2<sup>nd</sup> hearing. We only recently became aware of this application and believe that a significant procedural error occurred.

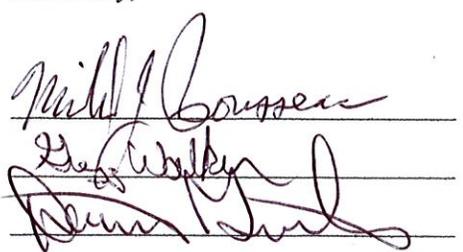
As required by statute, abutters must receive formal notification of such applications and the corresponding public hearings. Neither we, nor other nearby property owners, received the legally mandated notice for this request prior to the hearing.

This failure of notification prevented affected residents from understanding the proposed expansion and evaluating its potential impact on our properties, our neighborhood, and the broader community. It also deprived us of the opportunity to participate meaningfully in the review process.

We respectfully request that this matter be investigated and that all affected parties be formally notified of the oversight. We further ask that the approval of this application be rescinded until a properly noticed public hearing can be held in accordance with statutory requirements.

Thank you for your prompt attention to this important procedural issue.

Sincerely,



Signatures

Michael S. Dawson

Gregg Walker

Dominic Giunty

Printed Names

9 Burke Street

6 Burke St

5 Burke St

Addresses

DEC 12 AM 9:50  
Haverhill City Clerk

December 12, 2025

Judy and Larry Hinkle  
29 Burke Street  
Haverhill MA 01830

Ms. Kaitlin Wright, Clerk  
City of Haverhill

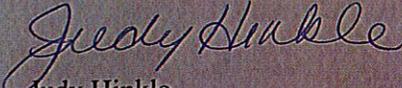
Dear Kaitlin,

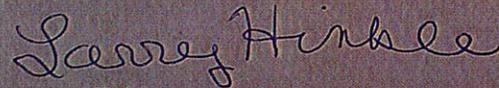
I am writing regarding Broco Oil and the recent hearing on December 2 concerning the proposed expansion of flammable fuel storage. Although we received notice of the hearing, it arrived with very little advance time, and we were unable to attend.

We would like to obtain additional information about the expansion, including the safeguards that will be implemented to protect our property and the surrounding neighborhood. We respectfully request that another hearing be scheduled so that we, along with other residents, can attend and learn more about this project.

We can be reached at 978-429-7740. Thank you for your attention and assistance.

Sincerely,

  
Judy Hinkle

  
Larry Hinkle



Mead, Talerman & Costa, LLC  
Attorneys at Law

227 Union Street  
Suite 606  
New Bedford, MA 02740  
www.mtclawyers.com

*Newburyport Office*  
30 Green Street  
Newburyport, MA 01950

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

## MEMORANDUM

To: Thomas Sullivan, City Council President, Kaitlin Wright, City Clerk  
From: Per C. Vaage, Lisa L. Mead, City Solicitors  
Date: December 11, 2025  
Re: Flammable Storage Permit—168 Hale Street; Hearing of December 2, 2025

Reference is made to the above captioned matter. In that connection, we have been made aware of an issue concerning notice by the applicant for the above-referenced permit to the abutters, as statutorily required under G.L. c. 148, § 13. Specifically, that statute requires that notice to the abutters be provided notice “by registered mail, not less than seven days prior to ...hearing”. Here, it appears that notice was not mailed out until November 28, 2025, for a hearing which was held on December 2, 2025. As such, the notice was legally deficient, and the City Council did not have the authority at that time to grant the permit sought.

By way of remedy, the statutory scheme governing these types of storage facilities provides for appeals by an “aggrieved” party (which would include abutters) to the Fire Marshal, however those types of appeals are limited to whether the grant of the permit “would constitute a fire or explosion hazard”. G.L. c. 148, § 13. *See also, G.L. c. 148, s. 31* (authorizing Fire Marshal to make orders on appeal “but only in so far as the appeal presents a direct question of fire or explosion hazard”).

In the current posture, given that the permit should not have issued in the first instance absent legally sufficient notice, the process will have to require a hearing, with appropriate and timely notice to the applicant to revoke the current permit, and at the same time, requiring the applicant to resubmit the application with appropriate notice to the abutters as required by the statute.

In order to address the revocation of this permit, the applicant must be provided with notice and an opportunity to be heard. The City Council should put this on a

future agenda and properly notice as it would any other application or hearing. However, in advance of doing so, the City Council must put the applicant on notice in writing of the City's contemplated revocation, and the specific basis for the Council's concerns. In this instance, the written notice should cite the failure of seven (7) days notice to abutters, based on the fact that the notice only appears to have been mailed on November 28, 2025, for a December 2, 2025, hearing, and should cite the concerns that abutters who otherwise would have had the opportunity to be heard in connection with the application for the permit may not have received notice, constructive or actual, thereby rendering the City Council's grant of the permit ineffective. Finally, the notice should advise the applicant that the purpose of the hearing is to show cause as to why the permit should not be revoked. This notice should be sent certified mail, return receipt requested, and be sent no sooner than 30 days before the planned hearing date.

Please let me know if you have any questions.

cc. Melinda E. Barrett, Mayor

DEC 15 PM 2:53  
HAVERHILL CITY CLERK

December 11, 2025

To the Honorable Members of the Haverhill City Council,

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

We are writing as abutters to the property at 168 Hale Street, the subject of an application that was approved at the December 2<sup>nd</sup> hearing. We only recently became aware of this application and believe that a significant procedural error occurred.

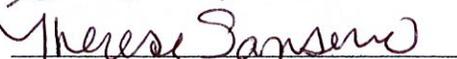
As required by statute, abutters must receive formal notification of such applications and the corresponding public hearings. Neither we, nor other nearby property owners, received the legally mandated notice for this request prior to the hearing.

This failure of notification prevented affected residents from understanding the proposed expansion and evaluating its potential impact on our properties, our neighborhood, and the broader community. It also deprived us of the opportunity to participate meaningfully in the review process.

We respectfully request that this matter be investigated and that all affected parties be formally notified of the oversight. We further ask that the approval of this application be rescinded until a properly noticed public hearing can be held in accordance with statutory requirements.

Thank you for your prompt attention to this important procedural issue.

Sincerely,

Signature

STEPHEN SANSEVERO  
Theresa Sansivero

Printed Name

129 8<sup>TH</sup> AVE HAV

Address

DEC 15 PM 2:53  
HAVERHILL CITY CLERK

December 11, 2025

To the Honorable Members of the Haverhill City Council,

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

We are writing as abutters to the property at 168 Hale Street, the subject of an application that was approved at the December 2<sup>nd</sup> hearing. We only recently became aware of this application and believe that a significant procedural error occurred.

As required by statute, abutters must receive formal notification of such applications and the corresponding public hearings. Neither we, nor other nearby property owners, received the legally mandated notice for this request prior to the hearing.

This failure of notification prevented affected residents from understanding the proposed expansion and evaluating its potential impact on our properties, our neighborhood, and the broader community. It also deprived us of the opportunity to participate meaningfully in the review process.

We respectfully request that this matter be investigated and that all affected parties be formally notified of the oversight. We further ask that the approval of this application be rescinded until a properly noticed public hearing can be held in accordance with statutory requirements.

Thank you for your prompt attention to this important procedural issue.

Sincerely,



Signature

JAMES A. FARRELL

Printed Name

19 Bunke St. Haverhill, MA. 01830

---

Address

December 11, 2025

DEC 15 PM 2:54  
HAVERHILL CITY CLERK

To the Honorable Members of the Haverhill City Council,

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

We are writing as abutters to the property at 168 Hale Street, the subject of an application that was approved at the December 2<sup>nd</sup> hearing. We only recently became aware of this application and believe that a significant procedural error occurred.

As required by statute, abutters must receive formal notification of such applications and the corresponding public hearings. Neither we, nor other nearby property owners, received the legally mandated notice for this request prior to the hearing.

This failure of notification prevented affected residents from understanding the proposed expansion and evaluating its potential impact on our properties, our neighborhood, and the broader community. It also deprived us of the opportunity to participate meaningfully in the review process.

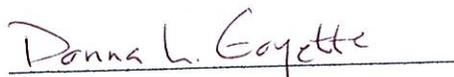
We respectfully request that this matter be investigated and that all affected parties be formally notified of the oversight. We further ask that the approval of this application be rescinded until a properly noticed public hearing can be held in accordance with statutory requirements.

Thank you for your prompt attention to this important procedural issue.

Sincerely,



Signature



Printed Name

143 8<sup>th</sup> Ave

Address

DEC 15 PM 2:54  
HAVCITYCLERK

December 11, 2025

To the Honorable Members of the Haverhill City Council,

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

We are writing as abutters to the property at 168 Hale Street, the subject of an application that was approved at the December 2<sup>nd</sup> hearing. We only recently became aware of this application and believe that a significant procedural error occurred.

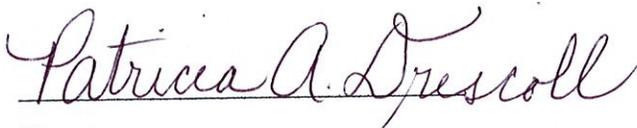
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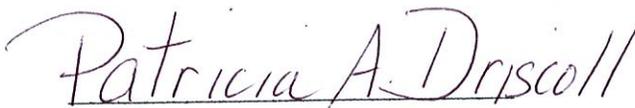
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Thank you for your prompt attention to this important procedural issue.

Sincerely,



Signature



Printed Name

125 8<sup>th</sup> Ave.

Address

December 11, 2025

DEC 15 PM 2:54  
HAVERHILL CITY CLERK

To the Honorable Members of the Haverhill City Council,

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

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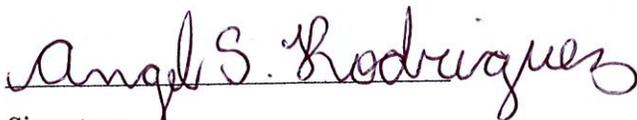
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We respectfully request that this matter be investigated and that all affected parties be formally notified of the oversight. We further ask that the approval of this application be rescinded until a properly noticed public hearing can be held in accordance with statutory requirements.

Thank you for your prompt attention to this important procedural issue.

Sincerely,

  
Signature

ANGEL S. RODRIGUEZ

Printed Name

781-241-2560

129 8TH AVE HAYVERHILL MASS

Address

DEC 15 PM2:55  
HAVCITYCLERK

December 11, 2025

To the Honorable Members of the Haverhill City Council,

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

We are writing as abutters to the property at 168 Hale Street, the subject of an application that was approved at the December 2<sup>nd</sup> hearing. We only recently became aware of this application and believe that a significant procedural error occurred.

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This failure of notification prevented affected residents from understanding the proposed expansion and evaluating its potential impact on our properties, our neighborhood, and the broader community. It also deprived us of the opportunity to participate meaningfully in the review process.

We respectfully request that this matter be investigated and that all affected parties be formally notified of the oversight. We further ask that the approval of this application be rescinded until a properly noticed public hearing can be held in accordance with statutory requirements.

Thank you for your prompt attention to this important procedural issue.

Sincerely,

Archibald R Lemieux

Signature

Archibald R Lemieux

Printed Name

9. Norfolk St

---

Address

**Document # 100**

SPFL-25-2; Guy Bresnahan for  
Broco Energy  
requests to store  
additional propane  
at 158 Hale St

**IN CITY COUNCIL:**

**SEPTEMBER 23, 2025**

**HEARING SCHEDULED**

**FOR DECEMBER 2, 2025**

IN CITY COUNCIL: DECEMBER 2, 2025  
PERMIT GRANTED WITH ALL DEPT CONDITIONS

**Special Permit - Flammable Fuel Storage**

**SPFL-25-2**

Submitted On: Jun 2, 2025

**Applicant**

 Guy Bresnahan  
 978 270-0505  
 gbresnahan@brocooil.com

**Primary Location**

168 HALE ST  
Haverhill, MA 01830

12.6

**Important: Please Read Before Starting Your Application**

SEP 19 AM 11:47  
HAUCITYCLERK

**Applicant Information**

**Is this application a new license or an amendment to an existing license?**

Amendment

**IF OTHER, please specify**

--

**Applicant or Business/Firm Phone**

781-246-1130

**Applicant or Business/Firm City**

Haverhill

**Applicant or Business/Firm Zip Code**

01830

**Name of Licensee**

Broco Terminals LLC

**Contact Information for Licensee (Email and Phone Number)**

gbresnahan@brocoenergy.com 978-270-0505

**If amendment, please indicate date of original license**

October 27, 2020

**What is Your Role in this Process?**

Representative of Applicant

**Applicant or Business/Firm Name**

Broco Energy

**Applicant or Business/Firm Address**

168 Hale Street

**Applicant or Business/Firm State**

MA

**Business Structure**

Limited Liability Corporation (LLC)

**Address of Licensee**

168 Hale Street

**Land Information**

**Location of Land**

168 Hale Street

**Address of Land Owner**

7 Regency Ridge Andover MA 01810

**GIS Coordinants**

latitude 42.784, longitude -71.089

**Owner of Land**

Beehive Realty IIC

**Use and Occupancy of Buildings and Structures**

Fuel storage and distribution

**Flammable and Combustible Liquids, Flammable Gases, and Solids**

**Product Name**

LNG Propane

**Maximum Quantity of Tank Storage**

90,000

**Container**

Aboveground Storage Tank

**Total quantity of all flammable liquids to be stored**

392,000 gallons

**Total quantity of all flammable gases to be stored**

185,800 - all proposed AST's, truck tanks and misc. containers

**Class of Flammable or Combustible**

Class 1

**Units**

Gallons

**IF OTHER, please specify**

plus 49,800 truck storage + 18,000 gallons assorted customer tanks

**Total quantity of all combustible liquids to be stored**

392,000 - Class II & IIIB liquid fuels

**Total quantity of all flammables solids to be stored**

n/a

**LP Gas or Propane Information**

**Will you have LP gas or propane?**

Yes

**Maximum quantity (in gallons) of LP gas to be stored in aboveground containers**

120,000 gallons plus 49,800 gallons in delivery truck tanks and 18,000 in assorted new customer tanks

**List sizes and capacities of all aboveground containers used for storage**

(3) 30,000 horizontal AST (two current one proposed, one future 30k expansion AST)

**Maximum quantity (in gallons) of LP gas to be stored in underground containers**

n/a

**List sizes and capacities of all underground containers used for storage**

n/a

**Total aggregate quantity of all LP gas to be stored:**

185,800 gallons

**Explosives Information**

**Will you have explosives?**

No

**Emergency Contact Information**

**Emergency Contact Name**

Kris Ellis . COO

**Emergency Contact Phone Number**

978-228-0613

**Acknowledgement**

I, \_\_\_\_\_, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

true

**Electronically Sign Here:**

Guy Bresnahan

**Signor's Role**

Representative of Applicant



## Fire Chief Approval

Record No.SPFL-25-2

Status Completed

Became Active June 2, 2025

Type Approval

Due Date None

Assignee Eric Tarpy

### Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

#### Primary Location

168 HALE ST  
Haverhill, MA 01830

#### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

#### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

## Messages

**Kaitlin Wright**  Internal

July 23, 2025 at 3:48 pm

Thank you for the info!

**Eric Tarpy**  Internal

July 23, 2025 at 3:47 pm

@Kaitlin Wright Hi Kaitlin, Fire will be meeting with Guy next Tuesday the 29th to go over some additions/subtractions to the submittals for the license. These additions are at the suggestion of the State Fire Marshall's code compliance officer, Atty Lisa Meade and our office.

**Kaitlin Wright**  Internal

July 23, 2025 at 2:05 pm

@Eric Tarpy do you have an update? Guy called to check in today.

**Kaitlin Wright**

July 1, 2025 at 11:49 am

Guy, please review and correct your description. First sentence says increase of 60,000 gallons to get to 120 gallons - but I believe it should read 120,000 gallons. Please review the entire document for errors. Thank you!

## Step Activity

OpenGov system activated this step

06/02/2025 at 2:32 pm

OpenGov system assigned this step to Robert O'Brien

06/02/2025 at 2:32 pm

Kaitlin Wright reassigned this step from Robert O'Brien to Eric Tarpy

06/02/2025 at 3:02 pm

Eric Tarpy approved this step

09/05/2025 at 7:52 am



## Tax Check

Record No.SPFL-25-2

Status Completed

Became Active June 2, 2025

Type Approval

Due Date None

Assignee Lynn Spitalere

## Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

### Primary Location

168 HALE ST  
Haverhill, MA 01830

### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

## Messages

No comments yet.



## Water Bill Check

Record No.SPFL-25-2

Status Completed

Became Active August 13, 2025

Type Approval

Due Date None

Assignee Elizabeth Remmes

## Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

### Primary Location

168 HALE ST  
Haverhill, MA 01830

### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

## Messages

No comments yet.



City of Haverhill, MA

November 25, 2025

## City Clerk Review

Record No. SPFL-25-2

Status Completed

Type Approval

Assignee Kaitlin Wright

Became Active August 13, 2025

Due Date None

## Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

### Primary Location

168 HALE ST  
Haverhill, MA 01830

### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

## Messages

**Kaitlin Wright**

August 13, 2025 at 9:52 am

Met with Guy this morning to update application based on Fire Department comments. Broco is seeking to amend their existing flammable license to increase capacity of propane. They are requesting to add one 30,000 gallon tank. They presently have 2 30,000 gallon tanks, so if this increase is approved - the aboveground tank capacity would be a total of 90,000 gallons of aboveground storage propane. Further, they are seeking to increase the license to add 3 transport tractor trailers that carry 12,600 gallons each - which would total 37,800 gallons. They are already permitted for 4 3,000 gallon bobtail trucks. Finally, they are seeking to increase their customer tank capacity (currently licensed at 8,000 gallons) and would like to increase by another 8,000 gallons to total 16,000 gallons. Overall, the total propane licensed capacity would be 155,800 gallons. Please note, their existing license covers the following - 318,000 gallons of fuel oil, 154,000 gallons of biofuel, and 80,000 gallons of propane.

**Kaitlin Wright**

June 3, 2025 at 11:00 am

Spoke with applicant, Guy Bresnahan, at length this morning. Broco is seeking to amend their existing flammable license to increase capacity of propane. They are requesting to add two 30,000 gallon tanks of propane for a total increase of 60,00 gallons. They presently have 2 30,000 gallons - so if this increase is approved - the aboveground tank capacity would be a total of 120,000 gallons of aboveground storage propane. Further, they are seeking to increase the license to add 3 transport tractor trailers that carry 12,600 gallons each - which would total 37,800 gallons. Finally, they are seeking to increase their customer tank capacity (currently licensed at 8,000 gallons) and would like to increase by another 8,000 gallons to total 16,000 gallons. Overall, the total increase in propane storage would be 105,800 gallons.

### Step Activity

Kaitlin Wright assigned this step to Kaitlin Wright

08/13/2025 at 9:53 am

Kaitlin Wright activated this step

08/13/2025 at 9:53 am

Kaitlin Wright approved this step

08/13/2025 at 9:53 am



City of Haverhill, MA

November 25, 2025

### First Ad Placement

Record No.SPFL-25-2

Status Completed

Type Approval

Assignee Kaitlin Wright

Became Active September 24, 2025

Due Date None

### Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

#### Primary Location

168 HALE ST  
Haverhill, MA 01830

#### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

#### Applicant

Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

### Messages

Kaitlin Wright

Will be advertised in the Gazette on 11/13 and 11/20.

September 8, 2025 at 12:47 pm



City of Haverhill, MA

November 25, 2025

# Building Inspector Review

Record No.SPFL-25-2

Status Active

Became Active September 24, 2025

Type Approval

Due Date None

Assignee Tom Bridgewater

## Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

### Primary Location

168 HALE ST  
Haverhill, MA 01830

### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

### Messages

Kaitlin Wright

November 14, 2025 at 8:31 am

Please review ASAP, this is coming to Council on 12/02.



City of Haverhill, MA

November 25, 2025

## Conservation Department/Stormwater Review

Record No.SPFL-25-2

Status Completed

Became Active September 24, 2025

Type Approval

Due Date None

Assignee Robert Moore

### Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

#### Primary Location

168 HALE ST  
Haverhill, MA 01830

#### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

#### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

## Messages

**Robert Moore**

November 18, 2025 at 5:33 pm

Bob/Guyl walked the site today. No questions on the third propane tank. But you need to close out the rail siding permit with the Conservation Commission. I'll send additional information via email. Rob

**Robert Moore**

November 14, 2025 at 3:52 pm

Site inspection scheduled for Tuesday 11/18 at 12pm

**Kaitlin Wright**

November 14, 2025 at 8:31 am

Please review ASAP, this is coming to Council on 12/02.

**Robert Moore**

October 2, 2025 at 4:47 pm

Bob, good seeing you last week. When's a good time to meet on site next week to review this project and your future plans?

## Step Activity

OpenGov system activated this step

09/24/2025 at 4:40 pm

OpenGov system assigned this step to Robert Moore

09/24/2025 at 4:40 pm

Robert Moore approved this step

11/18/2025 at 5:33 pm



City of Haverhill, MA

November 25, 2025

## DPW Review

Record No. SPFL-25-2

Status Completed

Type Approval

Assignee Robert Kimball

Became Active September 24, 2025

Due Date None

## Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

### Primary Location

168 HALE ST  
Haverhill, MA 01830

### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

## Messages

No comments yet.



City of Haverhill, MA

November 25, 2025

# Engineering Review

Record No.SPFL-25-2

Status Completed

Became Active September 24, 2025

Type Approval

Due Date None

Assignee John Pettis

## Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

### Primary Location

168 HALE ST  
Haverhill, MA 01830

### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

### Applicant

Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

## Messages

**John Pettis**

I have no objection to the requested permit

November 14, 2025 at 10:53 am

**Kaitlin Wright**

Please review ASAP, this is coming to Council on 12/02.

November 14, 2025 at 8:31 am



City of Haverhill, MA

November 25, 2025

## Police Department Review

Record No. SPFL-25-2

Status Completed

Became Active September 24, 2025

Type Approval

Due Date None

Assignee Kevin Lynch

## Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

### Primary Location

168 HALE ST  
Haverhill, MA 01830

### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

## Messages

No comments yet.



City of Haverhill, MA

November 25, 2025

# Water Supply Review

Record No.SPFL-25-2

Status Completed

Became Active September 24, 2025

Type Approval

Due Date None

Assignee Robert Ward

## Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

### Primary Location

168 HALE ST  
Haverhill, MA 01830

### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

### Messages

Kaitlin Wright

November 14, 2025 at 8:31 am

Please review ASAP, this is coming to Council on 12/02.

November 25, 2025

## Water/Wastewater Review

Record No. SPFL-25-2

Status Completed

Became Active September 24, 2025

Type Approval

Due Date None

Assignee Shaun Burrier

### Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

#### Primary Location

168 HALE ST  
Haverhill, MA 01830

#### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

#### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

### Messages

Kaitlin Wright

November 14, 2025 at 8:31 am

Please review ASAP, this is coming to Council on 12/02.



City of Haverhill, MA

November 25, 2025

# Fire Department Second Review

Record No. SPFL-25-2

Status Active

Became Active September 24, 2025

Type Approval

Due Date None

Assignee Brian Belfiore

## Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

### Primary Location

168 HALE ST  
Haverhill, MA 01830

### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

### Applicant

Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

## Messages

Kaitlin Wright

November 14, 2025 at 8:31 am

Please review ASAP, this is coming to Council on 12/02.



## Abutter Notification

Record No.SPFL-25-2

Status Inactive

Became Active Unknown

Type Approval

Due Date None

Assignee Unassigned

### Record No: SPFL-25-2

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 6/2/2025

#### Primary Location

168 HALE ST  
Haverhill, MA 01830

#### Owner

BEEHIVE REALTY, LLC  
HALE ST 168 HAVERHILL, MA 01830

#### Applicant

 Guy Bresnahan  
 978-270-0505  
 gbresnahan@brocooil.com  
 168 Hale Street  
Haverhill, MA 01830

## Messages

**Natalia Hernandez**

November 25, 2025 at 4:04 pm

Guy, please deliver the certified mail abutter notifications to the City Clerk's office no later than close of business on Monday 12/01.

**Kaitlin Wright**

November 14, 2025 at 8:32 am

As a reminder - The advertisement will be printed on November 13 and 20th in the Gazette. Please be sure to send abutter notification on or around then. A list of abutters has also been attached. Prior to the hearing, the certified mail receipts will need to be submitted to our office. Please reach out with questions.

**Kaitlin Wright**

September 8, 2025 at 12:52 pm

Abutter notification for fuel storage applications are the applicant's responsibility. You may use the advertisement to send your abutter notification. The advertisement will be printed on November 13 and 20th in the Gazette. Please be sure to send abutter notification on or around then. A list of abutters has also been attached. Prior to the hearing, the certified mail receipts will need to be submitted to our office. Please reach out with questions.

## Step Activity

There are no recorded events for this step



# Haverhill

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

September 8, 2025

## PUBLIC HEARING

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

Notice is hereby given that the following application for a license to store, keep, and use INFLAMMABLE LIQUIDS has been made to the City Clerk and the City Council will conduct a hearing for all parties interested, in a hybrid meeting (virtual/in person), on Tuesday, December 2, 2025; at 7:00 PM. This notice is given under the provisions of Chapter 148 of the General Laws - Guy Bresnahan on behalf of Broco Terminals, LLC. (SPFL-25-2); requesting to store an additional 30,000 gallons of propane in an above ground storage tank, three additional propane transport trailer trucks with a tank capacity of 12,600 gallons each for a total storage increase of 37,800 gallons of truck storage, and 8,000 gallons in miscellaneous empty customer tank. The overall propane storage capacity is being increased by 75,800 gallons at 158 Hale St.

*(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: November 13 & November 20, 2025  
Haverhill Gazette

Kaitlin M. Wright, CMC  
City Clerk



FP-002A  
(Rev. 6/23)

The Commonwealth of Massachusetts  
City/Town of Haverhill

### Application For License

Massachusetts General Law, Chapter 148 §13

New License     Amended License

GIS Coordinates
<u>42.784050</u> LAT.
<u>-71.089870</u> LONG.
<u>5495</u> License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 168 Hale St, 602-457-1 and 602-457-2  
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Beehive Realty LLC + A+BCrossing LLC

Address of Land Owner: 7 Regency Ridge Andover, MA 01810

Use and Occupancy of Buildings and Structures: fuel storage and distribution

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments  
1964, 2020, and June 21, 2022  
Attach a copy of the current license

#### Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal, lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Fuel Oil	II	238,000	gal	AST
Biodiesel	III B	154,000	gal	AST
Propane	I	90,000	gal	AST
Propane	I	49,800	gal	AST
Propane	I	16,000	gal	truck mounted misc

Total quantity of all flammable liquids to be stored: none

Total quantity of all combustible liquids to be stored: 392,000

Total quantity of all flammable gases to be stored: 155,800

Total quantity of all flammable solids to be stored: none

**LP-gas** (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers.  
(See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: 155,800  
List sizes and capacities of all aboveground containers used for storage: 3 - 30,000 gals,  
4 - 3,000 gals truck tanks, 3 - 12,600 gals truck tanks, 16,000 gals

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: 0  
List sizes and capacities of all underground containers used for storage: n/A

Total aggregate quantity of all LP-gas to be stored: 155,800

assorted tanks

**Fireworks** (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: 0 Type/class of magazine used for storage: 0

❖ Maximum amount (in pounds) of Class 1.4G: 0 Type/class of magazine used for storage: 0

❖ Maximum amount (in pounds) of Class 1.4: 0 Type/class of magazine used for storage: 0

Total aggregate quantity of all classes of fireworks to be stored: 0

**Explosives** (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: 0 Number of magazines used for storage: 0

❖ Maximum amount (in pounds) of Class 1.2: 0 Number of magazines used for storage: 0

❖ Maximum amount (in pounds) of Class 1.3: 0 Number of magazines used for storage: 0

❖ Maximum amount (in pounds) of Class 1.4: 0 Number of magazines used for storage: 0

❖ Maximum amount (in pounds) of Class 1.5: 0 Number of magazines used for storage: 0

❖ Maximum amount (in pounds) of Class 1.6: 0 Number of magazines used for storage: 0

I, Guy Bresnahan, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature Guy Bresnahan Date 8/13/25 Name Guy Bresnahan

Fire Department Use Only

I, ERIC M. TARPY, Head of the HAVERHILL Fire Department endorse this application with my

Approval  Disapproval Follow all code

[Signature]  
Signature of Head of the Fire Department

Follow all code requirements and Date 8/13/25

Recommendations: BEST PRACTICES ASSOCIATED WITH THE USE, STORAGE AND MAINTENANCE OF TANK, PRODUCT AND PROCESS.

Mfg. Representative: SW Date: 10-7-21 Page 1 of 2  
 Authorized Inspector: SB Date: 10-7-21  
**FORM U-1A MANUFACTURER'S DATA REPORT FOR PRESSURE VESSELS**  
 (Alternative Form for Single Chamber, Completely Shop or Field Fabricated Vessels Only)  
 As Required by the Provisions of the ASME Boiler and Pressure Vessel Code Rules, Section VIII, Division 1

1. Manufactured and certified by Biabee Steel & Tank Company, 4535 Elizabethtown Road, Manheim, PA 17545, USA  
 2. Manufactured for Hiltz Propane Systems LLC, 693 West Market Street, Marietta, PA 17547, USA  
 3. Location of installation \_\_\_\_\_  
 4. Type Horizontal  
 5. ASME Code, Section VIII, Division 1 2019 Edition  
 6. Shell SA-516 70 0.875" 0" 10'-10.25" 39'-6"  
 (Material spec. number, grade) (Nominal thickness) (Corr. allow.) (Inner diameter) (Length (overall))

No.	Type	ID	OD	Flange Thk	Min Hub Tnk	Material	How Attached	Location	Bolting				
									Num & Size	Bolting Material	Washer (OD, ID, thk)	Washer Material	
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-

7. Seams Type 1 Full 100%  
 (Log. welded, det. engr. tap bolt) (R.T. (spot or full)) (ER, %) (H.T. temp.) (Tins. hv) (Log. welded, det. engr. tap, bolt)  
 8. Heads: (a) Material SA-516 70 Type 1 UW-11(a)(5) 85 4  
 (Spec. no., grade) (Log. welded, det. engr. tap, bolt) (ER, %) (No. of courses)  
 (b) Material \_\_\_\_\_  
 (Spec. no., grade)

Location (Top, Bottom, Ends)	Minimum Thickness	Corrosion Allowance	Crown Radius	Knuckle Radius	Elliptical Ratio	Conical Apex Angle	Hemispherical Radius	Flat Diameter	Side to Pressure (Convex or Concave)	
									Convex	Concave
(a) END	0.8244"	0"	-	-	2:1	-	-	-	Convex	Concave
(b) END	0.8244"	0"	-	-	2:1	-	-	-	Convex	Concave

Location	Type	ID	OD	Flange Thk	Min Hub Thk	Material	How Attached	Bolting					
								Num & Size	Bolting Material	Washer (OD, ID, thk)	Washer Material		
(a) -	-	-	-	-	-	-	-	-	-	-	-	-	-
(b) -	-	-	-	-	-	-	-	-	-	-	-	-	-

9. MAWP 250 psi at max. temp. 150 °F  
 (Internal) (External) (Internal)  
 Min. design metal temp. -20 °F  
 Proof test \_\_\_\_\_ at \_\_\_\_\_ psi . Hydro., pneu., or comb. test pressure  
 (External) (External)  
 10. Nozzles, inspection, and safety valve openings: Hydro. at 325 psi

Purpose (Inlet, Outlet, Drain, etc.)	No.	Diameter or Size	Type	Material		Nozzle Thickness Nom.	Corr.	Reinforcement Material	Attachment Details		Location (Insp. Open.)
				Nozzle	Flange				Nozzle	Flange	
Manway	1	18"	CL 150 Studding Outlet	SA-105	-	1.125"	0"	None	UW-16.1(p)	-	Shell
Relief	1	4"	CL 300 Studding Outlet	SA-105	-	1.5"	0"	None	UW-16.1(p)	-	Shell
Vapor	2	2"	6000# H.C.	SA-105	-	0.625"	0"	None	UW-16.1(f)	-	Shell
Float Gauge	2	2.5"	6000# F.C.	SA-105	-	0.685"	0"	None	UW-16.1(j)	-	Left/Right Heads
85% Fixed Level	1	0.75"	6000# F.C.	SA-105	-	0.345"	0"	None	UW-16.1(i)	-	Left Head
Thermometer	1	0.75"	Pipe w/ 6000# F.C.	SA-105 B/SA-105	-	0.154"	0"	None	UW-16.1(i)	-	Left Head

11. Supports: Skirt No Lugs - Legs - Other - Attached -  
 (Yes or no) (Number) (Number) (Describe) (Where and how)  
 12. Remarks: Manufacturer's Partial Data Reports properly identified and signed by Commissioned Inspectors have been furnished for the following items of the report: Shop test performed in the horizontal position. Vessel intended for non-lethal and non-corrosive service.  
Vessel impact exempt per UG-20(f). See attached U-4 Form.

Mfg. Representative: SLU Date: 10-7-20 Page 2 of 2  
Authorized Inspector: BIB Date: 10-7-20

Form U-1A

Manufactured by \_\_\_\_\_  
Manufacturer's Serial No. 4259 Bigbee Steel & Tank Company  
CRN \_\_\_\_\_ National Board No. 2914

**CERTIFICATE OF SHOP/FIELD COMPLIANCE**

We certify that the statements made in this report are correct and that all details of design, material, construction, and workmanship of this vessel conform to the ASME BOILER AND PRESSURE VESSEL CODE, Section VIII, Division 1, "U" Certificate of Authorization number 17158 expires November 30, 2020

Date 10-7-20 Co. name Bigbee Steel & Tank Company Signed [Signature]  
(Manufacturer) (Representative)

**CERTIFICATE OF SHOP/FIELD INSPECTION**

Vessel constructed by Bigbee Steel & Tank Company at 4535 Elizabethtown Road, Manheim PA 17545  
I, the undersigned, holding a valid commission issued by the National Board of Boiler and Pressure Vessel Inspectors and employed by The Hartford Steam Boiler Inspection and Insurance Company of Hartford, CT  
have inspected the component described in this Manufacturer's Data Report on 9-25-20 and state that, to the best of my knowledge and belief, the Manufacturer has constructed this pressure vessel in accordance with ASME BOILER AND PRESSURE VESSEL CODE, Section VIII, Division 1. By signing this certificate neither the Inspector nor his/her employer makes any warranty, expressed or implied, concerning the pressure vessel described in this Manufacturer's Data Report. Furthermore, neither the Inspector nor his/her employer shall be liable in any manner for any personal injury or property damage or a loss of any kind arising from or connected with this inspection.

Date 10-7-20 Signed [Signature] Commissions 1413523  
(Authorized Inspector) (National Board Authorized Inspector Commission number)

(07/17)

**FORM U-4 MANUFACTURER'S DATA REPORT SUPPLEMENTARY SHEET**  
 As Required by the Provisions of the ASME Boiler and Pressure Vessel Code Rules, Section VIII, Division 1

1. Manufactured and certified by Bigbee Steel & Tank Company 4535 Elizabethtown Road Manheim, PA 17545 USA  
(Name and address of Manufacturer)

2. Manufactured for Hiltz Propane Systems LLC 693 West Market Street Marietta, PA 17547 USA  
(Name and address of Purchaser)

3. Location of Installation \_\_\_\_\_

4. Type Horizontal Unknown  
(Horizontal, vertical, or sphere) (Name and address)

Tank  
(Tank, separator, heat exch., etc.)

112875-3 2914 4259  
(Drawing Number) (National Board number) (Manufacturer's stamp number)

2020  
(Year Built)

**Additional Nozzles:**

Purpose (Inlet, Outlet, Drain, etc)	No.	Diameter or Size	Type	Material		Nozzle Thickness		Reinforcement Material	Attachment Details		Location (Insp. Open.)
				Nozzle	Flange	Name	Corr.		Nozzle	Flange	
Liquid	4	3"	6000# H.C.	SA-105	-	0.75"	0"	None	UW-16.1(d)	-	Shell
Vapor w/ Int. Pipe	2	2"	6000# H.C.	SA-105	-	0.625"	0"	None	UW-16.1(f)	-	Shell
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-

Certificate of Authorization: Type U No. 17156 Expires November 30, 2020

Date 10-7-20 Name Bigbee Steel & Tank Company  
(Manufacturer)

Date 10-7-20 Signed [Signature] Signed [Signature]  
(Authorized Inspector) (Representative)

Commissions NB 13523  
(National Board Authorized Inspector Commission number)



**Highland Tank**

www.Highlandtank.com

Celebrating 65 Years of Experience

4535 Elizabethtown Rd P: 717-664-0600  
Manheim, PA 17545-9410 F: 717-664-0617

October 8, 2020

Hiltz Propane Systems LLC  
693 W Market St  
Marietta, PA 17547

To Whom It May Concern:

Enclosed are your copies of the Data Report for your pressure vessel ordered on your PO #2020024.

Sincerely,

*Todd J. Shearer*

Todd J. Shearer  
Engineering Manager

TJS:tt

Enclosure



Mfg. Representative: LA Date: 11/1/21 Page 2 of 2  
Authorized Inspector: [Signature] Date: 11/01/2021

Form U-1A  
Manufactured by Highland Tank of Central Michigan LLC  
Manufacturer's Serial No. 49 CRN \_\_\_\_\_ National Board No. 49

**CERTIFICATE OF SHOP/FIELD COMPLIANCE**

We certify that the statements made in this report are correct and that all details of design, material, construction, and workmanship of this vessel conform to the ASME BOILER AND PRESSURE VESSEL CODE, Section VIII, Division 1. "U" Certificate of Authorization number 57508 expires April 8, 2022.

Date 11/1/21 Co. name Highland Tank of Central Michigan LLC (Manufacturer) Signed LA Legentien (Representative)

**CERTIFICATE OF SHOP/FIELD INSPECTION**

Vessel constructed by Highland Tank of Central Michigan LLC at Clarkston, MI  
I, the undersigned, holding a valid commission issued by the National Board of Boiler and Pressure Vessel Inspectors and employed by The Hartford Steam Boiler Inspection and Insurance Company of Connecticut  
to the best of my knowledge and belief, the Manufacturer has constructed this pressure vessel in accordance with ASME BOILER AND PRESSURE VESSEL CODE, Section VIII, Division 1. By signing this certificate neither the Inspector nor his/her employer makes any warranty, expressed or implied, concerning the pressure vessel described in this Manufacturer's Data Report. Furthermore, neither the Inspector nor his/her employer shall be liable in any manner for any personal injury or property damage or a loss of any kind arising from or connected with this inspection.

Date 11/01/2021 Signed [Signature] (Authorized Inspector) Commissions NB9486 MI610 (National Board Authorized Inspector Commission number)

(07/17)

**FORM U-4 MANUFACTURER'S DATA REPORT SUPPLEMENTARY SHEET**  
 As Required by the Provisions of the ASME Boiler and Pressure Vessel Code Rules, Section VIII, Division 1

1. Manufactured and certified by Highland Tank of Central Michigan LLC 4701 White Lake Road, Clarkston, MI 48347  
(Name and address of Manufacturer)

2. Manufactured for Hiltz Propane Systems LLC 693 West Market Street Marietta, PA 17547 USA  
(Name and address of Purchaser)

3. Location of installation Unknown  
(Name and address)

4. Type Horizontal Tank  
(Horizontal, vertical, or sphere) (Tank, separator, heat exch., etc.)

- 113764 rev3 49 49  
(CRN) (Drawing Number) (Manufacturer's serial number) (National Board number)

- 2021  
(Year built)

**Additional Nozzles:**

Purpose (Inlet, Outlet, Drain, etc.)	No.	Diameter or Size	Type	Material		Nozzle Thickness		Reinforcement Material	Attachment Details		Location (Insp. Open.)
				Nozzle	Flange	Nom.	Corr.		Nozzle	Flange	
Inlet/Outlet	4	3"	6000# H.C.	SA-105	-NA	6000#	0"	None	UW-16.1(f)	-NA	Shell
Inlet/Outlet	2	2"	6000# H.C.	SA-105	-NA	6000#	0"	None	UW-16.1(f)	-NA	Shell
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-

Certificate of Authorization: Type U No. 57.508 Expires April 8, 2022

Date 11/1/21 Name Highland Tank of Central Michigan LLC Signed [Signature]  
(Manufacturer) (Representative)

Date 11/9/2021 Signed [Signature] Commissions NB9486 MI610  
(Authorized Inspector) (National Board Authorized Inspector Commission number)

Broco Energy Special Permit SPFL 25-2

Haverhill Fire Department Review

Supplemental Information

**Clarify Propane tank construction, installation and inspection standards:** Broco's existing propane storage and distribution system was completed in accordance with all applicable Codes and Standards.

The existing 30,000-gallon horizontal steel pressure vessels were constructed in accordance with the *American Society of Mechanical Engineers (A.S.M.E) Code for Pressure Vessels, Section VIII, Division 1, 2019 Edition*. Broco's propane storage tanks, appurtenances, piping components, piping materials, pumpset components and the installation of these components and equipment meet the requirements of NFPA 58, Liquefied Petroleum Gas Code, 2014 edition. In addition to NFPA 58, the system was designed and installed in accordance with all applicable Codes and Standards including 527CMR 1.00, Massachusetts Comprehensive Fire Safety Code; 780 CMR, Massachusetts State Building Code; the completed Fire Safety Analysis, and good engineering practice. Electrical systems for the bulk facility were installed in accordance with the MA Fire Safety Code, 527CMR 12.00 and the National Electric Code with Massachusetts Amendments.

Hydrostatic pressure tests were performed and recorded on the storage vessels and piping was pressure tested at a pressure of 375 PSIG for 12 hours with successful results. Annual storage tank inspections have been, and will continue to be, conducted in accordance with the National Board Inspection Code (NBIC) requirements.

Aboveground Storage Tank #1 was built in 2020, by Bigbee Steel & Tank Company of Manheim, Pennsylvania for Highland Tank and carries a manufacturer's serial number of #4259 and a National Inspection Board number of #2914. The tank was newly constructed to contain propane (Flammable Gas).

Aboveground Storage Tank #2 was built in 2021 by Highland Tank of Central Michigan, LLC of Clarkston Michigan and carries a manufacturer's serial number of #49 and a National Inspection Board number of #49. The tank was newly constructed to contain propane (Flammable Gas).

Copies of the tank Manufacturer's Data Report Forms (Form U-1A) have been uploaded as an attachment to the SPFL 25-2 permit file.

and features immediate staff cellphone alert messages and the ability to notify HFD and other first responders depending on the nature for the alarm.

Broco acknowledges that any future expansion of its propane business beyond the pending storage permit request (SPFL 25-2) will require additional municipal and state permitting and all future proposed work must be in compliance any updated state and federal fire and safety codes in existence at the time of such proposed expansion. Expansion tanks and associated distribution equipment will additionally feature an expansion of gas leak detection monitors and IR flash detection cameras, as deemed appropriate prior to commissioning.

Broco has further agreed to provide, on an annual basis, a \$5,000 expenditure to ensure that a ready supply of F-500 Encapsulation Agent (or equivalent firefighting agent) is on supply at HFD and/or Broco's Hale Street fuel terminal should it be needed to suppress a fire. Broco views this renewable annual safety expenditure as shared resource and a partnership donation to the Haverhill Fire Department.

**2025 Permit Increase to Store Flammables (SPFL 25-2)**  
**Broco Energy - 168 Hale Street, Haverhill MA**

**Broco Energy Class II & IIIB Liquid Fuel Storage Capacity**  
 12 AST's

<u>Diesel/HO Volumes</u>		<u>Gallons</u>
Vertical Tanks 1-4 (49.5k ea.)		198,000
Vertical Tanks 5 & 6 (20k ea.)		<u>40,000</u>
		238,000
<u>Biodiesel Volumes</u>		<u>Gallons</u>
Tanks 7, 8 & 9		90,000
Tanks 10 & 11		60,000
Tank 12		<u>4,000</u>
		154,000
<b>Class I &amp; II Storage Total</b>		<b>392,000</b>

**Broco Energy Class I Propane Gas Storage Capacity**

10 AST's

<u>Propane Volumes</u>		<u>Gallons</u>
Horizontal AST Tanks 1-2 (30k ea.)		60,000
Horizontal AST Proposed tank 3 (30k)		30,000
Bobtail truck storage Trucks 1-4 (3k ea.)		12,000
Three Proposed Transport Tractor Trailers 1-3 (12.6k ea)		37,800
Miscellaneous customer tanks -assorted		<u>16,000</u>
		155,800
<b>Class I Storage Total</b>		<b>155,800</b>
<b>Total Terminal Storage - combustable liquids &amp; flammable gases .....</b>		<b>547,800</b>

## Project Description

Summary - The proposed storage permit modification will increase Broco's above ground propane storage tank (AST) capacity by 30,000 gallons. The storage increase (scheduled for this fall) will add one additional 30,000-gallon skid mounted tank for a total of three propane storage tanks, or 90,000 gallons

Broco is also looking to add three Propane Transport Trailer trucks with a tank capacity of 12,600 gallons each, for a total storage increase of 37,800 gallons of truck storage. The last permit increase request involves an increase of 8,000 gallons in miscellaneous empty customer tanks for a revised total of 16,000 gallons of assorted sizes of customer tanks awaiting placement.

Overall, Broco's existing propane storage capacity is being increase by 75,800 gallons – from 80,000 gallons to 155,800 gallons under this permit increase request..

A project locus plan has been included to highlight the location of the proposed improvements at the site and show the relationship of proposed improvements to existing storage tanks and rail offload tower. The construction of the second railcar offload tower (shown on the locus plan) is informational and not part of this permit request.

This fall the project will procure and install one 30,000-gallon 250 psi ASME horizontal propane storage tank with steel support saddles on a skid support system with a fully-equipped truck loading stanchion including a 4" pump system, explosion proof motor, a 450 GPM meter, break away hoses and a TopTech Terminal Automation System to create bills of lading for all delivery and transport trucks loading at Broco. The LPG tank will match the existing two propane tanks previously installed.

The new propane storage tank will include all required gauges and safety valves and distribution equipment and an electronic emergency shut off valve. The tank and distribution/loading equipment will be placed on a 20' x 60' engineered concrete slab and will be connected to, and monitored by, Boco's Macurco gas leak and infrared flash detection control panel and devices 24/7.

The design plans are complete. Broco's current Fire Safety Analysis will be updated and sent to the State Fire Marshal's Office (SFMO) for review along with the FP-101 Application for Construction and Installation, the approval of which is required. The SFMO Community Compliance Officer and HFD will inspect the system installation to ensure all fire and safety codes are met before the new tank can be filled and put in use

## Project Description

Summary - The proposed storage permit modification will increase Broco's above ground propane storage tank (AST) capacity by 30,000 gallons. The storage increase (scheduled for this fall) will add one additional 30,000-gallon skid mounted tank for a total of three propane storage tanks, or 90,000 gallons

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This fall the project will procure and install one 30,000–gallon 250 psi ASME horizontal propane storage tank with steel support saddles on a skid support system with a fully-equipped truck loading stanchion including a 4" pump system, explosion proof motor, a 450 GPM meter, break away hoses and a TopTech Terminal Automation System to create bills of lading for all delivery and transport trucks loading at Broco. The LPG tank will match the existing two propane tanks previously installed.

The new propane storage tank will include all required gauges and safety valves and distribution equipment and an electronic emergency shut off valve. The tank and distribution/loading equipment will be placed on a 20' x 60' engineered concrete slab and will be connected to, and monitored by, Boco's Macurco gas leak and infrared flash detection control panel and devices 24/7.

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**WEB ENGINEERING ASSOCIATES, INC.**  
 111 SUMMER STREET, SCITUATE, MASSACHUSETTS 02066

**BRCCO OIL**  
 161 EIGHTH AVENUE, HAVERHILL, MASSACHUSETTS

**A-1**

SITE PLAN - PROPOSED MODIFICATIONS

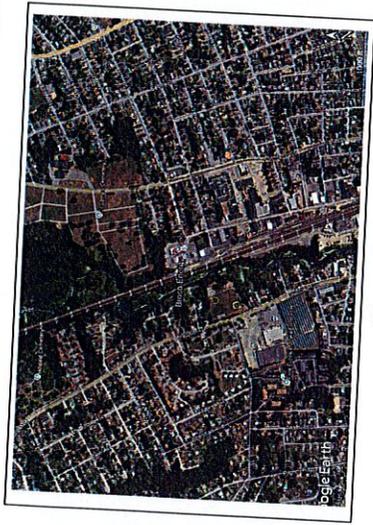
DATE:	REVISION:
DESIGNED BY:	DATE:
CHECKED BY:	DATE:
FILE NO.:	PROJECT NO.:
SCALE:	DATE:
DATE:	DATE:
DATE:	DATE:



THIS DRAWING IS A PART OF A PLAN OF LAND BY BROOKMAN & ASSOCIATES, INC. OF HAVERHILL, MASSACHUSETTS, DATED 01/01/2010 AND SHOULD NOT BE USED FOR THE DETERMINATION OF PROPERTY LINES, SETBACKS, ETC.



**SITE LOCUS**



- (1) PROPOSED 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (ADDITIONAL TO EXISTING) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 1) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.
- (2) EXISTING 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 2) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 3) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.
- (3) EXISTING 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 4) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 5) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.
- (4) EXISTING 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 6) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 7) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.
- (5) EXISTING 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 8) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 9) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.
- (6) EXISTING 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 10) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 11) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.
- (7) EXISTING 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 12) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 13) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.
- (8) EXISTING 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 14) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 15) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.
- (9) EXISTING 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 16) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 17) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.
- (10) EXISTING 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 18) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 19) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.
- (11) EXISTING 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 20) WITH 12,000 GALLON PROPANE ABOVEGROUND STORAGE TANK (NO. 21) WITH SURROUNDING CHAIN LINK FENCE AND CONCRETE BLOCK TRAFFIC PROTECTION.

**SITE SUMMARY: PARCELS 602-457-1 AND 602-457-2**  
**ZONING: INDUSTRIAL (IG)**

MINIMUM LOT AREA (SQUARE FEET)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT FRONTAGE (FEET)	100.00	100.00	100.00
FRONT YARD SETBACK (FEET)	50.00	50.00	50.00
SIDE YARD SETBACK (FEET)	5.00	5.00	5.00
REAR YARD SETBACK (FEET)	5.00	5.00	5.00
BUILDING HEIGHT (FEET)	25.00	25.00	25.00
MAXIMUM LOT COVERAGE (%)	75.00	75.00	75.00
MINIMUM OPEN SPACE (%)	0.00	0.00	0.00

COMMONWEALTH OF MASSACHUSETTS



CITY OF HAVERHILL  
INFLAMMABLES REGISTRATION  
2025



Date of Issue: April 9, 2025

Date of Application: March 24, 2025

Permit Number: INFL-25-1

Historic Registration Number: 5495

Company Name: Broco Energy

Address: 168 HALE ST

This permit expires: April 30, 2026

MBL: 602-457-2

*Kaitlin M. Wright*

Kaitlin Wright, Haverhill City Clerk

➔ THIS PERMIT MUST BE CONSPICUOUSLY POSTED UPON THE PREMISES ←



HAVERHILL  
 2 WASHINGTON SQ  
 HAVERHILL, MA 01830-9998  
 www.usps.com

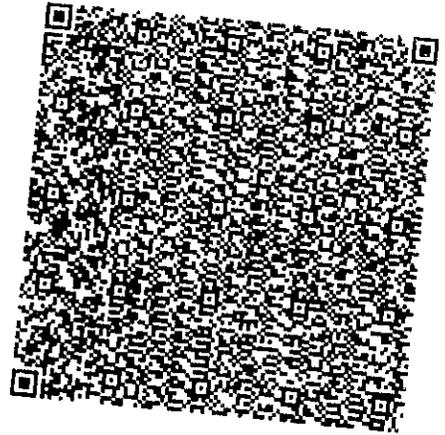
11/28/2025

03:38 PM

TRACKING NUMBERS

9545 3114 1848 5332 6053 15  
 9545 3114 1848 5332 6053 39  
 9545 3114 1848 5332 6053 53  
 9545 3114 1848 5332 6053 77  
 9545 3114 1848 5332 6053 91  
 9545 3114 1848 5332 6054 14  
 9545 3114 1848 5332 6054 38  
 9545 3114 1848 5332 6054 52  
 9545 3114 1848 5332 6054 76  
 9545 3114 1848 5332 6054 90  
 9545 3114 1848 5332 6055 13  
 9545 3114 1848 5332 6055 37  
 9545 3114 1848 5332 6055 51  
 9545 3114 1848 5332 6055 75  
 9545 3114 1848 5332 6055 99  
 9545 3114 1848 5332 6056 36  
 9545 3114 1848 5332 6056 50  
 9545 3114 1848 5332 6056 74  
 9545 3114 1848 5332 6056 98  
 9545 3114 1848 5332 6057 11  
 9545 3114 1848 5332 6057 35  
 9545 3114 1848 5332 6057 59  
 9545 3114 1848 5332 6057 73  
 9545 3114 1848 5332 6057 97  
 9545 3114 1848 5332 6058 10

TRACK STATUS OF ITEMS WITH THIS CODE  
 (UP TO 25 ITEMS)



Displays first 25 tracking numbers only

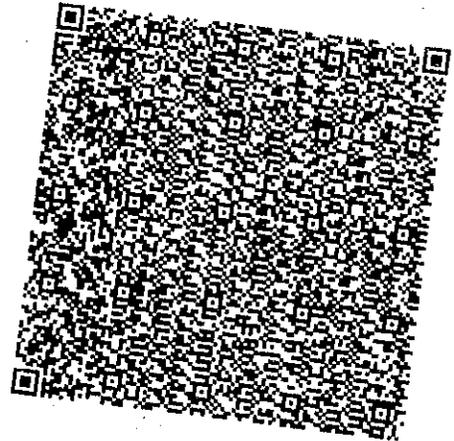
TRACK STATUS BY TEXT MESSAGE  
 Send tracking number to 28777 (2USPS)  
 Standard message and data rates may apply

TRACK STATUS ONLINE  
 Visit <https://www.usps.com/tracking>  
 Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
NCardinal#10R Env	66	\$1.01	\$66.66
First-Class Mail® Letter	1		\$0.78

TRACK STATUS OF ITEMS (UP TO 25 ITEMS)



Displays first 25 tracking numbers only

TRACK STATUS BY TEXT MESSAGE  
Send tracking number to 28777 (2USPS)  
Standard message and data rates may apply

TRACK STATUS ONLINE  
Visit <https://www.usps.com/tracking>  
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
NCardinal#10R Env	66	\$1.01	\$66.66
First-Class Mail® Letter	1		\$0.78
Haverhill, MA 01830 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 12/01/2025 Tracking #: 9545 3114 1848 5332 6053 15			
Insurance		Amount: \$100.00	\$3.40
Affixed Postage		Affixed Amount: \$0.78	-\$0.78
<b>Total</b>			<b>\$3.40</b>

Estimated Delivery  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6053 39  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

Estimated Delivery  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6053 77  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

Estimated Delivery  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6054 14  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

Estimated Delivery  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6054 38  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

Estimated Delivery  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6054 52  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

Estimated Delivery  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6054 76  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

Estimated Delivery  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6055 13  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

Estimated Delivery  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6055 37  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

First-Class Mail® 1  
Letter  
Malden, MA 02148  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6053 91  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6054 14  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

First-Class Mail® 1  
Letter  
Waltham, MA 02451  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6054 52  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

First-Class Mail® 1  
Letter  
Boston, MA 02116  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6054 38  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

First-Class Mail® 1  
Letter  
Methuen, MA 01844  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6055 37  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

First-Class Mail® 1  
Letter  
Haverhill, MA 01832  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6055 13  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6055 51  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

First-Class Mail® 1  
Letter  
Haverhill, MA 01832  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6054 76  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40

First-Class Mail® 1  
Letter  
Haverhill, MA 01832  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6055 37  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total \$3.40



Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6060 53  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6060 77  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6060 91  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6061 14  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6061 38  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6059 57  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6059 71  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
New York, NY 10019  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6059 95  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6060 15  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6060 39  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6058 58  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6058 72  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6058 96  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6059 19  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6059 33  
Insurance Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78

Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6063 67  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6063 81  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6064 04  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6064 28  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6064 42  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

Boston, MA 02110  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6062 51  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6062 75  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6062 99  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6063 29  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01832  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6063 43  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6061 52  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6061 76  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6061 90  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6062 13  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1  
Letter  
Haverhill, MA 01830  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 12/01/2025  
Tracking #: 9545 3114 1848 5332 6062 37  
Insurance  
Amount: \$100.00  
Affixed Postage  
Affixed Amount: \$0.78  
Total

First-Class Mail® 1 Letter \$0.78  
 Haverhill, MA 01830  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 12/01/2025  
 Tracking #: 9545 3114 1848 5332 6064 66  
 Insurance Amount: \$100.00  
 Affixed Postage \$3.40  
 Affixed Amount: \$0.78 -\$0.78  
 Total \$0.78

First-Class Mail® 1 Letter \$0.78  
 Haverhill, MA 01830  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 12/01/2025  
 Tracking #: 9545 3114 1848 5332 6064 80  
 Insurance Amount: \$100.00  
 Affixed Postage \$3.40  
 Affixed Amount: \$0.78 -\$0.78  
 Total \$3.40

First-Class Mail® 1 Letter \$0.78  
 Haverhill, MA 01830  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 12/01/2025  
 Tracking #: 9545 3114 1848 5332 6065 27  
 Insurance Amount: \$100.00  
 Affixed Postage \$3.40  
 Affixed Amount: \$0.78 -\$0.78  
 Total \$3.40

First-Class Mail® 1 Letter \$0.78  
 Haverhill, MA 01830  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 12/01/2025  
 Tracking #: 9545 3114 1848 5332 6065 03  
 Insurance Amount: \$100.00  
 Affixed Postage \$3.40  
 Affixed Amount: \$0.78 -\$0.78  
 Total \$3.40

First-Class Mail® 1 Letter \$0.78  
 Haverhill, MA 01832  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 12/01/2025  
 Tracking #: 9545 3114 1848 5332 6065 41  
 Insurance Amount: \$100.00  
 Affixed Postage \$3.40  
 Affixed Amount: \$0.78 -\$0.78  
 Total \$3.40

First-Class Mail® 1 Letter \$0.78  
 Haverhill, MA 01832  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 12/01/2025  
 Tracking #: 9545 3114 1848 5332 6065 65  
 Insurance Amount: \$100.00  
 Affixed Postage \$3.40  
 Affixed Amount: \$0.78 -\$0.78  
 Total \$3.40

First-Class Mail® 1 Letter \$0.78  
 Haverhill, MA 01830  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 12/01/2025  
 Tracking #: 9545 3114 1848 5332 6065 27  
 Insurance Amount: \$100.00  
 Affixed Postage \$3.40  
 Affixed Amount: \$0.78 -\$0.78  
 Total \$3.40

First-Class Mail® 1 Letter \$0.78  
 Haverhill, MA 01830  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 12/01/2025  
 Tracking #: 9545 3114 1848 5332 6065 03  
 Insurance Amount: \$100.00  
 Affixed Postage \$3.40  
 Affixed Amount: \$0.78 -\$0.78  
 Total \$3.40

523-326-1  
CITY OF HAVERHILL  
4 SUMMER ST  
HAVERHILL, MA 01830

524-327-1  
COMEAU LAWRENCE L  
10 LEBLANC ST  
HAVERHILL, MA 01832

524-328A-13  
FOUNTAIN ERNEST H-ETUX  
3 WHITTIER PLACE  
HAVERHILL, MA 01832

601-451-2B  
MASSACHUSETTS ELECTRIC CO  
40 SYLVAN RD  
WALTHAM, MA 02451

601-453-2A  
M BAY TRANS AUTHORITY  
45 HIGH ST  
BOSTON, MA 02110

601-455-11  
GORDON W HALE REVOCABLE TRUST  
146 EIGHTH AVE  
HAVERHILL, MA 01830

601-455-8  
ZEPEDA JOSE-ETUX  
132 EIGHTH AVE  
HAVERHILL, MA 01830

602-451-1  
M BAY TRANS AUTHORITY  
45 HIGH ST  
BOSTON, MA 02110

602-457-8  
ROUSSEAU MICHELLE L  
160 HALE ST  
HAVERHILL, MA 01830

602-458-11  
HICKEY FRANCIS D  
133 EIGHTH AVE  
HAVERHILL, MA 01830

524-326-5  
THE JUNE M CHILDS REALTY TRUST  
8 LEBLANC ST  
HAVERHILL, MA 01832

524-327-6  
GIDDINGS LLOYD W  
207 HILLDALE AVE  
HAVERHILL, MA 01832

524-328A-13A  
VASQUEZ AMARILIZ  
1 WHITTIER PL  
HAVERHILL, MA 01832

601-451-4  
JOZ PROPERTY MANAGEMENT, INC.  
140 HALE ST  
HAVERHILL, MA 01830

601-454-1  
NM PASTA, L.L.C  
1633 BROADWAY 48TH FLOOR  
NEW YORK, NY 10019

601-455-12  
JOZ PROPERTY MANAGEMENT, INC.  
140 HALE ST  
HAVERHILL, MA 01830

601-455-9  
FABIAN FRANCISCO A ETAL  
138 EIGHTH AVE  
HAVERHILL, MA 01830

602-457-1  
A & B CROSSING, LLC  
168 HALE ST  
HAVERHILL, MA 01830

602-458-1  
GOYETTE DONNA L  
143 EIGHTH AV  
HAVERHILL, MA 01830

602-458-12  
UYEDA RAQUEL A  
135-137 EIGHTH AVE  
HAVERHILL, MA 01830

524-326-6  
CHRISTOFFERSON JAMES R  
9 LEBLANC STREET  
HAVERHILL, MA 01832

524-327-7  
JIMENEZ JOEL-ETAL  
211 HILLDALE AVE  
HAVERHILL, MA 01832

601-451-2  
134 HALE STREET REALTY TRUST  
89 SEVEN SISTER RD  
HAVERHILL, MA 01830

601-453-1  
M BAY TRANS AUTHORITY  
10 PARK PLAZA  
BOSTON, MA 02116

601-455-10  
DELACRUZ RAMONA  
142 EIGHTH AVE  
HAVERHILL, MA 01830

601-455-7  
RODRIGUEZ ANGEL S-ETUX  
128 EIGHTH AVE  
HAVERHILL, MA 01830

601-456-1A  
KASANA SOPHIE N-ETUX  
150 HALE ST  
HAVERHILL, MA 01830

602-457-2  
BEEHIVE REALTY, LLC  
168 HALE ST  
HAVERHILL, MA 01830

602-458-10  
KELLY'S TRUST OF 2025  
129 EIGHTH AVE  
HAVERHILL, MA 01830

602-458-2  
ROSARIO ANDRES JR  
26 BURKE ST  
HAVERHILL, MA 01830

523-326-1 CITY OF HAVERHILL 4 SUMMER ST HAVERHILL, MA 01830	524-326-5 THE JUNE M CHILDS REALTY TRUST 8 LEBLANC ST HAVERHILL, MA 01832	524-326-6 CHRISTOFFERSON JAMES R 9 LEBLANC STREET HAVERHILL, MA 01832
524-327-1 COMEAU LAWRENCE L 10 LEBLANC ST HAVERHILL, MA 01832	524-327-6 GIDDINGS LLOYD W 207 HILLDALE AVE HAVERHILL, MA 01832	524-327-7 JIMENEZ JOEL-ETAL 211 HILLDALE AVE HAVERHILL, MA 01832
524-328A-13 FOUNTAIN ERNEST H-ETUX 3 WHITTIER PLACE HAVERHILL, MA 01832	524-328A-13A VASQUEZ AMARILIZ 1 WHITTIER PL HAVERHILL, MA 01832	601-451-2 134 HALE STREET REALTY TRUST 89 SEVEN SISTER RD HAVERHILL, MA 01830
601-451-2B MASSACHUSETTS ELECTRIC CO 40 SYLVAN RD WALTHAM, MA 02451	601-451-4 JOZ PROPERTY MANAGEMENT, INC. 140 HALE ST HAVERHILL, MA 01830	601-453-1 M BAY TRANS AUTHORITY 10 PARK PLAZA BOSTON, MA 02116
601-453-2A M BAY TRANS AUTHORITY 45 HIGH ST BOSTON, MA 02110	601-454-1 NM PASTA, L.L.C 1633 BROADWAY 48TH FLOOR NEW YORK, NY 10019	601-455-10 DELACRUZ RAMONA 142 EIGHTH AVE HAVERHILL, MA 01830
601-455-11 GORDON W HALE REVOCABLE TRUST 146 EIGHTH AVE HAVERHILL, MA 01830	601-455-12 JOZ PROPERTY MANAGEMENT, INC. 140 HALE ST HAVERHILL, MA 01830	601-455-7 RODRIGUEZ ANGEL S-ETUX 128 EIGHTH AVE HAVERHILL, MA 01830
601-455-8 ZEPEDA JOSE-ETUX 132 EIGHTH AVE HAVERHILL, MA 01830	601-455-9 FABIAN FRANCISCO A ETAL 138 EIGHTH AVE HAVERHILL, MA 01830	601-456-1A KASANA SOPHIE N-ETUX 150 HALE ST HAVERHILL, MA 01830
602-451-1 M BAY TRANS AUTHORITY 45 HIGH ST BOSTON, MA 02110	602-457-1 A & B CROSSING, LLC 168 HALE ST HAVERHILL, MA 01830	602-457-2 BEEHIVE REALTY, LLC 168 HALE ST HAVERHILL, MA 01830
602-457-8 ROUSSEAU MICHELLE L 160 HALE ST HAVERHILL, MA 01830	602-458-1 GOYETTE DONNA L 143 EIGHTH AV HAVERHILL, MA 01830	602-458-10 KELLY'S TRUST OF 2025 129 EIGHTH AVE HAVERHILL, MA 01830
602-458-11 HICKEY FRANCIS D 133 EIGHTH AVE HAVERHILL, MA 01830	602-458-12 UYEDA RAQUEL A 135-137 EIGHTH AVE HAVERHILL, MA 01830	602-458-2 ROSARIO ANDRES JR 26 BURKE ST HAVERHILL, MA 01830

602-458-3 FLORENTINO MERCEDES 22 BURKE ST HAVERHILL, MA 01830	602-458-4-1 CARRESI JANE M 29 CROWELL ST HAVERHILL, MA 01830	602-458-4-2 ZELIC 2019 TRUST 20 HANCOCK CIRCLE METHUEN, MA 01844
602-458-5 GAUDREAU FAMILY REALTY TRUST 14 BURKE STREET HAVERHILL, MA 01830	602-458-6 WALKER GREGG S 6 BURKE ST HAVERHILL, MA 01830	602-458-7A BOUCHER DAVID J ETUX 4 BURKE ST HAVERHILL, MA 01830
602-458-8 PAPAETHEMIU CHRISOULA-LF EST 306 PRIMROSE ST HAVERHILL, MA 01830	602-458-9 DRISCOLL PATRICIA A 125 EIGHTH AV HAVERHILL, MA 01830	602-459-1 HINKLE LAWRENCE W-ETUX 29 BURKE ST HAVERHILL, MA 01830
602-459-10 SHERIDAN WILLIAM ETUX 2 NORFOLK STREET HAVERHILL, MA 01830	602-459-14 GIUNTA DOMINIC C 5 BURKE ST HAVERHILL, MA 01830	602-459-17 ROUSSEAU MICHAEL J 9 BURKE ST HAVERHILL, MA 01830
602-459-18 JIMINEZ MARCUS A-ETAL 17 BURKE STREET HAVERHILL, MA 01830	602-459-19 FARRELL ANDREA M 19 BURKE ST HAVERHILL, MA 01830	602-459-2 VERETTE RONALD G 16 NORFOLK ST HAVERHILL, MA 01830
602-459-20 ROBINSON RICHARD A 23 BURKE ST HAVERHILL, MA 01830	602-459-3 VERETTE RONALD G 16 NORFOLK ST HAVERHILL, MA 01830	602-459-5 VERETTE RONALD G 16 NORFOLK ST HAVERHILL, MA 01830
602-459-6 SPIRDIONE WILLIAM J ETUX 14 NORFOLK ST HAVERHILL, MA 01830	602-459-7 ROSARIO ALEXIRA 12 NORFOLK ST HAVERHILL, MA 01830	602-459-9-10 EUGENIO REALTY TRUST 6 NORFOLK ST HAVERHILL, MA 01830
602-459-9-4 GIARD AARON M 4 NORFOLK ST HAVERHILL, MA 01830	602-459-X-3 VERETTE RONALD G 16 NORFOLK ST HAVERHILL, MA 01830	602-461-1 THE CATHOLIC CEMETERY ASSOC 175 BROADWAY MALDEN, MA 02148
602-461-10 MOREIRA CIRO J 11 NORFOLK ST HAVERHILL, MA 01830	602-461-12 LEMIEUX ARCHIBALD R ETAL 9 NORFOLK STREET HAVERHILL, MA 01830	602-461-13 CORDEIRO CYR MARILIA D ETUX 7 NORFOLK ST HAVERHILL, MA 01830
602-461-5 LEO J. SERRATORE 1996 REVOCABLE TRUST 21 WEST GILE ST HAVERHILL, MA 01830	602-461-8 THE CATHERINE A BRUNAUTL LIVING TRUST 17 NORFOLK ST HAVERHILL, MA 01830	602-461-9 DEWHURST BENJAMIN D-ETAL 15 NORFOLK ST HAVERHILL, MA 01830

602-458-3 FLORENTINO MERCEDES 22 BURKE ST HAVERHILL, MA 01830	602-458-4-1 CARRESI JANE M 29 CROWELL ST HAVERHILL, MA 01830	602-458-4-2 ZELIC 2019 TRUST 20 HANCOCK CIRCLE METHUEN, MA 01844
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649-611-4

THE CATHOLIC CEMETERY ASSOC.

175 BROADWAY

MALDEN, MA 02148

649-611-6

M BAY TRANS AUTHORITY

45 HIGH STREET

BOSTON, MA 02110

649-611-7

CITY OF HAVERHILL

4 SUMMER ST

HAVERHILL, MA 01830



# Haverhill

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

September 8, 2025

## PUBLIC HEARING

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

Notice is hereby given that the following application for a license to store, keep, and use INFLAMMABLE LIQUIDS has been made to the City Clerk and the City Council will conduct a hearing for all parties interested, in a hybrid meeting (virtual/in person), on Tuesday, December 2, 2025; at 7:00 PM. This notice is given under the provisions of Chapter 148 of the General Laws - Guy Bresnahan on behalf of Broco Terminals, LLC. (SPFL-25-2); requesting to store an additional 30,000 gallons of propane in an above ground storage tank, three additional propane transport trailer trucks with a tank capacity of 12,600 gallons each for a total storage increase of 37,800 gallons of truck storage, and 8,000 gallons in miscellaneous empty customer tank. The overall propane storage capacity is being increased by 75,800 gallons at 158 Hale St.

*(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: November 13 & November 20, 2025  
Haverhill Gazette

Kaitlin M, Wright, CMC  
City Clerk

Special Permit - Flammable Fuel Storage  
SPFL-25-2

Your Submission

Attachments

Guests (1)

- ✔ Special Permit Filing Fee
  - ✔ Fire Chief Approval
  - ✔ Tax Check
  - ✔ Water Bill Check
  - ✔ City Clerk Review
  - ✔ City Clerk - Hearing Date Set
  - ✔ City Council Admin Notified
  - ✔ Hearing Date Announced Before Council
  - ✔ Assessor Notified for Abutter's List
  - ✔ First Ad Placement
  - ✔ Conservation Department/Stormwater Review
  - ✔ DPW Review
  - ✔ Engineering Review
  - ✔ Police Department Review
  - ✔ Water Supply Review
  - ✔ Water/Wastewater Review
  - ✔ Second Ad Placement
  - ▶ Building Inspector Review
  - ▶ Fire Department Second Review
- Abutter Notification
- City Council Meeting and Decision
- Fire Dept - Apply for Storage of Flammable and Combustibles Permit

Meeting Minutes and Decision Filed with City Clerk

Flammable Fuel Storage Registration

## Abutter Notification

● **In progress.** This step is in progress.

Notice of hearing to be mailed by certified mail, to all abutters and owners of real estate, not less than seven days prior to the hearing, at the applicant's expense. The City Clerk's Office will help with this.



Kaitlin Wright

Dec 1, 2025 at 1:16 pm

Thank you. Please provide us with any documents, slideshows, etc that you may wish to display on the screen during the meeting. We will send to our media channel to display.



Hisham Fayed

Nov 30, 2025 at 6:54 pm

Dear Natalia,  
I am writing to follow up on your request regarding the abutter notifications. Please note that I am the new Chief Operating Officer at Broco Energy. I will be assuming all activities and responsibilities regarding this matter from Guy Bresnahan moving forward.

Regarding the deadline, a representative from Broco Energy will drop off the mail delivery confirmations to the City Clerk's office tomorrow, Monday, December 1st.

Could you please let me know if any further documentation is required specifically ahead of the meeting scheduled for this Tuesday at 7:00 PM? We want to ensure the Council has everything they need prior to the start of the hearing.

Thank you  
Heesh

Hisham Fayed  
Chief Operations Officer

Broco Energy

168 Hale Street | Haverhill, MA 01830

O: (781) 246-1130

C: (978) 914-4445



**Natalia Hernandez**

Nov 25, 2025 at 4:04 pm

Guy, please deliver the certified mail abutter notifications to the City Clerk's office no later than close of business on Monday 12/01.



**Kaitlin Wright**

Nov 14, 2025 at 8:32 am

As a reminder – The advertisement will be printed on November 13 and 20th in the Gazette. Please be sure to send abutter notification on or around then. A list of abutters has also been attached. Prior to the hearing, the certified mail receipts will need to be submitted to our office. Please reach out with questions.



**Kaitlin Wright**

Sep 8, 2025 at 12:52 pm

Abutter notification for fuel storage applications are the applicant's responsibility. You may use the advertisement to send your abutter notification. The advertisement will be printed on November 13 and 20th in the Gazette. Please be sure to send abutter notification on or around then. A list of abutters has also been attached. Prior to the hearing, the certified mail receipts will need to be submitted to our office. Please reach out with questions.

**Message the reviewer**

Send Message

## City of Haverhill, MA

**Your Profile**

Your Records (</dashboard/records>)

**Resources**

Search for Records (</search>)

Claim a Record (</claimRecord>)

Employee Login (<https://haverhillma.workflow.opengov.com>)

Portal powered by **OpenGov**



10.2

# Haverhill

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

December 23, 2025

## PUBLIC HEARING

City Council Chambers, City Hall, Room 202, 4 Summer St

Notice is hereby given that the following petition for a revocation of a license to store, keep, and use INFLAMMABLE LIQUIDS on the property at 168 Hale Street has been made by abutters to the City Clerk and the City Council citing failure to notify abutters in the statutorily required timeframe required under MGL Ch. 148, §13. After review of materials, it has been determined that the notice was legally deficient and the City Council did not have the authority at that time to grant the permit sought.

The City Council will conduct a revocation hearing for all parties interested, in a hybrid meeting (virtual/in person), on Tuesday, January 13, 2025; at 7:00 PM. This notice is given under the provisions of Chapter 148 of the General Laws.

This notice is relative to an application by Hisham Fayed on behalf of Broco Terminals, LLC. (SPFL-25-2); requesting to store an additional 30,000 gallons of propane in an above ground storage tank, three additional propane transport trailer trucks with a tank capacity of 12,600 gallons each for a total storage increase of 37,800 gallons of truck storage, and 8,000 gallons in miscellaneous empty customer tank. The overall propane storage capacity is being increased by 75,800 gallons at 168 Hale St.

***(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: January 1 & January 7, 2025  
Haverhill Gazette**

Kaitlin M. Wright, CMC  
City Clerk

December 11, 2025

To the Honorable Members of the Haverhill City Council,

HAV CITY CLRK DEC30'25 1438

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

We are writing as abutters to the property at 168 Hale Street, the subject of an application that was approved at the December 2<sup>nd</sup> hearing. We only recently became aware of this application and believe that a significant procedural error occurred.

As required by statute, abutters must receive formal notification of such applications and the corresponding public hearings. Neither we, nor other nearby property owners, received the legally mandated notice for this request prior to the hearing.

This failure of notification prevented affected residents from understanding the proposed expansion and evaluating its potential impact on our properties, our neighborhood, and the broader community. It also deprived us of the opportunity to participate meaningfully in the review process.

We respectfully request that this matter be investigated and that all affected parties be formally notified of the oversight. We further ask that the approval of this application be rescinded until a properly noticed public hearing can be held in accordance with statutory requirements.

Thank you for your prompt attention to this important procedural issue.

Sincerely,



Signature





Printed Name

15 NORFOLK STREET

Address

December 11, 2025

To the Honorable Members of the Haverhill City Council,

HAU CITY CLRK DEC30'25 1438

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

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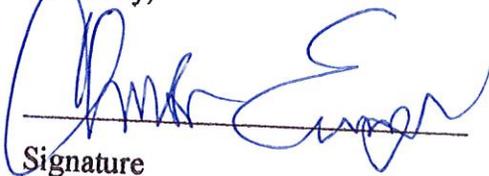
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Thank you for your prompt attention to this important procedural issue.

Sincerely,

  
Signature

Charles Eugenio  
Printed Name

Le Norfolk ST

Address

December 11, 2025

To the Honorable Members of the Haverhill City Council,

HAV CITY CLRK DEC30'25 14:38

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

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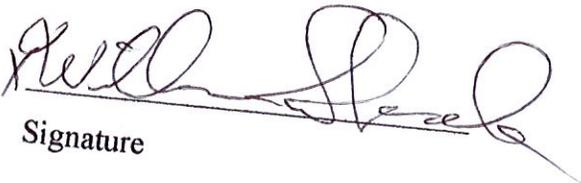
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Thank you for your prompt attention to this important procedural issue.

Sincerely,



Signature

William Sheridan

Printed Name

2 Norfolk st

Address

Haverhill, MA, 01830

December 11, 2025

To the Honorable Members of the Haverhill City Council,

HAU CITY CLERK DEC30'25 14:38

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

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Thank you for your prompt attention to this important procedural issue.

Sincerely,



Signature



Printed Name

1 NORFOLK STREET

Address

December 11, 2025

HAV CITY CLERK DEC30'25 1438

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Thank you for your prompt attention to this important procedural issue.

Sincerely,

  
Signature

Ciro Moreira  
Printed Name

11 Norfolk St. Haverhill

Address MA, 01830

December 11, 2025

To the Honorable Members of the Haverhill City Council,

HAV CITY CLRK DEC30/25 14:38

Subject: Procedural Error — Lack of Abutter Notification for Broco Energy Application to Expand Propane Storage at 168 Hale Street (SPL-25-2)

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Thank you for your prompt attention to this important procedural issue.

Sincerely,



Signature



Printed Name

14 NORFOLK ST

Address

## Kaitlin Wright

---

**From:** JT <JT@creekbrookcml.com>  
**Sent:** Tuesday, December 23, 2025 9:57 AM  
**To:** Kaitlin Wright  
**Subject:** Continuance

10.2

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

Hi Kaitlin,

We're looking to get a continuance to the February 3<sup>rd</sup> meeting please, because of the holidays we would like more time.

Thank you,  
JT Couch  
Director of Engineering and Maintenance  
Creek Brook CML  
30 Creek Brook Drive | Haverhill, MA 01832  
O: (978)-207-4005  
M: (978)-945-1997  
Mail to: jt@creekbrookcml.com  
www.creekbrookcml.com

DEC 23 AM 9:59  
HAVCITYCLERK



**Document # 97**

10.1

Doc 97 - SPFL-25-3; JT Couch for *Creek Brook CML* requesting to store 19,000 gallons of Class IIIB edible shortening oil in an above ground storage tank and 12,700 gallons of Class II diesel fuel in above ground storage tanks

**IN CITY COUNCIL: November 18, 2025**

**11 Yeas, 0 Nays,**

**HEARING SCHEDULED FOR DECEMBER 16, 2025**

Attest: Kaitlin M. Wright  
Kaitlin M. Wright, CMC  
City Clerk

IN CITY COUNCIL: DECEMBER 16, 2025  
HEARING CONTINUED TO JANUARY 13, 2025 WITH REQUIREMENT THAT APPLICANT CONNECT WITH INSPECTIONAL SERVICES AND BOARD OF HEALTH TO HAVE AIR QUALITY OF PLANT REVIEWED

7 YEAS. 0 NAYS, 4 ABSENT

ATTEST: Kaitlin M. Wright  
kaitlin M. WRIGHT, CITY CLERK

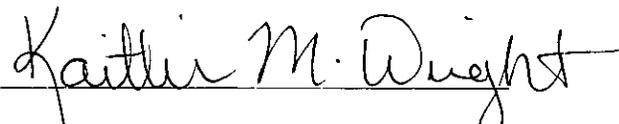
**Document #97**

SPFL-25-3; JT Couch for *Creek Brook CML* requesting to store 19,000 gallons of Class IIIB edible shortening oil and 5,000 gallons of Class II Diesel Fuel in above ground storage tanks at 30 Creek Brook Dr

**IN CITY COUNCIL: October 28, 2025**

**CONT'D TO DECEMBER 16 2025**

**10 YEAS, 0 NAYS, 1 ABSENT,**

Attest:   
Kaitlin M. Wright, CMC  
City Clerk

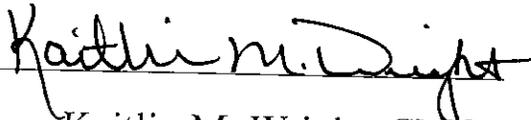
**Document # 97**

JT Couch for Creek Brook CML requesting to store 19,000 gallons of Class 3B edible shortening oil in an above ground storage tank at 30 Creek Brook Dr

IN CITY COUNCIL: SEPTEMBER 16, 2025

**HEARING SCHEDULED FOR: OCTOBER 28, 2025**

**11 YEAS, 0 NAYS, 0 ABSENT, 0 ABSTENTATION**

Attest:   
Kaitlin M. Wright, CMC  
City Clerk



FP-002A  
(Rev. 6/23)

The Commonwealth of Massachusetts  
City/Town of Haverhill

**Application For License**

Massachusetts General Law, Chapter 148 §13

New License     Amended License

GIS Coordinates
42.7935
LAT.
71.1233
LONG.
License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 30 Creek Brook Dr.  
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Mar Fiber Tech Two LLC

Address of Land Owner: 20 Pickering Street Needham MA, 02492

Use and Occupancy of Buildings and Structures: Food Manufacturing

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments  
Attach a copy of the current license

**Flammable and Combustible Liquids, Flammable Gases and Solids**

*Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.*

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet Gallons	CONTAINER UST, AST, IBC, drums
Edible Shortenings and Oils	Class 3B	19,000		
Diesel Fuel	Class 2	5,000	Gallons	AST
Diesel Fuel	Class 2	7,700	Gallons	AST

Total quantity of all flammable liquids to be stored: N/A

Total quantity of all combustible liquids to be stored: 31,700 Gallons

Total quantity of all flammable gases to be stored: N/A

Total quantity of all flammable solids to be stored: N/A

**LP-gas** (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: N/A

List sizes and capacities of all aboveground containers used for storage: \_\_\_\_\_

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: N/A

List sizes and capacities of all underground containers used for storage: \_\_\_\_\_

Total aggregate quantity of all LP-gas to be stored: N/A

**Fireworks** (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: N/A Type/class of magazine used for storage: N/A

❖ Maximum amount (in pounds) of Class 1.4G: N/A Type/class of magazine used for storage: N/A

❖ Maximum amount (in pounds) of Class 1.4: N/A Type/class of magazine used for storage: N/A

Total aggregate quantity of all classes of fireworks to be stored: \_\_\_\_\_

**Explosives** (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: N/A Number of magazines used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.2: N/A Number of magazines used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.3: N/A Number of magazines used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.4: N/A Number of magazines used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.5: N/A Number of magazines used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.6: N/A Number of magazines used for storage: \_\_\_\_\_

I, Joseph Theodore Couch IV, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature Joseph Theodore Couch IV Date 11/14/2025 Name Joseph Theodore Couch IV

PLEASE NOTE THAT ONLY APPLICATIONS WITH ORIGINAL WET SIGNATURES WILL BE ACCEPTED. PHOTOCOPIES OF APPLICATIONS WILL NOT BE PROCESSED.

**Fire Department Use Only**

I, ERIC M. TARDY, Head of the HAVERHILL Fire Department endorse this application with my

Approval  Disapproval

Signature of Head of the Fire Department D/K EMITZ

Date 11/18/25

Recommendations: Follow ALL code requirements & BEST PRACTICES ASSOCIATED WITH THE USE, STORAGE & MAINTENANCE OF TANKS & PROCESS



10.2

SPFL-25-3

JT Couch  
973-650-6060  
jt@creekbrookcml.com

30 CREEK BROOK DR  
Haverhill, MA 01832

Submitted On: Aug 15, 2025

Important: Please Read Before Starting Your Application

Applicant Information

<b>Is this application a new license or an amendment to an existing license?</b> New	<b>If amendment, please indicate date of original license</b> --
<b>IF OTHER, please specify</b> --	<b>What is Your Role in this Process?</b> Representative of Applicant
<b>Applicant or Business/Firm Phone</b> 9736506060	<b>Applicant or Business/Firm Name</b> Creek Brook CML
<b>Applicant or Business/Firm City</b> Haverhill	<b>Applicant or Business/Firm Address</b> 30 Creek brook Dr.
<b>Applicant or Business/Firm Zip Code</b> 01832	<b>Applicant or Business/Firm State</b> Massachusetts
<b>Name of Licensee</b> Mark Cafua	<b>Business Structure</b> Corporation
<b>Contact Information for Licensee (Email and Phone Number)</b> jt@creekbrookcml.com	<b>Address of Licensee</b> 30 Creek Brook Dr.

OCT 24 AM 9:19  
HAVCITYCLERK

Land Information

<b>Location of Land</b> 30 Creek Brook Dr.	<b>Owner of Land</b> Mar Fiber Tech Two LLC
<b>Address of Land Owner</b> 20 Pickering ST. Needham MA 02492	<b>Use and Occupancy of Buildings and Structures</b> Food Manufacturing
<b>GIS Coordinants</b> 548- 1 -3c-2A-2	

Flammable and Combustible Liquids, Flammable Gases, and Solids

<b>Product Name</b> Edible shortening oil	<b>Class of Flammable or Combustible</b> Class 2B
<b>Maximum Quantity of Tank Storage</b> 15000	<b>Units</b> Gallons
<b>Container</b>	<b>IF OTHER, please specify</b>

Aboveground Storage Tank

--

Total quantity of all flammable liquids to be stored

0

Total quantity of all combustible liquids to be stored

15000

Total quantity of all flammable gases to be stored

0

Total quantity of all flammables solids to be stored

0

### LP Gas or Propane Information

Will you have LP gas or propane?

No

### Explosives Information

Will you have explosives?

No

### Emergency Contact Information

Emergency Contact Name

JT Couch

Emergency Contact Phone Number

9736506060

### Acknowledgement

I, \_\_\_\_\_, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

true

Electronically Sign Here:

Joseph Theodore Couch IV

Signor's Role

Representative of Applicant

**SPFL-25-3**

Special Permit - Flammable Fuel Storage

Status: Active

Submitted On: 8/15/2025

**Primary Location**

30 CREEK BROOK DR  
Haverhill, MA 01832

**Owner**

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM,  
MA 02492

**Applicant**

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

**Applicant Information**

NOV 14 AM 11:00  
HAUCITYCLERK

Is this application a new license or an amendment to an existing license?\*

New

If amendment, please indicate date of original license

What is Your Role in this Process?\*

Representative of Applicant

IF OTHER, please specify

Applicant or Business/Firm Name\*

Creek Brook CML

Applicant or Business/Firm Phone\*

9736506060

Applicant or Business/Firm Address\*

30 Creek brook Dr.

Applicant or Business/Firm City\*

Haverhill

Applicant or Business/Firm State\*

Massachusetts

Applicant or Business/Firm Zip Code\*

01832

Business Structure\*

Corporation

Name of Licensee\*

Mark Cafua

Address of Licensee\*

30 Creek Brook Dr.

Contact Information for Licensee (Email and Phone Number)\*

jt@creekbrookcml.com

**Land Information**

Location of Land\* 

30 Creek Brook Dr.

Owner of Land\*

Mar Fiber Tech Two LLC

Address of Land Owner\*

20 Pickering ST. Needham MA 02492

Use and Occupancy of Buildings and Structures\*

Food Manufacturing

GIS Coordinants\* ⓘ

548- 1 -3c-2A-2

### Flammable and Combustible Liquids, Flammable Gases, and Solids

Product Name\*

Edible shortening oil and diesel fuel

Class of Flammable or Combustible\*

Class IIIB and Class II

Maximum Quantity of Tank Storage\*

31,700

Units\* ⓘ

Gallons

Container\* ⓘ

Aboveground Storage Tank

IF OTHER, please specify

Total quantity of all flammable liquids to be stored\*

0

Total quantity of all combustible liquids to be stored\*

31,700

Total quantity of all flammable gases to be stored\*

0

Total quantity of all flammables solids to be stored\*

0

### LP Gas or Propane Information

Will you have LP gas or propane?\*

No

### Explosives Information

Will you have explosives?\*

No

## Emergency Contact Information

Emergency Contact Name\*

JT Couch

Emergency Contact Phone Number\*

9736506060

## Acknowledgement

I, \_\_\_\_\_, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.\*



Electronically Sign Here:\*

Joseph Theodore Couch IV

Signor's Role\*

Representative of Applicant

## Attachments

	<b>Plot Plan of the Property</b> C120 Site Layout and Materials Plan - Overall 10.16.24 Const. Rev2.pdf Uploaded by JT Couch on Aug 15, 2025 at 12:54 PM	REQUIRED
	<b>Sketch of tank location on property</b> Creek Brook CML_Overall Plan w Equip_20240918 (With Moline Equipment 06-17-2025) 2.pdf Uploaded by JT Couch on Aug 15, 2025 at 12:38 PM	REQUIRED
	<b>Proof of Abutter Notification</b> AButters notification .docx Uploaded by JT Couch on Aug 15, 2025 at 12:56 PM	REQUIRED
	<b>Detailed Written Summary of Project</b> Application for Tank license - project summary.docx Uploaded by JT Couch on Aug 15, 2025 at 12:34 PM	REQUIRED
	<b>Shortening SDS.pdf</b> Shortening SDS.pdf Uploaded by JT Couch on Aug 15, 2025 at 12:36 PM	

## Fire Chief Approval

Record No. SPFL-25-3

Status Completed

Became Active August 15, 2025

Assignee Eric Tarpy

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

Eric Tarpy

August 26, 2025 at 3:11 pm

Waiting on updated FP- 002A form to be sent to office for Fire Dept. signature.

JT Couch

August 26, 2025 at 3:25 pm

Hello, I just sent it over to Private Belfiore and uploaded it to the portal as well.

JT Couch

August 27, 2025 at 3:05 pm

Hi I see the form was signed off on, do I need to send to anyone for further approval or will it automatically switch from in progress to approved?

Kaitlin Wright

September 2, 2025 at 1:34 pm

@Eric Tarpy form FP-002A is attached under attachments and awaits the Fire Chief's signature.

Brian Belfiore  Internal

September 2, 2025 at 4:22 pm

@Kaitlin Wright signed copy attached.

Eric Tarpy

September 3, 2025 at 8:14 am

Applicant to apply for permit to exercise license. Subject to all code requirements.

Kaitlin Wright

September 3, 2025 at 2:18 pm

Hearing will be announced at September 16th Council meeting. Application will be heard before Council on October 28th meeting at 7 PM.

### Step Activity

OpenGov system activated this step	08/15/2025 at 12:58 pm
OpenGov system assigned this step to Robert O'Brien	08/15/2025 at 12:58 pm
Eric Tarpy reassigned this step from Robert O'Brien to Eric Tarpy	08/26/2025 at 11:22 am
Eric Tarpy approved this step	09/03/2025 at 8:13 am

## Tax Check

Record No.SPFL-25-3

Status Completed

Became Active August 15, 2025

Assignee Lynn Spitalere

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

No comments yet.

### Step Activity

OpenGov system activated this step	08/15/2025 at 12:58 pm
Kaitlin Wright assigned this step to Lynn Spitalere	08/19/2025 at 11:10 am
Lynn Spitalere approved this step	08/21/2025 at 4:36 pm

## Water Bill Check

Record No. SPFL-25-3

Status Completed

Became Active August 19, 2025

Assignee Elizabeth Remmes

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

No comments yet.

### Step Activity

- |   |                        |
|---|------------------------|
| Kaitlin Wright assigned this step to Elizabeth Remmes | 08/19/2025 at 11:11 am |
| Kaitlin Wright activated this step                    | 08/19/2025 at 11:11 am |
| Elizabeth Remmes approved this step                   | 08/19/2025 at 11:30 am |

## City Clerk Review

Record No.SPFL-25-3

Status Completed

Became Active September 3, 2025

Assignee Kaitlin Wright

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch

 973-650-6060

 jt@creekbrookcml.com

 30 creek brook dr  
Haverhill, MA 01832

## Messages

**Kaitlin Wright**

August 28, 2025 at 1:18 pm

Please provide GIS coordinates (latitude and longitude) for where the tank/tanks will be stored.

**JT Couch**

August 28, 2025 at 3:13 pm

The coordinates for the shortening tank are (42.7935° N, 71.1233° W).

**Kaitlin Wright**

August 28, 2025 at 3:23 pm

Thank you - I added the coordinates to the application and reuploaded.

**JT Couch**

August 28, 2025 at 3:40 pm

Thank you!

**Kaitlin Wright**

September 17, 2025 at 8:48 am

If there are any further additions to the application, please ensure to notify me directly as well so I can ensure the updated information is relayed to the City Council.

**Kaitlin Wright**

October 17, 2025 at 9:22 am

Good morning JT, I spoke with the Fire Department yesterday and they stated there is an additional 7,000 gallon diesel tank on property. Is that correct? Please let me know asap.

**JT Couch**

October 17, 2025 at 12:26 pm

Hi Kaitlin, yes the GC made me aware of that recently. I thought it was off of natural gas but it is not. Do I need to amend anything?

**Kaitlin Wright**

October 17, 2025 at 1:00 pm

Yes, the application will need to be amended. Unfortunately, I will have to re-announce before Council the amount being stored, re-advertise and re-notify the abutters. The MGL that governs this requires at least 7 days notice prior to the hearing. The hearing will have to be continued to a later date. Please provide an updated application with any additional documents/paperwork that show the additional tank. I can re-announce at the 28th meeting, but we will need to continue the hearing to a later date - likely December 9th to give us time to advertise and you time to re-notify the abutters.

**Kaitlin Wright**

October 21, 2025 at 11:38 am

The Fire Department informed me that there is a third diesel tank on site that was not included on your application. This needs to be updated to reflect the additional diesel tank. However, the hearing will need to be continued from the October 28th date now as abutters will need to be re-notified with an updated notification and the advertisement will need to be updated, as well. The MGL that governs flammable storage applications requires that this notice happen at least 7 days prior to the hearing and since a new, updated application has yet to be received, we cannot move forward with the updated abutter notification and advertisement. Please get me a completed, updated application that reflects all tanks on site as soon as possible so we can work together to schedule a new hearing date. Our council calendar is filling up very quickly, and it is highly likely we will not be able to fit you in for another hearing date until the December 16th meeting.

**Kaitlin Wright**

October 22, 2025 at 1:49 pm

Spoke with applicant JT Couch on the phone. JT indicated they will continue with the hearing on 10/28 and will seek approval for the 19,000 gallon shortenings and oil tank and the 5,000 gallon diesel tank. They do not presently have the 7,000 gallon diesel tank on site. Applicant is aware that they will need to reapply for an amendment to the license (if granted) when they are ready to install the additional 7,000 gallon diesel tank.

**Step Activity**

OpenGov system activated this step

09/03/2025 at 8:13 am

OpenGov system assigned this step to Rose Leonard-Flynn

09/03/2025 at 8:13 am

Kaitlin Wright reassigned this step from Rose Leonard-Flynn to Kaitlin Wright

09/03/2025 at 2:14 pm

Kaitlin Wright approved this step

09/03/2025 at 2:14 pm

## City Clerk – Hearing Date Set

Record No.SPFL-25-3

Status Completed

Became Active September 3, 2025

Assignee Kaitlin Wright

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

Kaitlin Wright

September 3, 2025 at 2:20 pm

Hearing will be announced at September 16th Council meeting. Application will be heard before Council on October 28th meeting at 7 PM

Kaitlin Wright

September 3, 2025 at 2:21 pm

Application states 19,000 gallons, but written summary still shows 15,000 gallons. It would be helpful if the summary could be updated or something could be added to reflect/explain the change for the additional gallons.

JT Couch

September 3, 2025 at 4:46 pm

Hi Kaitlin I have just uploaded a new summary and tried to put a explanation at the top, I also left a brief note on its submission details. Thank you!

## Step Activity

OpenGov system activated this step

09/03/2025 at 2:14 pm

OpenGov system assigned this step to Maria Bevilacqua

09/03/2025 at 2:14 pm

Kaitlin Wright reassigned this step from Maria Bevilacqua to Kaitlin Wright

09/03/2025 at 2:14 pm

Kaitlin Wright approved this step

09/03/2025 at 2:21 pm

## Building Inspector Review

Record No. SPFL-25-3

Status Completed

Became Active September 8, 2025

Assignee Tom Bridgewater

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

No comments yet.

### Step Activity

OpenGov system activated this step	09/08/2025 at 1:19 pm
OpenGov system assigned this step to Tom Bridgewater	09/08/2025 at 1:19 pm
Tom Bridgewater approved this step	09/08/2025 at 2:55 pm

## Conservation Department/Stormwater Review

Record No.SPFL-25-3

Status Completed

Became Active September 8, 2025

Assignee Robert Moore

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

**Robert Moore**

September 8, 2025 at 5:21 pm

Hi JT. The Conservation Commission originally approved a 7,000 gallon tank on a pad in this location. The new, larger tank looks to be inside a small building addition. Is that correct?

**JT Couch**

September 8, 2025 at 6:16 pm

Hi inspector Moore, I believe the tank you're referring to is our diesel fuel storage tank. The permit for that one is filed as permit # 131186. It has a gross volume of 7,000 gallons and is used to fuel our fleet of trucks. This permit is for the storage of cooking oil stored in a built for purpose room on-site at creek brook. It is a self contained room attached to the facility the diesel fuel tank is on the opposite exterior of the building. I can email you a site plan highlighting each tanks location if you would like. Please let me know however I can assist, thank you!

**Robert Moore**

September 10, 2025 at 1:10 pm

JT, thank you for the response. The tank we last had on the books is the 7000gal stand-alone shown below. I was mostly interested in confirming this new, larger tank would be inside the building, which minimizes release potential. It sounds like the tanker will connect to an intake on the exterior of the building. As with the original design, the building should be equipped with an appropriate spill kit to contain any incidents.

**JT Couch**

September 10, 2025 at 1:31 pm

No problem, I will contact our vendors and begin procuring a large kit. Yes the tanker will pull up attach a hose and pump directly into the tank from the exterior of the building to inside to the tank room.

**Step Activity**

OpenGov system activated this step

09/08/2025 at 1:19 pm

OpenGov system assigned this step to Robert Moore

09/08/2025 at 1:19 pm

Robert Moore approved this step

09/10/2025 at 1:10 pm

## DPW Review

Record No.SPFL-25-3

Status Active

Became Active September 8, 2025

Assignee Robert Kimball

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

Kaitlin Wright

Please review, this is coming before Council on 10/28!

October 8, 2025 at 8:50 am

Kaitlin Wright

Please review, this is coming before Council on 10/28!

October 22, 2025 at 1:40 pm

## Step Activity

OpenGov system activated this step

09/08/2025 at 1:19 pm

OpenGov system assigned this step to Robert Ward

09/08/2025 at 1:19 pm

Kaitlin Wright reassigned this step from Robert Ward to Robert Kimball

09/16/2025 at 8:27 pm

## Engineering Review

Record No. SPFL-25-3

Status Completed

Became Active September 8, 2025

Assignee John Pettis

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcmf.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

Kaitlin Wright

Please review, this is coming before Council on 10/28!

October 8, 2025 at 8:50 am

Kaitlin Wright

Please review, this is coming before Council on 10/28!

October 22, 2025 at 1:41 pm

John Pettis

I have no objection to the requested permit.

October 22, 2025 at 4:03 pm

## Step Activity

OpenGov system activated this step

09/08/2025 at 1:19 pm

OpenGov system assigned this step to John Pettis

09/08/2025 at 1:19 pm

John Pettis approved this step

10/22/2025 at 4:03 pm

## Police Department Review

Record No. SPFL-25-3

Status Completed

Became Active September 16, 2025

Assignee Kevin Lynch

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

No comments yet.

### Step Activity

Kaitlin Wright activated this step	09/16/2025 at 8:26 pm
Kaitlin Wright assigned this step to Kevin Lynch	09/16/2025 at 8:27 pm
Kevin Lynch approved this step	09/19/2025 at 12:51 pm



## Water/Wastewater Review

Record No.SPFL-25-3

Status Active

Became Active September 16, 2025

Assignee Robert Ward

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

Kaitlin Wright

Please review, this is coming before Council on 10/28!

October 8, 2025 at 8:50 am

Kaitlin Wright

Please review, this is coming before Council on 10/28!

October 22, 2025 at 1:41 pm

## Step Activity

Kaitlin Wright assigned this step to Robert Ward

09/16/2025 at 8:28 pm

Kaitlin Wright activated this step

09/16/2025 at 8:28 pm

## School Department Review

Record No.SPFL-25-3

Status Active

Became Active September 16, 2025

Assignee Margaret Marotta

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

Kaitlin Wright

Please review, this is coming before Council on 10/28!

October 8, 2025 at 8:50 am

Kaitlin Wright

Please review, this is coming before Council on 10/28!

October 22, 2025 at 1:41 pm

## Step Activity

Kaitlin Wright assigned this step to Margaret Marotta

09/16/2025 at 8:31 pm

Kaitlin Wright activated this step

09/16/2025 at 8:31 pm

## Fire Department Second Review

Record No.SPFL-25-3

Status Completed

Became Active September 16, 2025

Assignee Brian Belfiore

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

**Brian Belfiore**

Applicant has submitted all required documents.

September 17, 2025 at 7:50 am

## Step Activity

Kaitlin Wright assigned this step to Eric Tarpy

09/16/2025 at 8:31 pm

Kaitlin Wright activated this step

09/16/2025 at 8:31 pm

Brian Belfiore reassigned this step from Eric Tarpy to Brian Belfiore

09/17/2025 at 7:50 am

Brian Belfiore approved this step

09/17/2025 at 1:06 pm

## Abutter Notification

Record No.SPFL-25-3

Status Active

Became Active October 22, 2025

Assignee Kaitlin Wright

Due Date None

### Primary Location

30 CREEK BROOK DR  
Haverhill, MA 01832

### Owner

MAR FIBERTECH TWO LLC  
PICKERING ST, STE 200 20 NEEDHAM, MA 02492

### Applicant

 JT Couch  
 973-650-6060  
 jt@creekbrookcml.com  
 30 creek brook dr  
Haverhill, MA 01832

## Messages

**Kaitlin Wright**

September 8, 2025 at 1:20 pm

Abutter notification for fuel storage applications are the applicant's responsibility. You may use the advertisement to send your abutter notification. The advertisement will be printed on October 9 and 16th in the Gazette. Please be sure to send abutter notification on or around then. A list of abutters has also been attached. Prior to the hearing, the certified mail receipts will need to be submitted to our office. Please reach out with questions.

**JT Couch**

September 8, 2025 at 3:29 pm

Hi Kaitlin, The advertisement states that this is a class 2B liquid, would you like me to amend and re upload or does it need to come from your end?

**Kaitlin Wright**

September 8, 2025 at 3:33 pm

Hi JT, the wording on the advertisement was taken directly from the attachment titled Detailed Project Summary 9-3-2025.docx. Please advise if this is incorrect.

**JT Couch**

September 8, 2025 at 3:40 pm

I just uploaded the version history I must have uploaded a legacy version by accident it is a class 3B liquid.

**Kaitlin Wright**

September 9, 2025 at 4:44 pm

Thank you for clarifying!

**Kaitlin Wright**

September 17, 2025 at 8:48 am

Please use updated advertisement for abutter notification.

**Kaitlin Wright**

October 24, 2025 at 9:15 am

As of 10/24/2025, still have not received green cards for mail/confirmation of abutter notification. Spoke with applicant to remind him that these need to be submitted ASAP. Stated someone from company would bring them over to City Hall this morning.

**Step Activity**

Kaitlin Wright activated this step

10/22/2025 at 1:44 pm

Kaitlin Wright assigned this step to Kaitlin Wright

10/22/2025 at 1:44 pm



# Haverhill

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

September 8, 2025

## PUBLIC HEARING

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

Notice is hereby given that the following application for a license to store, keep, and use INFLAMMABLE LIQUIDS has been made to the City Clerk and the City Council will conduct a hearing for all parties interested, in a hybrid meeting (virtual/in person), on Tuesday, October 28, 2025; at 7:00 PM. This notice is given under the provisions of Chapter 148 of the General Laws - JT Couch on behalf of Creek Brook CML (SPFL-25-3); requesting to store 19,000 gallons of Class 3B edible shortening oil and 5,000 gallons of Class II Diesel Fuel in above ground storage tanks at 30 Creek Brook Dr.

*(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: October 9 & October 16, 2025  
Haverhill Gazette

Kaitlin M. Wright, CMC  
City Clerk



FP-002A  
(Rev. 6/23)

The Commonwealth of Massachusetts  
City/Town of Haverhill

### Application For License

Massachusetts General Law, Chapter 148 §13

New License     Amended License

GIS Coordinates
42.7935
LAT.
71.1233
LONG.
License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 30 Creek Brook Dr.  
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Mar Fiber Tech Two LLC

Address of Land Owner: 20 Pickering Street Needham MA, 02492

Use and Occupancy of Buildings and Structures: Food Manufacturing

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments  
Attach a copy of the current license

#### Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Edible shortenings and Oils	Class 3B	19,000	Gal.	AST
Diesel Fuel	Class 2	5,000	Gal.	AST

Total quantity of all flammable liquids to be stored: N/A

Total quantity of all combustible liquids to be stored: 24,000 Gallons

Total quantity of all flammable gases to be stored: N/A

Total quantity of all flammable solids to be stored: N/A

**LP-gas** (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: N/A

List sizes and capacities of all aboveground containers used for storage: \_\_\_\_\_

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: N/A

List sizes and capacities of all underground containers used for storage: \_\_\_\_\_

Total aggregate quantity of all LP-gas to be stored: N/A

**Fireworks** (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: N/A Type/class of magazine used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.4G: N/A Type/class of magazine used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.4: N/A Type/class of magazine used for storage: \_\_\_\_\_

Total aggregate quantity of all classes of fireworks to be stored: \_\_\_\_\_

**Explosives** (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: N/A Number of magazines used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.2: N/A Number of magazines used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.3: N/A Number of magazines used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.4: N/A Number of magazines used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.5: N/A Number of magazines used for storage: \_\_\_\_\_

❖ Maximum amount (in pounds) of Class 1.6: N/A Number of magazines used for storage: \_\_\_\_\_

I, Joseph T. Couch IV, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature Joseph Theodore Couch IV Date 9/15/2025 Name Joseph T. Couch IV

PLEASE NOTE THAT ONLY APPLICATIONS WITH ORIGINAL WET SIGNATURES WILL BE ACCEPTED. PHOTOCOPIES OF APPLICATIONS WILL NOT BE PROCESSED.

**Fire Department Use Only**

I, ERIC M. TAPY, Head of the HAVERHILL Fire Department endorse this application with my

Approval  Disapproval

Signature of Head of the Fire Department [Signature]

Date 9/17/25

Recommendations: Follow all code requirements and best practices associated with the use, storage and maintenance of tank, product & process.

# Detailed Written Summary of Project

**\*\*This application is set up for 19,000 gallons to satisfy state fire marshal's request to cover total amount of shortening on property. Hence forward in this plan the tank will be referred to as 19,000 gallons with the understanding the actual capacity of the tank is 17,000 gross gallons. \*\***

## **Application Summary – 19,000 Gallon Edible Shortening Oil Storage Tank (Class 3B Liquid)**

The engineering documentation provided outlines the design and intended application of a **19,000-gallon stainless steel storage tank (Tag: TK-100)** manufactured by Feldmeier Equipment, configured for handling **Class 3B edible shortening oil**. The system is part of a **PKO (Palm Kernel Oil) Storage and Hot Water Set** designed for industrial food production, specifically for controlled storage, heating, and transfer of shortening oil to downstream fryer balance tanks.

---

### **1. Tank Design and Construction**

- **Capacity:** 19,000 gallons
- **Material:** 316 stainless steel construction for sanitary food-grade applications.
- **Configuration:** Vertical tank with legs and integrated connections for inlet, outlet, venting, and heating systems.
- **Thermal Features:** Equipped with a **heat-traced and insulated oil line network** to maintain product temperature at **135°F**, preventing solidification of the shortening oil during storage and transfer.
- **Hot Water Jacket System:** Supplies heated water to the tank jacket for precise temperature maintenance.

---

### **2. Process Flow and Integration**

- **Oil Supply:** Product is delivered from a tanker truck via a dedicated **oil inlet line** with **heat tracing and insulation** to maintain fluidity during transfer.

- **Distribution:** Heated oil is transferred through a **centrifugal pump (CP-100)** and associated sanitary valves to connected fryer balance tanks.
  - **Piping:** All product lines use sanitary tri-clamp fittings and stainless steel construction.
- 

### 3. Heating & Temperature Control

- **Hot Water Set:**
    - **Recirculation Pump (CP-600, 3 HP)** circulates hot water through the tank jacket and return loop.
    - **Electric Heat Exchanger (HX-600, 480V)** heats the water supply.
    - **Expansion Tank (TK-600)** maintains system pressure stability.
  - **Temperature Monitoring:** Multiple **temperature transmitters (TIT-600)** monitor jacket water and tank oil temperature.
  - **Flow Monitoring:** Flow switches ensure proper circulation of heating media.
- 

### 4. Safety and Venting Systems

- **Venting:**
    - **Emergency Vent (PRV-100)** – 6” Protectoseal pressure relief vent to prevent over-pressurization.
    - **Vacuum Vent (VRV-100)** – 2” Protectoseal unit to prevent vacuum collapse during unloading or cooling.
    - **Tank Conditioner & UV Ventilation Units** – maintain product quality and prevent microbial growth.
  - **Pressure Relief:** ASME-rated pressure relief valves installed on both oil and hot water circuits (80 PSIG).
  - **Check Valves:** Prevent backflow contamination between product and utility lines.
- 

### 5. Controls and Instrumentation

- **Valves:** A combination of ball valves, butterfly valves, and shut-off valves for isolation and flow control.
- **Instrumentation:**

- Level transmitters for high/low product monitoring.
- Temperature transmitters for jacket and product temperature control.
- Flow switches to confirm fluid circulation in both oil and hot water loops.
- **Automation:** Designed for integration with plant control systems via PLC interface.

---

## 6. Operational Purpose

This tank system provides **bulk storage, heating, and controlled delivery** of Class 3B edible shortening oil for use in continuous frying operations. The **temperature-controlled environment** ensures the oil remains in a liquid state for process reliability, while sanitary construction and venting systems maintain **product integrity and food safety compliance**.

**Facility:** PKO (Edible Shortening Oil) Storage & Hot Water Set

**Primary Vessel:** TK-100, 19,000 gal, 316 SS, Feldmeier (S/N 24E0725)

### 1) Product classification (NFPA 30 / OSHA)

- **NFPA 30 combustible liquid class:** For edible shortening/palm-kernel oils with flash point typically well above 200 °F, the applicable NFPA 30 class is **Class IIIB** (combustible liquid,  $FP \geq 200$  °F). Although the project description references “Class 3B,” this system is operated at ~135 °F—below common edible-oil flash points—so the **NFPA 30 design basis is Class IIIB**.
- **OSHA 1910.106 alignment:** OSHA follows similar category logic; edible oils normally fall in the highest flash-point (least hazardous) combustible category when not heated near FP.

**Implication:** Class IIIB liquids are the least restrictive under NFPA 30; normal building locations are generally permitted, hazardous (electrical) classification is **not** typically required unless heated to/above the flash point, sprayed, or otherwise aerosolized.

### 2) System description supporting compliance

- **Tank & capacity:** One 19,000-gal sanitary vertical tank, 316 SS, leg-supported (Tag TK-100).
- **Heating method:** Hot-water jacket with dedicated **hot-water skid** (pump CP-600 3 HP; electric circulation heater HX-600 480 V; expansion tank TK-600; PRV/PSV; flow and temperature instrumentation) designed to maintain ~135 °F jacket supply/return—well below typical edible-oil FP.

- **Product transfer:** Sanitary, heat-traced, insulated oil lines (1.5–2") from tanker offload to TK-100 and out to fryer balance tanks via **CP-100** centrifugal pump and sanitary valves. Lines/headers are heat-traced and insulated to maintain fluidity, not to approach FP.
- **Overpressure/venting:**
  - **Emergency vent: PRV-100** 6" Protectoseal F7806H, piped to roof ("EMERGENCY VENT TO ROOF").
  - **Vacuum relief: VRV-100** 2" Protectoseal F6242 (end-of-line).
  - **Normal/conditioning vents:** 10" tank vent **LTX-10AB2A0** and **Liquid Tank Conditioner (UV) LTC-2AB4A0** (American Ultraviolet).
- **Instrumentation & interlocks:** Level transmitters (LLT/HLT tags shown), temperature transmitters (**TIT-600**), and flow switches (**FS-100**, **FW-600**) for both oil and hot-water loops to verify circulation and prevent heater operation on no-flow.

### 3) NFPA 30 conformance elements

**Chapters referenced (by topic):** Design & construction of tanks; normal/emergency venting; heating; transfer operations; indoor tank allowances for Class IIIB; drainage/spill control.

- **Tank design & materials:** Stainless steel, closed, fixed-roof vessel with sanitary connections aligns with NFPA 30 tank construction options for Class IIIB. (TK-100 BOM and P&ID/lifecycle show sanitary, closed system.)
- **Normal venting:** Provided via the dedicated tank vent assembly and conditioner; sized/selected equipment is identified (10" American Ultraviolet vent + conditioner) for normal breathing and product quality. Final vent sizing to meet NFPA 30 normal vent capacity is by manufacturer data; devices are specified in the BOM.
- **Emergency venting:** The **6" Protectoseal F7806H** emergency vent meets the NFPA 30 requirement for emergency relief due to fire exposure (capacity per manufacturer curves). Discharge is routed to roof, minimizing in-room vapor release.
- **Vacuum protection:** The **2" Protectoseal F6242** prevents vacuum collapse during unloading/cooling.
- **Heating controls:** Jacket water heat is mechanically separated from product, with temperature transmitters (**TIT-600**) and flow switches (**FW/FS**) interlocked to heaters/pumps, satisfying NFPA 30 expectations that heating systems be controlled and monitored to avoid overheating.

- **Pumping & valves:** Sanitary pumps (**CP-100, CP-600**) and isolation/butterfly valves (QSM) provide positive shutoff and control. Check valves (**CV-100**) are included to prevent reverse flow.
- **Electrical classification:** Because the product is **Class IIIB** and operating temperature (~135 °F) is **well below FP**, the area is **not normally a classified (hazardous) location** per NFPA 30. Standard industrial electrical installation is acceptable unless the AHJ identifies specific classified pockets (e.g., at vents or if future operations heat above FP).

#### 4) Spill control, drainage, and secondary containment

- **Floor drainage:** Direct any drainage away from doorways/exits and ignition sources. Provide shut-off valves on trench drains leading to an oil-water separator or dedicated containment.

#### 5) Fire protection & emergency planning

- **Portable extinguishers:** Provide **Class B** (and, where fryer operations exist, **Class K** near cooking equipment) extinguishers with travel distance per NFPA 10.
- **Fixed protection:** For **Class IIIB** indoor tanks, foam systems are **not typically required** by NFPA 30; coordinate with AHJ based on risk assessment. If foam is provided, use agents compatible with vegetable oils.
- **Alarm & shutdowns:**
  - High-high product level → stop transfer from tanker.
  - Low/No jacket flow (**FW-600/FS-100**) → trip **HX-600** heater.
  - High jacket temperature (**TIT-600**) → alarm and heater trip.
- **Vent routing:** Maintain the **emergency vent to roof** penetration, weather-proofed and clear of air intakes and ignition sources.
- **Housekeeping:** Keep combustibles clear of tank and hot-water skid. Post emergency shutdown procedures at the skid and tanker offload point.

#### 6) Transfer operations (tanker to TK-100)

- **Connection point:** Dedicated heated/insulated product inlet line “PKO FROM TANKER” to TK-100 (with isolation valve and flow/level interlocks).
- **Bonding/grounding:** Bond tanker to facility during offload to control static (good practice even for high-FP edible oils).
- **Supervision:** Offloading performed by trained personnel; verify **LLT/HLT** signals and vent path clear before start.

## 7) Signage, labels, and documentation

- **Tank labeling:** “EDIBLE SHORTENING OIL – CLASS IIIB COMBUSTIBLE LIQUID – 19,000 GAL – NO SMOKING/NO OPEN FLAMES.”
- **Process labels:** Tag all valves/instruments per P&ID (e.g., **PRV-100, VRV-100, CP-100/600, HX-600, TIT-600, FS/FW**) to match drawings/BOM.
- **SDS availability:** Maintain product SDS on site; confirm FP and operating limits in writing as part of the pre-startup safety review.

## 8) Construction & installation notes

- **Anchorage/seismic:** Anchor tank legs per structural calcs to resist sloshing and overturning; maintain clear access to emergency vent and manways. (Tank legs shown on layout sheet.)
- **Insulation/heat tracing:** As shown, oil lines are heat-traced and insulated (“1.5” Insulation,” oil lines heat-traced **135 °F**) to maintain pumpability without approaching FP. Verify insulation jacketing is non-absorbent, fire-retardant.
- **Electrical:** Power to **HX-600 (480 V)**, motors (**230/460 V**), and instruments (**24 V/120 V**) per BOM; follow NFPA 70 for wiring methods.

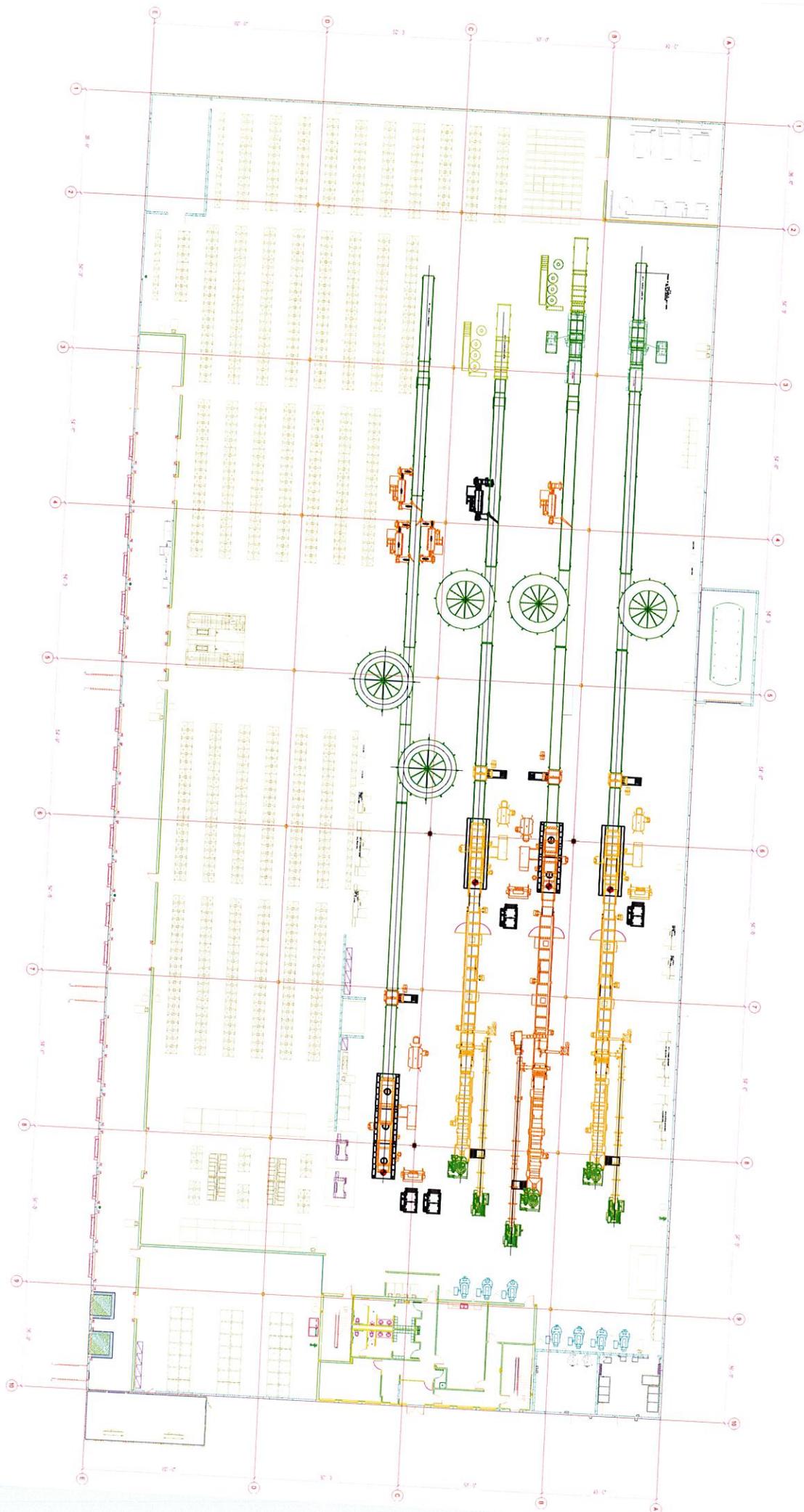
## 9) Owner/AHJ action items (to close out permitting)

1. **Confirm final product FP** (from SDS) to document **Class IIIB** basis at 135 °F operation.
2. **Vent capacity certs:** Attach manufacturer sizing sheets for **F7806H** and **F6242**, and for the 10" vent, to demonstrate normal + emergency venting capacity per NFPA 30.
3. **Containment drawings:** Provide diked area/containment calcs ( $\geq 110\%$  of 19,000 gal) and drain control details (valved to oil-water separator).
4. **SPCC applicability check:** If total on-site oil  $\geq 1,320$  gal, adopt/update **SPCC Plan** and inspection logs.
5. **PSSR/Commissioning:** Document interlock tests (no-flow trips, high-temp trips, level cutouts) and operator training.
6. **Labeling & pre-fire plan:** Post tank/valve IDs, emergency procedures, and add the tank to the facility pre-incident plan for the fire department.

---

Cross-references to the engineering package

- **BOM (mechanical & hot water):** TK-100 19,000 gal Feldmeier; PRV-100 6" Protectoseal F7806H; VRV-100 2" Protectoseal F6242; American Ultraviolet **LTX-10AB2A0** (10" vent) & **LTC-2AB4A0** (conditioner); CP-100 C114 pump; CP-600 hot-water recirc; **HX-600** WATTCO heater; **TIT-600, FS/FW-600** instrumentation; valves (QSM) and relief valves (Bell & Gossett 80 psig).
- **P&ID/Layout:** Heat-traced (135 °F) insulated oil lines; jacket supply/return; emergency vent routed to roof; level instruments (LLT/HLT); electrical services (480 V/230-460 V/120 V/24 V) noted.





7004 CESSNA DRIVE  
GREENSBORO, NC 27409  
336-393-0100

4400 BISHOP LANE, SUITE 112  
LOUISVILLE, KY 40218  
502-459-7475

334 FREE HILL ROAD  
HENDERSONVILLE, TN 37075  
615-822-3030

# CREEK BROOK CML HAVERHILL, MA PKO STORAGE & HOT WATER SET 24G0074

TABLE OF CONTENTS	
DRAWING NUMBER	DESCRIPTION
24G0074-02.1	COVER SHEET
24G0074-02.2	SYMBOL SHEET
24G0074-02.4	BILL OF MATERIALS
24G0074-02.5	PIPING AND INSTRUMENTATION DIAGRAM
	NOTES

GENERAL NOTES  
1. VERIFY ALL DIMENSIONS WITH EQUIPMENT

CLIENT

CREEK BROOK  
HAVERHILL, MA



PROJECT TITLE

PKO STORAGE AND HOT WATER SET

DATE OF DRAWING  
DRAWING SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF MGS NEWELL CORPORATION

MATERIAL

DRAWN BY

CHECKED BY

316 SS

QUANTITY

SIZE

D

SCALE

NA

UNLESS OTHERWISE SPECIFIED  
ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED  
ELEVATIONS ON INCHES = 1/8"

DRAWING DESCRIPTION

COVER SHEET

DRAWING NUMBER

24G0074- 01.1

GENERAL NOTES  
1. VERIFY ALL DIMENSIONS WITH EQUIPMENT

CLIENT: CREEK BROOK  
MADEIRA HILL, MA



PROJECT TITLE: PKO STORAGE AND HOT WATER SE

REV	DESCRIPTION	BY	DATE
1	INITIAL DRAWING	JAB	5/7/70

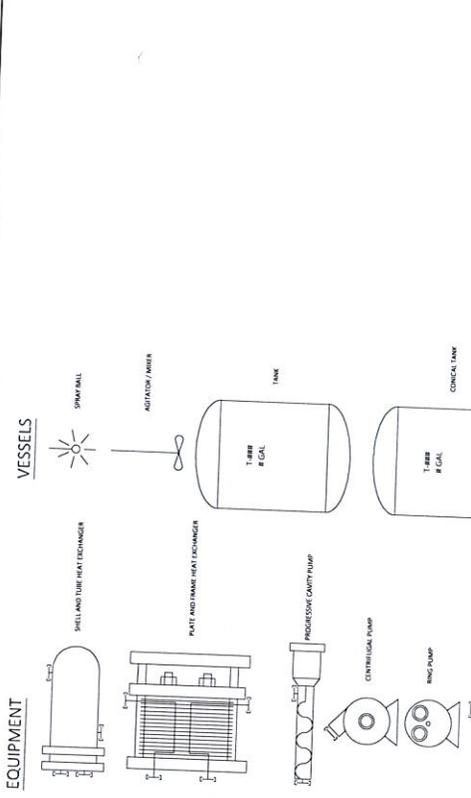
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CHECKED BY: JAB

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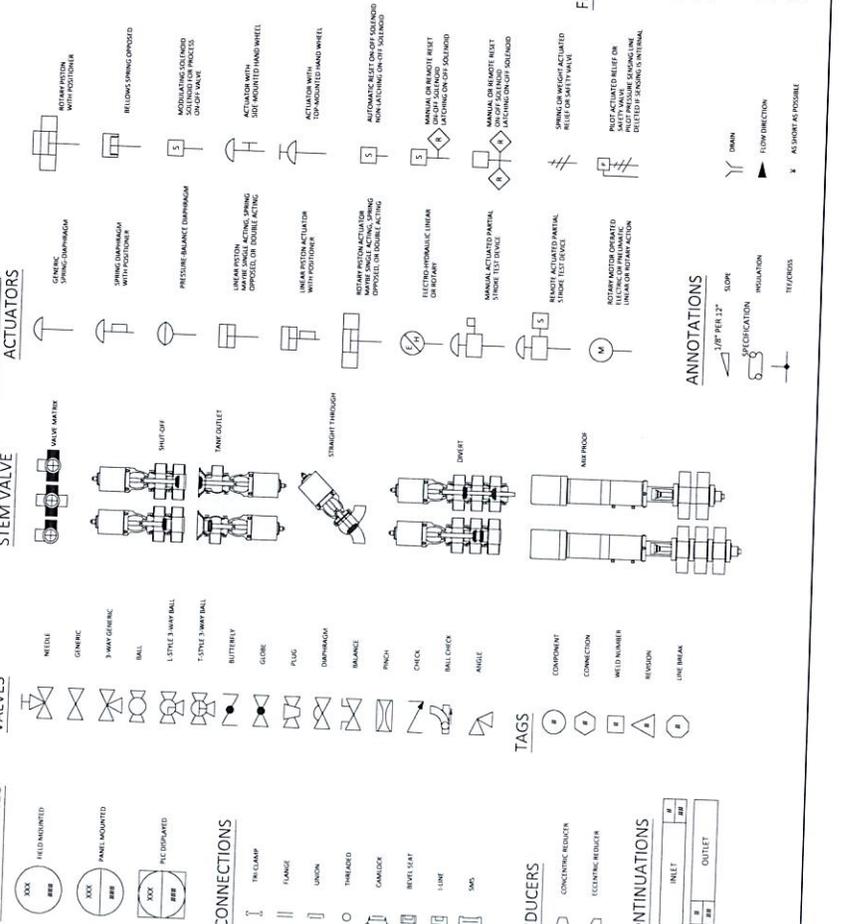
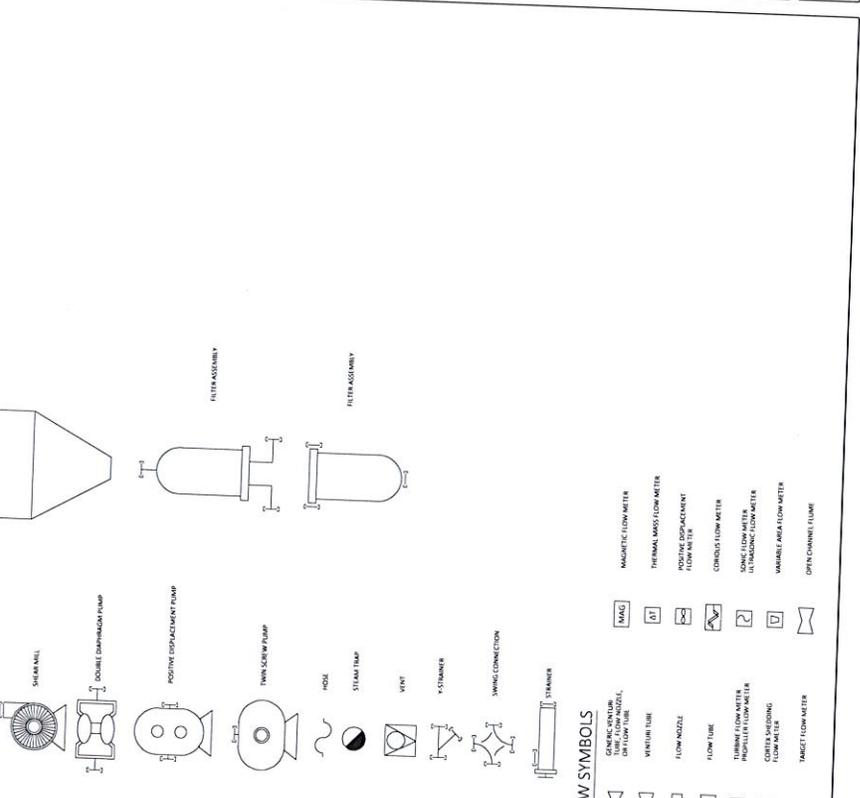


SYMBOL SHEET

24G0074-01.2



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
MEASURE	FLOW	TEMP	PH	CONDUCTIVITY	DENSITY	VOLTAJE	CURRENT	TIME	LEVEL	PRESSURE	QUANTITY	TEMPERATURE	TEMPERATURE	WEIGHT	WEIGHT	WEIGHT
UNIT	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH
VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE	VALVE
POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION	POSITION







GENERAL NOTES  
 1. VERIFY ALL DIMENSIONS WITH EQUIPMENT.

CLIENT  
 CREEK BROOK  
 HAVERHILL, MA

PROJECT TITLE  
**MGNewell**  
 PKO STORAGE AND HOT WATER SE

REV	DESCRIPTION	DATE
1	INITIAL DRAWING	JAN 1 5/2020

REVISIONS

QUANTITY 316 SS

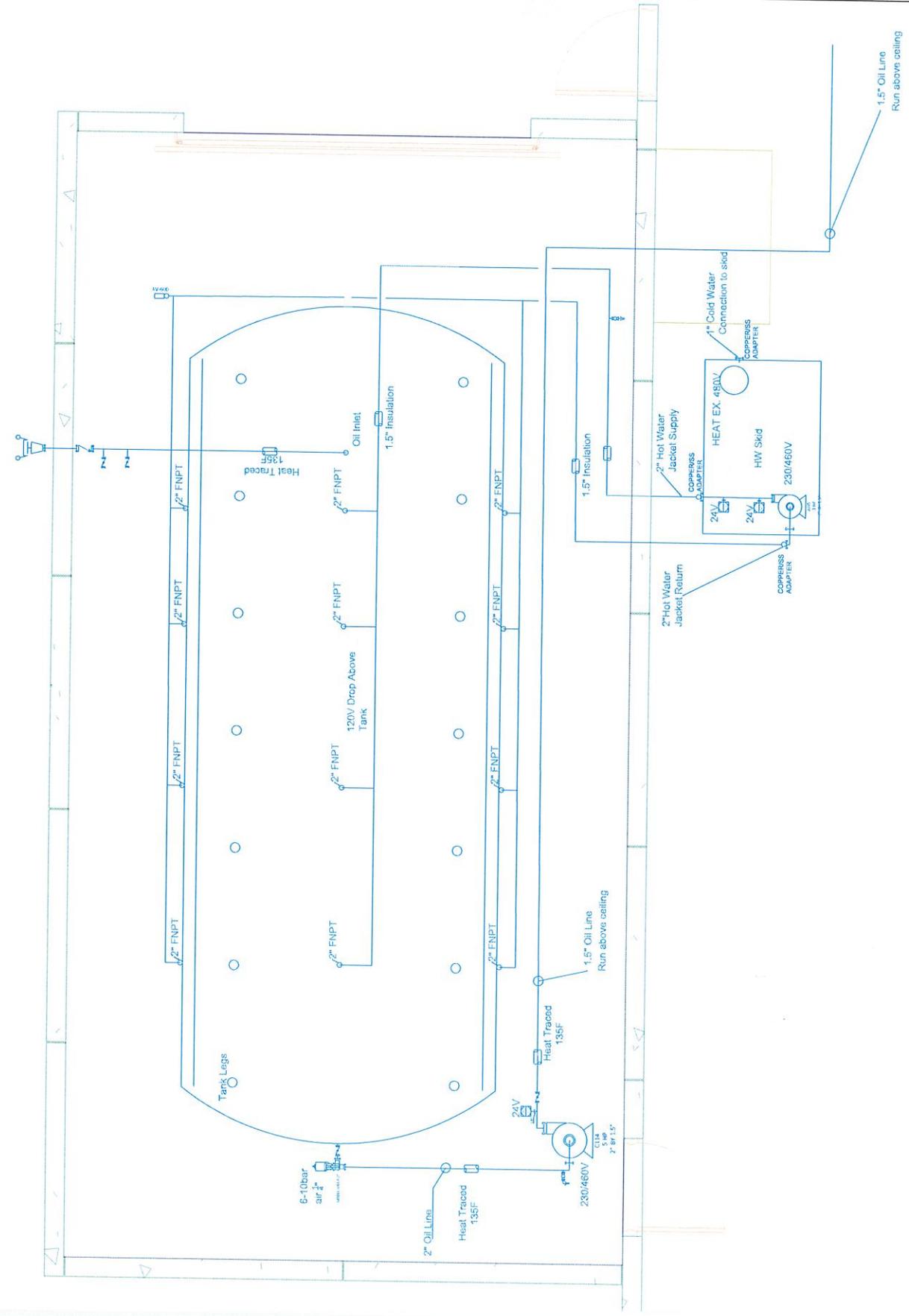
SCALE NA

UNLESS OTHERWISE NOTED TO THE DRAWING, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

THESE DIMENSIONS ARE THE PROPERTY OF M.G. NEWELL CORPORATION.

DRAWING DESCRIPTION  
 LAYOUT

DRAWING NUMBER  
 24G0074-01.5



1.5" Oil Line  
 Run above ceiling

1.5" Oil Line  
 Run above ceiling

230/480V  
 2" Ø 1.5"

HEAT EX. 480V  
 HW Skid  
 230/480V

2" Hot Water Jacket Return

2" Hot Water Jacket Supply

1" Cold Water Connection to Skid

COPPERWAS ADAPTER

COPPERWAS ADAPTER

COPPERWAS ADAPTER

# Safety Data Sheet

\*\*\* Section 1 - Product and Company Identification \*\*\*

**Material Name:** Edible Shortenings and Oils

**Synonyms/Other Common Names:** Canola oil, Linseed oil, Corn oil, Soybean oil, Cottonseed oil, Peanut Oil, Palm kernel oil, Copra, Olive oil, Tallow oil, Lard, Palm oil, Sunflower Oil.

**Recommended Use & Restrictions:** Food additive, Emulsifier

**Manufacturer Information:**

Bunge North America  
1391 Timberlake Manor Parkway  
Chesterfield, MO 63017

Phone: 314-292-2000 between 7:30 AM – 5:30 PM Central Time  
Fax: 314-292-2384

**Emergency Information:**

In the event of an Emergency, contact Chemtrec at 1-800-424-9300

\*\*\* Section 2 – Hazard(s) Identification \*\*\*

**Hazard classification:** Not a dangerous substance according to GHS. The substance does not meet the criteria for classification.

**Hazard Statement(s):** Excessive inhalation of oil mist may affect the respiratory system. Sensitive individuals may experience dermatitis after prolonged exposure of oil on the skin.

**Potential Health Effects:**

**Eyes:** None expected under anticipated use conditions. May cause irritation in sensitive individuals.

**Skin:** None expected under anticipated use conditions. May cause irritation in sensitive individuals.

**Ingestion:** None expected under anticipated use conditions. May cause irritation in sensitive individuals.

**Inhalation:** Excessive inhalation of oil mist may affect the respiratory system.

**Carcinogenicity and Reproductive Hazard:** None of this product's components are listed by ACGIH, IARC, OSHA, NIOSH, or NTP.

**Medical Conditions aggravated by exposure to product:** Excessive inhalation of oil mist may affect the respiratory system. Sensitive individuals may experience dermatitis after prolonged exposure of oil on the skin.

**HMIS Ratings:** Health: 1 Fire: 1 HMIS Reactivity 0

Hazard Scale: 0 = Minimal 1 = Slight 2 = Moderate 3 = Serious 4 = Severe \* = Chronic hazard

**Label Elements:** Not required

**Signal Word:** Not required

\*\*\* Section 3 - Composition / Information on Ingredients \*\*\*

CAS #	Component (Chemical Name & Common Name)	Concentration
120962-03-0	Canola oil	
8001-26-1	Linseed oil	
8001-30-7	Corn oil	
8001-22-7	Soybean oil	
8001-29-4	Cottonseed oil	
8002-03-7	Peanut Oil	
8023-79-8	Palm kernel oil	
8001-31-8	Copra	
8001-25-0	Olive oil	
61789-97-9	Tallow oil	
61789-99-9	Lard	
8002-75-3	Palm oil	
8001-21-6	Sunflower oil	
	Algae oil	

# Safety Data Sheet

## \*\*\* Section 4 - First Aid Measures \*\*\*

**Eyes:** If necessary, rinse eyes with water.  
**Skin:** Wash with soap and water.  
**Ingestion:** None necessary.  
**Inhalation:** Remove to fresh air.

**Most important symptoms/effects (acute & delayed):** Acute eye contact requires rinsing. No delayed effects anticipated.

## \*\*\* Section 5 - Fire Fighting Measures \*\*\*

**General Fire Hazards:** See Section 9 for Flammability Properties.  
**Hazardous Combustion Products:** Not Determined  
**Extinguishing Media:** Foam, CO2 or dry chemical. Because water can spread the fire, it is advisable to avoid a direct water stream for extinguishing the fire.  
**Fire Fighting Equipment/Instructions:** Firefighters should wear full protective gear.

**NFPA Ratings: Health: 1 Fire: 1 Reactivity: 0**  
Hazard Scale: 0 = Minimal 1 = Slight 2 = Moderate 3 = Serious 4 = Severe

## \*\*\* Section 6 - Accidental Release Measures \*\*\*

**Evacuation Procedures/ Containment Procedures:** Isolate area. Keep unnecessary personnel away. No special containment procedures necessary.

**Clean-Up Procedures:** For small spills, add solid adsorbent, shovel into disposable container and hose down area. Do not use incompatible clay adsorbents to avoid the possibility of spontaneous combustion. Clean area with detergent. For large spills, squeegee or pump into holding container. Clean area with detergent. Dispose of in accordance with local, state, and Federal regulations.

## \*\*\* Section 7 - Handling and Storage \*\*\*

**Handling Procedures:** Use appropriate protective equipment when handling hot oils.

**Storage Procedures:** Store away from flame and excessive heat. To avoid spontaneous fire, store wiping rags and similar material in UL/FM approved containers with tight fitting lids. Spilled product presents a slip hazard.

## \*\*\* Section 8 - Exposure Controls / Personal Protection \*\*\*

### Exposure Limits:

Chemical	ACGIH (TWA & Ceiling)	OSHA (PEL)	NIOSH (REL)
Vegetable oil mist (CAS No. 68956-68-3)	As PNOS guidelines: 3 mg/m3 (respirable) 10 mg/m3 (inhalable)	TWA 15 mg/m3 (total) TWA 5 mg/m3 (respirable)	TWA 10 mg/m3 (total) TWA 5 mg/m3 (respirable)

**Engineering Controls:** Ventilation should be provided in areas where hot oil is being used.

### PERSONAL PROTECTIVE EQUIPMENT

**Eyes/Face:** Wear safety glasses; chemical goggles (if splashing is possible).  
**Skin:** If handling containers of hot oil, insulated gloves and apparel may be required.  
**Respiratory:** If exposed to oil mist, an appropriate NIOSH approved respirator for organic vapors may be required.  
**General:** Eye wash fountain and emergency showers are recommended.

# Safety Data Sheet

## \*\*\* Section 9 - Physical & Chemical Properties \*\*\*

**Appearance:** Liquid, yellow-brown  
**Odor:** NA  
**Odor Threshold:** ND  
**pH:** ND  
**Melting Point/Freezing Point:** ND  
**Initial Boiling Point and Boiling Range:** NA  
**Flash point:** >500 °F  
**Evaporation Rate:** ND  
**Flammability (solid/gas):** ND  
**Upper/Lower Flammability/Explosive Limits (UFL/LFL):** >1  
**Vapor Pressure:** NA  
**Vapor Density:** NA  
**Specific Gravity:** 0.70-0.95  
**Relative Density:** ND  
**Solubility(ies):** Insoluble  
**Partition Coefficient (n-octanol/water):** ND  
**Auto-ignition temperature:** ND  
**Decomposition temperature:** ND  
**Viscosity:** ND

## \*\*\* Section 10 - Chemical Stability & Reactivity Information \*\*\*

**Chemical Stability:** This is a stable material.

**Possibility of Hazardous Reactions:** Will not occur.

**Conditions to Avoid (e.g., static discharge, shock, or vibration):** None

**Incompatible materials:** None

**Hazardous Decomposition products:** None

## \*\*\* Section 11 - Toxicological Information \*\*\*

**Likely routes of exposure (inhalation, ingestion, skin and eye contact):** Eyes, skin, ingestion, inhalation.

**Description of immediate, delayed or chronic effects from short or long-term exposure:** None anticipated

**Numerical measures of toxicity (LD50/LC50)**

**Cottonseed oil (8001-29-4)**

Oral LD50 Rat: >90 mL/kg

**Corn oil (8001-30-7)**

Oral LD50 Rat: >100 mL/kg

**Copra (8001-31-8)**

Oral LD50 Rat: >5000 mg/kg

**Palm oil (8002-75-3)**

Oral LD50 Rat: >18000 mg/kg

**Palm kernel oil (8023-79-8)**

Oral LD50 Rat: >5000 mg/kg

**Listed in NTP report on Carcinogens, or identified as potential carcinogen by IARC or OSHA:** None of this product's components are listed by ACGIH, IARC, OSHA, NIOSH, or NTP.

# Safety Data Sheet

**\*\*\* Section 12 - Ecological Information \*\*\* (non-mandatory)**

**Ecotoxicity**

**A. General Product Information**

**B. Component Analysis - Ecotoxicity - Aquatic Toxicity:** No ecotoxicity data are available for this product's components.

**\*\*\* Section 13 - Disposal Considerations \*\*\* (non-mandatory)**

**US EPA Waste Number & Descriptions:** No EPA Waste Numbers are applicable for this product's components.

**Disposal Instructions:**

All wastes must be handled in accordance with local, state and federal regulations.  
See Section 7 for Handling Procedures. See Section 8 for Personal Protective Equipment recommendations.

**\*\*\* Section 14 - Transportation Information \*\*\* (non-mandatory)**

**US DOT Information**

**Shipping Name:** Not Regulated

**\*\*\* Section 15 - Regulatory Information \*\*\* (non-mandatory)**

**US Federal Regulations:** None of this products components are listed under SARA Section 302 (40 CFR 355 Appendix A), SARA Section 313 (40 CFR 372.65), or CERCLA (40 CFR 302.4).

**Component Analysis - State**

The following components appear on one or more of the following state hazardous substances lists:

**State/Provincial Regulations:**

The following components appear on one or more of the following state hazardous substances lists:

Component	CAS	CA	MA	MN	NJ	PA	RI
Linseed oil	8001-26-1	No	No	No	No	Yes	Yes
Corn oil	8001-30-7	No	No	No	No	Yes	Yes
Soybean oil	8001-22-7	No	No	No	No	Yes	Yes
Cottonseed oil	8001-29-4	No	No	No	No	Yes	Yes
Peanut Oil	8002-03-7	No	No	No	No	Yes	Yes
Tallow oil	61789-97-9	No	No	No	No	Yes	Yes

**Additional Regulatory Information**

**Component Analysis – Inventory**

Component	CAS #	TSCA	CAN	EEC
Canola oil	120962-03-0	Yes	DSL	No
Linseed oil	8001-26-1	Yes	DSL	EINECS
Corn oil	8001-30-7	Yes	DSL	EINECS
Soybean oil	8001-22-7	Yes	DSL	EINECS
Cottonseed oil	8001-29-4	Yes	DSL	EINECS
Peanut Oil	8002-03-7	Yes	DSL	EINECS
Palm kernel oil	8023-79-8	Yes	DSL	EINECS
Copra	8001-31-8	Yes	DSL	EINECS
Olive oil	8001-25-0	Yes	DSL	EINECS
Tallow oil	61789-97-9	Yes	DSL	EINECS
Lard	61789-99-9	Yes	DSL	EINECS
Palm oil	8002-75-3	Yes	DSL	EINECS
Sunflower oil	8001-21-6	Yes	DSL	EINECS

# Safety Data Sheet

## \*\*\* Section 16 - Other Information \*\*\*

### Other Information

Bunge believes, to the best of its knowledge, that the information contained herein is accurate as of the date hereof. However, as the conditions or methods of use are beyond our control, we do not assume any responsibility and expressly disclaim any liability for any use of the material. MOREOVER, NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR OF ANY OTHER NATURE ARE MADE HEREIN AS TO THE INFORMATION PROVIDED OR THE PRODUCT TO WHICH THE INFORMATION REFERS. The health and safety precautions contained herein may not be adequate for all individuals and/or situations. It is the user's obligation to evaluate and use this product safely. Users should satisfy themselves that they have all current data relevant to their particular use and that their activities comply with all applicable laws.

### Key/Legend

NA - Not Applicable  
ND - Not Determined  
ACGIH - American Conference of Governmental Industrial Hygienists  
OSHA - Occupational Safety and Health Administration  
TLV - Threshold Limit Value  
PEL - Permissible Exposure Limit  
TWA - Time Weighted Average  
STEL - Short Term Exposure Limit  
NTP - National Toxicology Program  
IARC - International Agency for Research on Cancer

**Revision Date: 6/1/2017**

**Prepared by: Rick Hendricks**

548-1-1  
CITY OF HAVERHILL  
NORTH BROADWAY  
HAVERHILL, MA 01830

548-1-2  
LANGLOIS STEPHEN E ETUX  
490 NORTH BROADWAY  
HAVERHILL, MA 01832

548-1-3B  
THE HEISELER FAMILY REVOCABLE TRUST  
450 NORTH BROADWAY  
HAVERHILL, MA 01832

548-1-3C-2B  
DELLECHIAIE JEFFREY D-ETUX  
460 NORTH BROADW WAY  
HAVERHILL, MA 01832

548-1-40  
SDS DEVELOPMENT, LLC  
420 NORTH BROADWAY  
KINGSTON, NH 03848

548-1-10A  
HANS KISSLE COMPANY, LLC  
9 CREEK BROOK DR  
HAVERHILL, MA 01832

548-1-3  
WILSON SEAN ALAN  
452 NORTH BROADWAY  
HAVERHILL, MA 01830

548-1-3C-2  
GOLDENROD INC  
20 CREEK BROOK DR  
PARSIPPANY, NJ 07054

548-1-3C-2C  
SOLARES SERGIO A  
456 NORTH BROADW WAY  
HAVERHILL, MA 01832

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

548-1-10A-4  
AREIT RESEARCH DRIVE LC LLC  
64 RESEARCH DR  
DENVER, CO 80202

548-1-3A  
430 NORTH BROADWAY RLTY TR  
430 NORTH BROADWAY  
HAVERHILL, MA 01832

548-1-3C-2A-2  
MAR FIBERTECH TWO LLC  
30 CREEK BROOK DR  
NEEDHAM, MA 02492

548-1-4  
HUNTER THOMAS J  
426 NORTH BROADWAY  
HAVERHILL, MA 01832



**Kaitlin Wright**

**From:** North of Boston <noreply@wave2adportal.com>  
**Sent:** Friday, November 14, 2025 10:35 AM  
**To:** CityClerk  
**Cc:** cmacdonald@northofboston.com; Kaitlin Wright  
**Subject:** Thank you for placing your order with us.

**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:  
**W0139320**  
Business Type:  
All Other Public Notices  
Notice Size:  
Public Notices  
Notice Estimate:  
\$480.20  
Referral Code:  
**SPFL-25-3 30 Creek Brook Dr**

**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 W01393200**

**Wed Nov 19, 2025**  
**The Eagle-Tribune Public Notices**  
All Zones

**Mon Nov 24, 2025**  
**The Eagle-Tribune Public Notices**  
All Zones

**PUBLIC HEARING**

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

Notice is hereby given that the following application for a license to store, keep, and use INFLAMMABLE LIQUIDS has been made to the City Clerk and the City Council will conduct a hearing for all parties interested, in a hybrid meeting (virtual/ in person), on Tuesday, October 28, 2025; at 7:00 PM. This notice is given under the provisions of Chapter 148 of the General Laws – JT Couch on behalf of Creek Brook CML (SPFL-25-3); requesting to store 19,000 gallons of Class 3B edible shortening oil and 12,700 gallons of Class II Diesel Fuel in above ground storage tanks at 30 Creek Brook Dr. (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, CMC  
City Clerk  
ET - Publication Dates

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

*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.*



# Haverhill

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

NOV 14 AM 10:20  
HAUCITYCLERK

November 14, 2025

## PUBLIC HEARING

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

Notice is hereby given that the following application for a license to store, keep, and use INFLAMMABLE LIQUIDS has been made to the City Clerk and the City Council will conduct a hearing for all parties interested, in a hybrid meeting (virtual/in person), on Tuesday, October 28, 2025; at 7:00 PM. This notice is given under the provisions of Chapter 148 of the General Laws - JT Couch on behalf of Creek Brook CML (SPFL-25-3); requesting to store 19,000 gallons of Class 3B edible shortening oil and 12,700 gallons of Class II Diesel Fuel in above ground storage tanks at 30 Creek Brook Dr.

*(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: November 19 & November 24, 2025**  
**The Eagle Tribune**

Kaitlin M. Wright, CMC  
City Clerk

10.3

**Document # 5 - B**

William Pillsbury, *Economic Development and Planning Director*, requests Zoning Amendment  
- Battery Energy Storage Systems

Continued from August 5, 2025

IN CITY COUNCIL: SEPTEMBER 30, 2025

**COUNCIL VOTED TO CONTINUED TO DECEMBER 2, 2025  
MEETING**

**10 YEAS, 0 NAYS, 1 ABSENT, 0 ABSTENTATION**

Attest: Kaitlin M. Wright  
Kaitlin M. Wright, CMC  
City Clerk

IN CITY COUNCIL: DECEMBER 2, 2025  
VOTED TO CONTINUE TO JANUARY 13, 2026

ATTEST: Kaitlin M. Wright  
CITY CLERK

**Kaitlin Wright**

(10.1)

**From:** Lisa Mead <lisa@mtclawyers.com>  
**Sent:** Wednesday, November 19, 2025 1:51 PM  
**To:** Kaitlin Wright; Thomas J Sullivan, Esq.; Thomas J. Sullivan  
**Cc:** William Pillsbury; Mayor; Lori Robertson; Christine Lindberg; Natalia Hernandez; Jacki Byerley  
**Subject:** RE: BESS Zoning Hearing

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

The 14<sup>th</sup> please

13th

Lisa L. Mead

[she/her/hers]



Mead, Talerman & Costa LLC

30 Green St

Newburyport MA 01950

978 463 7700 ext 101

978 463 7747 (fax)

The information contained herein is confidential and may be protected by the attorney-client and/or other applicable privilege(s). It is intended only for the named recipient(s). If you are neither an intended recipient nor a person responsible for delivery to a recipient, you are hereby notified that any unauthorized use, dissemination, distribution or reproduction of the contents hereof is strictly prohibited and may be unlawful.

If you have received the above transmittal in error, please delete the message and any attachment(s) hereto from your e-mail system and notify us immediately. *Please consider the environment before printing this email.* 

 Think before you print.

---

**From:** Kaitlin Wright <kwright@haverhillma.gov>  
**Sent:** Wednesday, November 19, 2025 12:53 PM  
**To:** Thomas J Sullivan, Esq. <tsullivan@dlgclosing.com>; Lisa Mead <lisa@mtclawyers.com>; Thomas J. Sullivan <tsullivan@haverhillma.gov>  
**Cc:** William Pillsbury <wpillsbury@haverhillma.gov>; Mayor <mayor@haverhillma.gov>; Lori Robertson <lrobertson@haverhillma.gov>; Christine Lindberg <clindberg@haverhillma.gov>; Natalia Hernandez



# Haverhill

Economic Development and Planning  
Phone: 978-374-2330 Fax: 978-374-2315  
wpillsbury@HaverhillMA.gov

DATE: January 7, 2025

MEMO TO: City Council President Thomas Sullivan and members of the Haverhill City Council

FROM: William Pillsbury, Economic Development and Planning Director

**RE: Zoning Amendment- Battery Energy Storage Systems**

Attached please find a proposed zoning ordinance amendment prepared by City Solicitor Lisa Mead. The proposed amendment creates a regulatory framework and necessary tools for detailed and thorough review of any applications filed to create Battery storage facilities.

I request that the council refer the proposed ordinance to the planning board for a hearing to be held on February 12, 2025, and also schedule a hearing before the council on the proposed amendment shortly thereafter.

Thank you for your attention to this matter.

**RECOMMENDATION: Refer the proposed amendment to the Planning BOARD FOR A HEARING ON FEBRUARY 12, 2025 and schedule a hearing on the city council agenda shortly thereafter.**

IN CITY COUNCIL: January 7 2025  
REFER TO PLANNING BOARD AND VOTED THAT  
COUNCIL HEARING BE HELD MARCH 18 2025  
Attest: Kathie M. Wright City Clerk

IN CITY COUNCIL: July 8 2025  
REQUEST TO CONTINUE TO AUGUST 5 2025  
Attest: Kathie M. Wright City Clerk

IN CITY COUNCIL: March 18 2025  
HEARING CONTINUED TO APRIL 29 2025  
Attest: Kathie M. Wright City Clerk

IN CITY COUNCIL: August 5 2025  
CONTINUE TO SEPTEMBER 30, 2025  
Attest: Kathie M. Wright City Clerk

IN CITY COUNCIL: April 29 2025  
HEARING CONTINUED TO JUNE 3 2025  
Attest: Kathie M. Wright City Clerk

IN CITY COUNCIL: June 3 2025  
REQUEST TO CONTINUE BY CITY SOLICITOR TO JULY 8 2025  
4 Summer Street—Room 201, Haverhill, MA 01830 www.cityofhaverhill.com

Attest: Kathie M. Wright City Clerk

JAN 2 PM 3:41  
HAVERHILL CITY CLERK

## Kaitlin Wright

---

**From:** Lisa Mead <lisa@mtclawyers.com>  
**Sent:** Wednesday, September 24, 2025 4:56 PM  
**To:** Kaitlin Wright; Thomas J Sullivan, Esq.  
**Cc:** William Pillsbury; Mayor; Lori Robertson  
**Subject:** RE: BESS Zoning Hearing

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

This will need to be continued to the first meeting in December. I believe that is what we discussed Mayor, correct?

Lisa

Lisa L. Mead

[she/her/hers]



Mead, Talerman & Costa LLC

30 Green St

Newburyport MA 01950

978 463 7700 ext 101

978 463 7747 (fax)

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---

**From:** Kaitlin Wright <kwright@haverhillma.gov>  
**Sent:** Wednesday, September 24, 2025 4:39 PM  
**To:** Lisa Mead <lisa@mtclawyers.com>; Thomas J Sullivan, Esq. <tsullivan@dlgclosing.com>  
**Cc:** William Pillsbury <wpillsbury@haverhillma.gov>; Mayor <mayor@haverhillma.gov>; Lori Robertson

## Kaitlin Wright

---

**From:** Lisa Mead <lisa@mtclawyers.com>  
**Sent:** Thursday, July 31, 2025 4:48 PM  
**To:** Thomas J Sullivan, Esq.  
**Cc:** Kaitlin Wright; William Pillsbury; Mayor; Lori Robertson  
**Subject:** RE: BESS Zoning Hearing

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

Go to the last meeting in September.

Lisa L. Mead

[she/her/hers]



Mead, Talerman & Costa LLC

30 Green St

Newburyport MA 01950

978 463 7700 ext 101

978 463 7747 (fax)

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---

**From:** Thomas J Sullivan, Esq. <tsullivan@dlgclosing.com>  
**Sent:** Thursday, July 31, 2025 4:31 PM  
**To:** Lisa Mead <lisa@mtclawyers.com>  
**Cc:** Kaitlin Wright <kwright@haverhillma.gov>; William Pillsbury <wpillsbury@haverhillma.gov>; Mayor <mayor@haverhillma.gov>; Lori Robertson <lrobertson@haverhillma.gov>  
**Subject:** Re: BESS Zoning Hearing

**Kaitlin Wright**

10.A

**From:** Thomas J Sullivan, Esq. <tsullivan@dlgclosing.com>  
**Sent:** Thursday, July 3, 2025 11:29 AM  
**To:** Lisa Mead; Kaitlin Wright; William Pillsbury  
**Cc:** Mayor; Lori Robertson  
**Subject:** RE: BESS Zoning Hearing

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

Hi,

Let's continue until the first meeting in August please.

TY!

August 5, 2025

Tom

Thomas J. Sullivan, Esq.  
Downey Law Group, LLC  
[tsullivan@dlgclosing.com](mailto:tsullivan@dlgclosing.com)

Main Office and Mailing Address:  
462 Boston Street  
Topsfield, MA 01983  
Phone: (978) 887-1000  
Fax: (978) 887-1021



Satellite Office:  
345 Main Street  
Haverhill, MA 01830  
Phone: 978-373-2200

---

**From:** Lisa Mead <lisa@mtclawyers.com>  
**Sent:** Thursday, July 3, 2025 11:25 AM  
**To:** Kaitlin Wright <kwright@haverhillma.gov>; Thomas J Sullivan, Esq. <tsullivan@dlgclosing.com>; William Pillsbury <wpillsbury@haverhillma.gov>  
**Cc:** Mayor <mayor@haverhillma.gov>; Lori Robertson <lrobertson@haverhillma.gov>  
**Subject:** RE: BESS Zoning Hearing

Please continue it again, we are waiting to hear from the developer. I would take it out a month.

Lisa L. Mead

[she/her/hers]

## Kaitlin Wright

---

**From:** Lisa Mead <lisa@mtclawyers.com>  
**Sent:** Sunday, June 1, 2025 7:22 PM  
**To:** Thomas J Sullivan, Esq.; Thomas J. Sullivan; Kaitlin Wright  
**Cc:** William Pillsbury; Mayor  
**Subject:** BESS Zoning

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

Tom,

Please continue this public hearing to your first meeting in July. We are waiting to hear back from the developers.

Thank you,

Lisa

Lisa L. Mead

[she/her/hers]

JUN 2 AM 9:57  
HAVCITYCLERK



Mead, Talerman & Costa LLC

30 Green St

Newburyport MA 01950

978 463 7700 ext 101

978 463 7747 (fax)

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 Think before you print.

## Kaitlin Wright

---

**From:** William Pillsbury  
**Sent:** Monday, April 28, 2025 11:30 AM  
**To:** Kaitlin Wright  
**Cc:** Mayor; Lori Robertson; Lisa Mead  
**Subject:** Request to postpone Zoning hearing on Battery Storage

Hi Kaitlin: At the request of City Solicitor Lisa Mead after discussion with President Sullivan, please accept this request to postpone the hearing on the Battery Energy Storage Systems (BESS) to the meeting of June 3<sup>rd</sup>. Thanks for your attention to this matter.

William Pillsbury  
Economic Development and Planning Director

APR 28 AM 11:31  
HAYCITYCLERK

**Maria Bevilacqua**

10.2.14

---

**To:** HGLegals@hgazette.com  
**Cc:** Kaitlin Wright  
**Subject:** Hearing - Zoning Amendment-add new section 7.9 Battery Energy Storage Systems  
**Attachments:** Hearing Zoning 2025 - Add new section 7.9 Battery Energy Storage Systems-Gazette Feb 20 & 27 2025.docx

Afternoon:

Please run this Hearing ad 2 times in the Gazette – Feb 20 & 27, 2025. Hearing Zoning Amendment – add a new section 7.9 Battery Energy Storage Systems.

Questions - please contact me at 978-420-3624.

Thank you!

Maria Bevilacqua

City Clerk's Office  
Room 118  
4 Summer st  
Haverhill, MA 01830



# Haverhill

City Clerk's Office, Room 118  
Phone: 978-420-3623 Fax: 978-373-8490  
cityclerk@cityofhaverhill.com

January 7, 2025

## HYBRID 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 (virtual/in person), on Tuesday, March 18, 2025 at 7:00 pm on a request from Economic Development and Planning Director, William Pillsbury, for a Zoning Amendment – add a new section 7.9 Battery Energy Storage Systems  
REFER TO PLANNING BOARD AND  
COUNCIL HEARING MARCH 18, 2025

*(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: February 20 & February 27, 2025  
Haverhill Gazette**

Kaitlin M Wright  
City Clerk



1012

# CITY OF HAVERHILL

In Municipal Council January 7 2025

MUNICIPAL ORDINANCE

CHAPTER

~~ORDERECKXX~~

An Ordinance re: Zoning - Add new section 7.9 Battery Storage Systems

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.

5-B

PLACED ON FILE for at least 10 days

Attest;

\_\_\_\_\_  
*Kaitlin M. Wright* Clerk

**Maria Bevilacqua**

*Heavy!*

**From:** North of Boston <noreply@wave2adportal.com>  
**Sent:** Friday, January 10, 2025 4:16 PM  
**To:** Maria Bevilacqua; Maria Bevilacqua  
**Subject:** Thank you for placing your order with us.  
**Attachments:** W01296210.pdf

**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:  
**W0129621**  
Business Type:  
All Other Public Notices  
Notice Size:  
Public Notices  
Notice Estimate:  
\$184.62  
Referral Code: *Hearing*  
**7.9 Battery Energy Storage**

**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 W01296210**

Thu Feb 20, 2025  
Haverhill Gazette Public Notices  
All Zones

Thu Feb 27, 2025  
Haverhill Gazette Public Notices  
All Zones

**HYBRID 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 (virtual/in person), on Tuesday, March 18, 2025 at 7:00 pm on a request from Economic Development and Planning Director, William Pillsbury, for a Zoning Amendment – Mixed Use  
**REFER TO PLANNING BOARD AND COUNCIL HEARING MARCH 18, 2025**  
**(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  
City Clerk

HG - Publication Dates

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**Maria Bevilacqua**

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**From:** CMacDonald@salemnews.com on behalf of HGLegals@hgazette.com  
**Sent:** Friday, January 10, 2025 4:15 PM  
**To:** Maria Bevilacqua  
**Cc:** Maria Bevilacqua  
**Subject:** Re: Hearing - Zoning Amendment-add new section 7.9 Battery Energy Storage Systems

[REDACTED]

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Cordially,  
Christa MacDonald  
Haverhill Gazette  
North of Boston Media Group  
978-946-2157  
100 Turnpike St.  
North Andover, MA 01845

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•Please review your proof promptly. If no changes are requested, the notice will print as shown.

•To our pre-pay customers -- payment will be required before publication.

From: "Maria Bevilacqua" <maria@haverhillma.gov>  
To: "HGLegals@hgazette.com" <HGLegals@hgazette.com>  
Cc: "Kaitlin Wright" <kwright@haverhillma.gov>  
Date: 01/07/2025 03:14 PM  
Subject: Hearing - Zoning Amendment-add new section 7.9 Battery Energy Storage Systems

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Afternoon:

Please run this Hearing ad 2 times in the Gazette – Feb 20 & 27, 2025. Hearing Zoning Amendment – add a new section 7.9 Battery Energy Storage Systems.

Questions - please contact me at 978-420-3624.

Thank you!

**From:** North of Boston <noreply@wave2adportal.com>  
**Sent:** Friday, January 10, 2025 3:59 PM  
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**Subject:** Thank you for placing your order with us.  
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**Zoning Ordinance Battery Storage Systems**

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HAVERHILL, MA 01830  
978-374-2312  
cityclerk@cityofhaverhill.com  
HAVERHILL CITY CLERK

**Schedule for notice number W01296150**

Thu Feb 20, 2025  
Haverhill Gazette Public Notices  
All Zones

**CITY OF HAVERHILL  
in Municipal Council  
Municipal Ordinance Chapter**  
An Ordinance re: Zoning - Add new section 7.9 Battery Storage Systems  
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 City Clerk  
HG - February 20 2025

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*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.*

Maria Bevilacqua

City Clerk's Office

Room 118

4 Summer st

Haverhill, MA 01830[attachment "Hearing Zoning 2025 - Add new section 7.9 Battery Energy Storage Systems-Gazette Feb 20 & 27 2025.docx" deleted by Christa MacDonald/NOB]

16.3

**Document # 5-B**

Ordinance re: Zoning - Add a new section 7.9 Battery Energy Storage Systems

filed January 9, 2025

IN CITY COUNCIL: SEPTEMBER 30, 2025

**CONTINUED TO DEC 2, 2025**

**9 YEAS, 0 NAYS, 1 ABSENT, 1 ABSTENTATION**

Attest: Kaitlin M. Wright  
Kaitlin M. Wright, CMC  
City Clerk

Approved: Melinda E. Barrett  
Melinda E. Barrett, Mayor

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116.1

8 Octavo pages

10.2.1

JAN 2 PM3:41  
HAVCITYCLERK

MUNICIPAL ORDINANCE CHAPTER 255 Zoning

AN ORDINANCE RELATING TO AMENDING CHAPTER 255, ZONING BY ADDING A NEW SECTION 7.9 BATTERY ENERGY STORAGE SYSTEMS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 255, Zoning, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows by inserting the following new section 7.9 entitled "Battery Energy Storage Systems";

For Hearing March 18, 2025

§7.9 BATTERY ENERGY STORAGE SYSTEMS

§7.9.1. Purpose.

The purpose of this Section is to advance and protect the public health, safety, welfare, and quality of life by creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), with the following objectives:

- A. To provide a regulatory scheme for the location, construction and operation of free-standing BESS consistent with best practices and safety protocols;
- B. To ensure compatible land uses in the vicinity of the areas affected by BESS and to mitigate any potential impacts on abutting and nearby properties; and
- C. To mitigate the impacts of BESS on environmental resources such as agricultural lands, forests, wildlife, wetlands and other natural resources.

This Section shall be construed to be consistent with state law, including but not limited to the provisions of General Laws chapter 40A, section 3, and state regulations, including but not limited to the provisions of the State Building Code, State Fire Code, and State Electrical Code. In the event of any conflict between the provisions of this section and the provisions of state law or regulations, the state law and regulations shall prevail.

7.9.2. Definitions.

See "battery energy storage systems" in Section 11.0

7.9.3 Applicability.

- A. The requirements of this ordinance shall apply to BESS permitted, installed, decommissioned or modified after the effective date of this ordinance, excluding general maintenance and repair. BESS subject to this ordinance are only those that exceed the following capacities:

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- Lead-acid with a capacity of greater than 70 kW
- Nickel with a capacity of greater than 70 kW
- Lithium-ion with a capacity of greater than 30 kW
- Sodium nickel chloride with a capacity of greater than 20 kW
- Flow with a capacity of greater than 20 kW
- Other battery technologies with a capacity of greater than 20 kW

B. Only BESS that meet the criteria herein shall be permitted under this ordinance. BESS permitted under and subject to this ordinance shall be classified either as a Tier 1, Tier 2 or Tier 3 BESS as set forth herein. All sizes noted in this section shall include the total capacity of the proposed facility and not refer solely as a limitation on total export. For avoidance of doubt, a proposed system which has an export capacity of 50 MW but has a total storage or redundance capacity of 100 MW shall be treated as a 100 MW system.

1. Tier 1 BESS have an aggregate capacity less than or equal to 500 kW, derive 51% or more of their power from Solar Energy Systems as defined herein, and, if in a room or enclosed area, consist of only a single energy storage system technology.
2. Tier 2 BESS consist of those which meet one or more of the following criteria;
  - a. have an aggregate energy capacity greater than 500kW and less than 5 MW, but no greater than 5 MW;
  - b. are comprised of more than one storage battery facility in a room or enclosed area;
  - c. derive less than 51% of their power from Solar Energy Systems as defined herein.
3. Tier 3 BESS consist of those which meet one or more of the following criteria;
  - a. have an aggregate capacity greater than 5 MW, but no greater than 200MW;
  - b. are comprised of more than one storage battery facility in a room or enclosed area;
  - c. derive less than 51% of their power from Solar Energy Systems as defined herein.

§ 7.9.4. General Requirements

- A. All permits required by state codes, including but not limited to building permit, an electrical permit, and a fire department permit shall be required for installation of all BESS.
- B. All BESS, all Dedicated Use Buildings, and all other buildings or structures that (a) contain or are otherwise associated with a battery energy storage system; and (b) subject to the requirements of the State Building Code, shall be designed, erected, and installed in accordance with all applicable provisions of the State Building Code

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780 CMR, State Fire Code 527 CMR 1.00, and State Electrical Code 527 CMR 12.00. All BESS shall comply with NFPA 855, Standard for the Installation of Stationary Energy Storage Systems.

C. Energy storage system capacities, including array capacity and separation, are limited to the thresholds contained in NFPA 855.

§ 7.9.5. Permitting Requirements for Tier 1 BESS

Tier 1 BESS are allowed by right in all zoning districts, subject to applicable provisions of the State Building Code, Electrical Code, Fire Code, and other applicable codes, and are subject to site plan review in accordance with section 10.8 hereof and such provisions of this ordinance as are applicable.

Tier 1 BESS and appurtenances shall be prohibited in the Zone A and Zone 1 public water supply protection areas.

§ 7.9.6. Permitting Requirements for Tier 1, Tier 2 and Tier 3 BESS

§ 7.9.6.1 Special Permit Required. Tier 2 and Tier 3 BESS subject to this ordinance require the issuance of a Special Permit in those zoning districts identified in Appendix A, Table 1, and are subject to Major Site Plan Review pursuant to Section 10.8. Tier 2 and Tier 3 BESS shall comply with the applicable requirements set forth in this ordinance including the General Special Permit Criteria set forth in section 10.4.2, as well as this Section 7.9, and the Haverhill General Ordinances. The City Council shall be the Special Permit Granting Authority ("SPGA"). The Applicant shall be required to submit all materials required in accordance with the SPGA Rules and Regulations, in addition to any other materials necessary or as may be required in order to support that the Application meets the Design Requirements set forth in section 7.9.6.2 herein.

§ 7.9.6.1.1 Development Review Required As Part of Hearing Process: For the purpose of a Special Permit filed hereunder, the Applicant shall be required to submit a complete application for a Special Permit in accordance with the Requirements hereunder. Following the opening of the Public Hearing by the SPGA, the Application shall be referred to the Development Review Committee as set forth in §10.1.4 hereof. The Development Review Committee shall meet with the Applicant who shall be required to provide any additional information as the Committee may reasonably request and the Development Review Committee shall provide the SPGA with its recommendations within ninety (90) days of the date upon which the application was thereto referred.

§ 7.9.6.1.2 Prohibitions: Notwithstanding the foregoing, Tier 2 and Tier 3 BESS and appurtenances shall be prohibited in the Zone A and Zone I public water supply protection areas.

§ 7.9.6.2 Design Requirements. The following requirements apply to all BESS subject to this ordinance, except where it is specifically noted to apply only to Tier 2 or Tier 3 BESS:

- A. Site Plan Drawings. The Applicant shall provide a full set of Site Drawings stamped by a Massachusetts Registered Professional Engineer inclusive of items set forth in section 7.9.7.K.1 hereof.

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- B. Utility Lines and Electrical Circuitry. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles.
- C. Signage. Signage shall comply with the requirements of Section 6.2 of this Zoning Ordinance and the following additional requirements; in the event of a conflict between the provisions of Section 6.2 and this section, the requirements of this section shall control.
  - 1. The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the BESS, any special hazards associated, the type of suppression system installed in the area of BESS, and 24-hour emergency contact information, including reach-back phone number.
  - 2. As required by the state electrical code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
  - 3. Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.
- D. Lighting. Lighting of the BESS shall be limited to that minimally required for safety, security and operational purposes, shall be shielded from abutting properties, shall be directed downward, shall incorporate full cut-off fixtures to reduce light pollution and shall otherwise be consistent with local, state and federal law. A photometric plan shall be required.
- E. Vegetation and tree cutting. Areas within ten feet on each side of Tier 2 and Tier 3 BESS shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible. No tree or vegetation clearing shall be permitted within the Setbacks as noted below except for the purposes of the area of ingress and egress to the site. Vegetation control in the Water Supply Protection Overlay District (WSPOD) shall be by mowing or other mechanical means. The use of synthetic pesticides, herbicides, and fertilizers shall be prohibited for BESS facilities within the WSPOD.
- F. Setbacks. Tier 2 and Tier 3 BESS shall be set back a minimum of 50 yards from all side, rear, and front lot lines; except that Tier 2 and Tier 3 BESS shall be set back a minimum of 100 yards from side, rear, and front lot lines that abut or are across a street from residential zoning districts or existing single, two-family, or multi-family structures. The minimum setback areas shall include a Buffer Area at least fifty feet wide along all property lines. Access drives and parking are allowed in the setback areas, except emergency access as noted below, but shall not intrude into the required setback areas except where necessary to provide access or egress to the property. In addition, a minimum of 50 feet must be maintained between BESS components and all buildings, stored combustible materials, hazardous materials, high-piled storage, personnel means of egress, and other exposure hazards not associated with electrical grid infrastructure.
- G. Emergency Access: There shall be a 60-foot-wide paved emergency access road around the

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complete perimeter of the facility but inside the required setback area which may not exceed a 7% grade at any time. Ongoing maintenance of the access road including snow removal after 3 inches of snow shall be included as part of the Operations and Maintenance Plan required herein.

- H. Lot Size. The minimum lot size for Tier 1 BESS shall not be less than 1 acre. The minimum lot size for a Tier 2 BESS shall be not less than 10 acres and the minimum lot size for a Tier 3 BESS shall be no less than 20.
- I. Dimensional. All BESS shall comply with the dimensional limitations for principal structures of the underlying zoning district as provided in Appendix B, Table 2, of this Zoning Ordinance, unless otherwise provided in this ordinance. No BESS shall exceed 15 feet in height and there shall be no vertical stacking of BESS units.
- J. Fencing Requirements. Tier 2 and Tier 3 BESS, including all mechanical equipment, shall be enclosed by a minimum eight-foot high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building. All gates shall accommodate a knock box or other accessible means to allow access to public safety personnel. Security barriers, fences, landscaping, and other enclosures must not inhibit required air flow to or exhaust from the BESS and components. Electrical equipment greater than 1,000V require a separate and additional means to restrict access. NFPA 855 requires specialty safety systems to be provided based on the BESS chemistry and installed location.
- K. Screening and Visibility. Tier 2 and Tier 3 BESS shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. Such features may not inhibit required air flow to or exhaust from the BESS and components and must comply with the setbacks established in paragraph G above.
- L. Failure Protection. All Tier 2 and Tier 3 BESS shall include an impenetrable layer beneath the surface and no closer than four (4) feet to the closest water table which will cause any discharge to flow into a basin located on site which will then capture and/or treat any runoff as a result of a failed battery or fire or other destruction. The Application shall include details of the proposed catchment system along with a detailed stormwater report and stamped detailed engineering plans from a Massachusetts Registered Professional Engineer depicting the stormwater system. All BESS facilities located within the WSPOD shall have full containment to capture all releases, either intentionally from maintenance or accidental in nature. Release and runoff shall not be allowed.
- M. Batteries. Failed battery cells and modules shall not be stored on the site and shall be removed no later than 30 days after deemed failed by the BESS operator or cell/module manufacturer. The operator shall notify the Haverhill Fire Chief in advance if the type of battery or batteries used onsite is to be changed. All failed battery cells and modules shall not be stored outdoors and must be protected from further damage and potential release of contaminants to the environment.
- N. Storage. No equipment or hazardous materials, in liquid, dry, or gas form, shall be stored onsite of the BESS other than those items in quantities necessary for the proper operation of the facility. Any storage for materials deemed necessary shall be properly labeled, covered and contained to protect from release to the environment.

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- O. Acoustical Impacts. No system shall cause an increase in acoustical levels over ambient at the Property line. An acoustical study prepared by a Massachusetts Registered Acoustical Engineer shall be provided.
- P. Water Source. A municipal water source shall be provided including a FDC within 100 feet before the entrance to the Hazard Area on the Property. The Applicant shall present evidence including a hydraulic analysis in accordance to the City standard to support that there is adequate volume and pressure for fire suppression on the Property and not have a detrimental impact on the surrounding neighborhood. The applicant shall be required to make any related offsite improvement to achieve the required standard to alleviate any impact on the adjacent users.
- Q. Decommissioning Plan. The applicant shall submit with its application a decommissioning plan for all BESS to be implemented upon abandonment and/or in conjunction with removal of the facility. The owner or operator of the BESS shall notify the Building Commissioner in writing at least twenty days prior to when a BESS will be decommissioned. Decommissioning of an abandoned or discontinued BESS shall be completed within six months after the facility ceases operation. The decommissioning plan shall include:
  - 1. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all BESS components, structures, equipment, security barriers, and transmission lines from the site;
  - 2. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
  - 3. The anticipated life of the BESS;
  - 4. The estimated decommissioning costs and how said estimate was determined, including an allowance for annual cost of living increases or increases due to inflation;
  - 5. The method of ensuring that funds will be available for decommissioning and restoration;
  - 6. The method by which the decommissioning cost will be kept current;
  - 7. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the BESS, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
  - 8. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.
- R. Decommissioning Fund. The owner and/or operator of the energy storage system, shall

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continuously maintain a fund or other surety acceptable to the City, in a form approved by the City Council and City Solicitor, for the removal of the BESS, in an amount to be determined by the City, and which includes the City as loss payee, for the period of the life of the facility. All costs of the financial security shall be borne by the Applicant.

- S. Proof of Liability Insurance. The applicant or property owner shall provide evidence of commercial liability insurance in an amount and type generally acceptable in the industry and approved by the Planning Board prior to the issuance of a building permit, and shall continue such insurance in effect until such facility has been decommissioned, removed, and the site restored in accordance with this ordinance.

§ 7.9.6.3 Special Permit Criteria. In addition to the general Special Permit criteria set forth in section 10.4.2 of this Ordinance, an application for Tier 2 or Tier 3 BESS shall meet the following criteria:

A. The project protects the ground water and surrounding properties from catastrophic failure of one or more of the batteries or cells by implementing appropriate catchment and filtration systems for water run off or run off from the system.

B. The project appropriately attenuates sound intrusion beyond the property lines onto adjacent properties so that there is no change in ambient sound after construction and during operations of the system.

C. The project includes only dark sky compliant down lighting which does not intrude beyond the property lines onto adjacent properties.

D. The project is secure and addresses possible trespass or other intrusion by individuals not affiliated with the project.

E. The project meets the public safety needs of the City.

F. The project minimizes visual impacts from utility infrastructure for interconnection.

F. The project is minimally visible from adjacent properties.

§ 7.9.7. Site Plan application.

For all BESS the Site Plan application shall include the following information, in addition to that required by Section 10.8 of this Zoning Ordinance and the applicable Planning Board requirements governing Site Plan Applications:

A. Utility Infrastructure information requirements:

1. A one- or three-line electrical diagram detailing the BESS layout, associated components, and electrical interconnection methods, with all State Electrical Code compliant disconnects and over current devices.
2. The Applicant shall provide a copy of the fully executed Interconnection Services Agreement ("ISA") with the local utility distribution company.
3. If the ISA has not been issued, the Applicant shall be required to provide a full copy of the Application for Interconnection filed with the local utility distribution

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company.

- B. Preliminary equipment specification sheets that document the proposed BESS components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.
- C. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the BESS. Such information of the final system installer shall be submitted prior to the issuance of building permit.
- D. Large-scale fire test data, evaluation information, and calculations, and modeling data. For any of the following, UL 9540A fire test data must be made available to the Planning Board for review:
- BESS systems with a capacity of greater than 50 kW
  - BESS systems with spacing between arrays of less than 3 feet
- E. Commissioning Plan. The system installer or commissioning agent shall prepare a commissioning plan prior to the start of commissioning. Such plan shall be compliant with NFPA 855 and document and verify that the system and its associated controls and safety systems are in proper working condition per requirements set forth in applicable state codes. Where commissioning is required by the Building Code, BESS commissioning shall be conducted by a Massachusetts Licensed Professional Engineer after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required by applicable state codes shall be provided to Zoning Enforcement Officer prior to final inspection and approval and maintained at an approved on-site location.
- F. Fire Safety Compliance Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with state codes, including documentation that BESS components comply with the safety standards set forth in subsection 7.9.9. Such plan shall also include a detailed training plan for public safety personnel.
- G. Operation and Maintenance Manual. Such plan shall describe continuing BESS maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth state codes and NFPA 855. Maintenance provisions will be driven by manufacturer requirements for the specific listed system. It shall address maintenance of the access and perimeter roadways, perimeter fencing, and shall include a snow removal plan and 24 hours access requirements by public safety officials. There shall be an annual; acoustical review to assure ongoing compliance with the requirement of no change from ambient at the property line and fire department inspection.
- H. Depending on the location of the BESS in relation to and its interaction with the electrical grid, interconnection will be completed per 527 CMR 12.00. System interconnections into utility grids shall be in accordance with NFPA 855 and the local distribution company standards for interconnection of distributed energy resources. An accessible disconnect is

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required per 527 CMR 12.00.

- I. Prior to the issuance of the building permit, As Built engineering documents must be signed and sealed by a Massachusetts Licensed Professional Engineer and provided to the Building Commissioner and Planning Department .
- J. Emergency Operations Plan. An Emergency Operations Plan compliant with NFPA 855 is required. A copy of the approved Emergency Operations Plan shall be given to the system operator, the local fire department, local fire code official and police department. For so long as the BESS is operational, the operator shall provide the Fire Department, Police Department, Building Commissioner, and Mayor's office with contact information for personnel that can be reached 24 hours per day every day, and this contact information shall be updated by the operator whenever there is a change in the information. The operator shall also be required to have an official representative be present onsite not later than two hours after notification by the Fire Chief, Police Chief, or their designee. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:
  1. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
  2. Procedures for inspection and testing of associated alarms, interlocks, and controls, including time intervals for inspection and testing.
  3. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
  4. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
  5. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
  6. Procedures for safe disposal of BESS equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged BESS equipment from the facility.
  7. Other procedures as determined necessary by the City to provide for the safety of occupants, neighboring properties, and emergency responders.

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- 8. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

K. Each Application shall be accompanied by the following information:

- 1. A certified plot plan at a minimum scale of one inch equals 40 feet and a maximum scale of one inch equals 20 feet. The site plan shall contain:
  - a. Date of site plan with all revisions noted and dated. Title of development, North arrow, scale, map and lot number, name and address of record owner, name and address of person preparing the site plan.
  - b. The names of all owners of record of adjacent properties, and the map and lot number of the properties and all buildings.
  - c. Zoning district boundaries and flood zone boundaries shall be shown as they affect the property including limits of the WSPOD and public water supply Zone A and Zone I on the overall site plan.
  - d. Boundaries of the property and lines of existing street, lots, easements and areas dedicated to public use, including rights of way.
  - e. A locus map showing the location of the property with reference to surrounding area.
  - f. A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations.
  - g. Square footage of property to the nearest 10 square feet.
  
- 2. All plans must include the location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways.
  - a. Location and dimensions of utilities, gas, telephone, electrical, communications, water drainage, sewer and other waste disposal.
  - b. Location, type and dimensions of landscaping and screening.
  - c. Location of existing rock outcroppings, high points, vistas, ponds, depressions, wetlands, major trees (twelve-inch caliper and over) and any other significant existing features.
  - d. Two-foot contours where slopes are less than 15% and five-foot contours when 15% or more. Existing contours shall be indicated by dashed line. Proposed contours shall be indicated by solid line.
  - e. Dimensioned schematic drawings of all proposed buildings. Scale shall not exceed ¼ inch equals one foot nor less than 1/8 inch equals one foot.
  - f. A narrative describing the proposal and addressing the foregoing requirements.
  - g. Location of street numbers indicated on the schematic drawings and/or site plan.

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- 20.2.15
- h. Surface and water pollution. A report on the impact of Stormwater runoff on adjacent and downstream surface water bodies, subsurface groundwater and the water table.
  - i. Soils. The potential dangers of erosion and sedimentation caused by the operation and maintenance of the proposed development.
  - j. General environmental impact. A report on the relationship of the proposed development of the major botanical, zoological, geological and hydrological resources of the site, and compatibility of the proposed development with adjacent or surrounding land uses and neighborhoods.
  - k. Traffic impact. A report on existing street capacities, estimated average daily traffic generation, composition, peak hour levels and directional flows resulting from the proposed development, proposed methods to mitigate the estimated traffic impact and methodology and sources used to derive existing data and estimations.
  - l. Renderings showing the proposed project in relationship to its surroundings.

#### § 7.9.8. Ownership Changes.

If the owner of the BESS changes or the owner of the property changes, the Special Permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the Special Permit, Site Plan approval, and decommissioning plan. A new owner or operator of the BESS shall notify the Building Commissioner of such change in ownership or operator within 14 days of the ownership change. A new owner or operator must provide such notification to the Building Commissioner in writing.

#### § 7.9.9. Safety

System Certification. BESS and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for BESS and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:

- A. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),
- B. UL 1642 (Standard for Lithium Batteries),
- C. UL 1741 or UL 62109 (Inverters and Power Converters),
- D. Certified under the applicable electrical, building, and fire prevention codes as required.
- E. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

Site Access. BESS shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local

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fire department.

BESS, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.

§ 7.9.11. Abandonment

The BESS shall be considered abandoned when it ceases to operate consistently for more than one year. If the owner and/or operator fails to comply with decommissioning upon any abandonment, the City may, after compliance with any applicable state and federal constitutional requirements, enter the property and utilize the available bond and/or security for the removal of any BESS and restoration of the site in accordance with the decommissioning plan.

And further add the following new definition to § 11.1 of Chapter 255

§ 11.1

**BATTERY ENERGY STORAGE SYSTEM (“BESS”)** -- An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected. For the purposes of this bylaw, BESS are comprised of three (3) types as further described in § 7.9.3.B. of this bylaw; Tier 1 BESS, Tier 2 BESS and Tier 3 BESS.

And further to amend section 3.1.3, Table of Use and Parking regulations by allowing Tier 1, Tier 2 and Tier 3 BESS in the districts as follows:

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
<b>I. MISCELLANEOUS COMMERCIAL USES (cont'd)</b>															
22. Kennel or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	BA	BA	N	N	N	N	N	BA	N	N	N	N	N	N	D
23. Commercial communications and/or television tower, provided that it shall be at least 500 feet from any R District	BA	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA	None
<b>24. Battery Energy Storage Systems: Tier 1</b>	<u>Y</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>None</u>										
<b>25. Battery Energy Storage Systems: Tier 2</b>	<u>N</u>	<u>CC</u>	<u>None</u>												

5B

26. Battery Energy Storage Systems: Tier 3	N	N	N	N	N	N	N	N	N	N	N	N	N	CC	None
--	---	---	---	---	---	---	---	---	---	---	---	---	---	----	------

IN CITY COUNCIL: January 7 2025  
 PLACED ON FILE for at least 10 days  
 Attest:

\_\_\_\_\_ City Clerk

IN CITY COUNCIL: March 18 2025  
 CONTINUED TO APRIL 29 2025 (with Hearing)  
 Attest:

\_\_\_\_\_ City Clerk

IN CITY COUNCIL: April 29 2025  
 HEARING CONTINUED TO JUNE 3 2025  
 Attest:

\_\_\_\_\_ City Clerk

IN CITY COUNCIL: June 3 2025  
 REQUEST BY CITY SOLICITOR TO CONTINUE TO JULY 8 2025  
 Attest:

\_\_\_\_\_ City Clerk

IN CITY COUNCIL: July 8 2025  
 CONTINUED TO AUGUST 5, 2025

Attest:  
 \_\_\_\_\_ City Clerk

IN CITY COUNCIL: August 5 2025  
 CONTINUE TO SEPTEMBER 30, 2025  
 Attest:

\_\_\_\_\_ City Clerk

5-B

MUNICIPAL ORDINANCE CHAPTER 255 Zoning

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8 Octavo pages  
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JON Z. PHIPPS  
TOWN CLERK

AN ORDINANCE RELATING TO AMENDING CHAPTER 255, ZONING BY ADDING A NEW SECTION 7.9 BATTERY ENERGY STORAGE SYSTEMS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 255, Zoning, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows by inserting the following new section 7.9 entitled "Battery Energy Storage Systems";

For Hearing March 18, 2025

§7.9 BATTERY ENERGY STORAGE SYSTEMS

§7.9.1. Purpose.

The purpose of this Section is to advance and protect the public health, safety, welfare, and quality of life by creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), with the following objectives:

- A. To provide a regulatory scheme for the location, construction and operation of free-standing BESS consistent with best practices and safety protocols;
- B. To ensure compatible land uses in the vicinity of the areas affected by BESS and to mitigate any potential impacts on abutting and nearby properties; and
- C. To mitigate the impacts of BESS on environmental resources such as agricultural lands, forests, wildlife, wetlands and other natural resources.

This Section shall be construed to be consistent with state law, including but not limited to the provisions of General Laws chapter 40A, section 3, and state regulations, including but not limited to the provisions of the State Building Code, State Fire Code, and State Electrical Code. In the event of any conflict between the provisions of this section and the provisions of state law or regulations, the state law and regulations shall prevail.

7.9.2. Definitions.

See "battery energy storage systems" in Section 11.0

7.9.3 Applicability.

- A. The requirements of this ordinance shall apply to BESS permitted, installed, decommissioned or modified after the effective date of this ordinance, excluding general maintenance and repair. BESS subject to this ordinance are only those that exceed the following capacities:

- Lead-acid with a capacity of greater than 70 kW
- Nickel with a capacity of greater than 70 kW
- Lithium-ion with a capacity of greater than 30 kW
- Sodium nickel chloride with a capacity of greater than 20 kW
- Flow with a capacity of greater than 20 kW
- Other battery technologies with a capacity of greater than 20 kW

B. Only BESS that meet the criteria herein shall be permitted under this ordinance. BESS permitted under and subject to this ordinance shall be classified either as a Tier 1, Tier 2 or Tier 3 BESS as set forth herein. All sizes noted in this section shall include the total capacity of the proposed facility and not refer solely as a limitation on total export. For avoidance of doubt, a proposed system which has an export capacity of 50 MW but has a total storage or redundancy capacity of 100 MW shall be treated as a 100 MW system.

1. Tier 1 BESS have an aggregate capacity less than or equal to 500 kW, derive 51% or more of their power from Solar Energy Systems as defined herein, and, if in a room or enclosed area, consist of only a single energy storage system technology.
2. Tier 2 BESS consist of those which meet one or more of the following criteria;
  - a. have an aggregate energy capacity greater than 500kW and less than 5 MW, but no greater than 5 MW;
  - b. are comprised of more than one storage battery facility in a room or enclosed area;
  - c. derive less than 51% of their power from Solar Energy Systems as defined herein.
3. Tier 3 BESS consist of those which meet one or more of the following criteria;
  - a. have an aggregate capacity greater than 5 MW, but no greater than 200MW;
  - b. are comprised of more than one storage battery facility in a room or enclosed area;
  - c. derive less than 51% of their power from Solar Energy Systems as defined herein.

#### § 7.9.4. General Requirements

- A. All permits required by state codes, including but not limited to building permit, an electrical permit, and a fire department permit shall be required for installation of all BESS.
- B. All BESS, all Dedicated Use Buildings, and all other buildings or structures that (a) contain or are otherwise associated with a battery energy storage system; and (b) subject to the requirements of the State Building Code, shall be designed, erected, and installed in accordance with all applicable provisions of the State Building Code

780 CMR, State Fire Code 527 CMR 1.00, and State Electrical Code 527 CMR 12.00. All BESS shall comply with NFPA 855, Standard for the Installation of Stationary Energy Storage Systems.

- C. Energy storage system capacities, including array capacity and separation, are limited to the thresholds contained in NFPA 855.

#### § 7.9.5. Permitting Requirements for Tier 1 BESS

Tier 1 BESS are allowed by right in all zoning districts, subject to applicable provisions of the State Building Code, Electrical Code, Fire Code, and other applicable codes, and are subject to site plan review in accordance with section 10.8 hereof and such provisions of this ordinance as are applicable.

Tier 1 BESS and appurtenances shall be prohibited in the Zone A and Zone 1 public water supply protection areas.

#### § 7.9.6. Permitting Requirements for Tier 1, Tier 2 and Tier 3 BESS

§ 7.9.6.1 Special Permit Required. Tier 2 and Tier 3 BESS subject to this ordinance require the issuance of a Special Permit in those zoning districts identified in Appendix A, Table 1, and are subject to Major Site Plan Review pursuant to Section 10.8. Tier 2 and Tier 3 BESS shall comply with the applicable requirements set forth in this ordinance including the General Special Permit Criteria set forth in section 10.4.2, as well as this Section 7.9, and the Haverhill General Ordinances. The City Council shall be the Special Permit Granting Authority (“SPGA”). The Applicant shall be required to submit all materials required in accordance with the SPGA Rules and Regulations, in addition to any other materials necessary or as may be required in order to support that the Application meets the Design Requirements set forth in section 7.9.6.2 herein.

§ 7.9.6.1.1 Development Review Required As Part of Hearing Process: For the purpose of a Special Permit filed hereunder, the Applicant shall be required to submit a complete application for a Special Permit in accordance with the Requirements hereunder. Following the opening of the Public Hearing by the SPGA, the Application shall be referred to the Development Review Committee as set forth in §10.1.4 hereof. The Development Review Committee shall meet with the Applicant who shall be required to provide any additional information as the Committee may reasonably request and the Development Review Committee shall provide the SPGA with its recommendations within ninety (90) days of the date upon which the application was thereto referred.

§ 7.9.6.1.2 Prohibitions: Notwithstanding the foregoing, Tier 2 and Tier 3 BESS and appurtenances shall be prohibited in the Zone A and Zone I public water supply protection areas.

§ 7.9.6.2 Design Requirements. The following requirements apply to all BESS subject to this ordinance, except where it is specifically noted to apply only to Tier 2 or Tier 3 BESS:

- A. Site Plan Drawings. The Applicant shall provide a full set of Site Drawings stamped by a Massachusetts Registered Professional Engineer inclusive of items set forth in section 7.9.7.K.1 hereof.

- B. Utility Lines and Electrical Circuitry. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles.
- C. Signage. Signage shall comply with the requirements of Section 6.2 of this Zoning Ordinance and the following additional requirements; in the event of a conflict between the provisions of Section 6.2 and this section, the requirements of this section shall control.
1. The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the BESS, any special hazards associated, the type of suppression system installed in the area of BESS, and 24-hour emergency contact information, including reach-back phone number.
  2. As required by the state electrical code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
  3. Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.
- D. Lighting. Lighting of the BESS shall be limited to that minimally required for safety, security and operational purposes, shall be shielded from abutting properties, shall be directed downward, shall incorporate full cut-off fixtures to reduce light pollution and shall otherwise be consistent with local, state and federal law. A photometric plan shall be required.
- E. Vegetation and tree cutting. Areas within ten feet on each side of Tier 2 and Tier 3 BESS shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible. No tree or vegetation clearing shall be permitted within the Setbacks as noted below except for the purposes of the area of ingress and egress to the site. Vegetation control in the Water Supply Protection Overlay District (WSPOD) shall be by mowing or other mechanical means. The use of synthetic pesticides, herbicides, and fertilizers shall be prohibited for BESS facilities within the WSPOD.
- F. Setbacks. Tier 2 and Tier 3 BESS shall be set back a minimum of 50 yards from all side, rear, and front lot lines; except that Tier 2 and Tier 3 BESS shall be set back a minimum of 100 yards from side, rear, and front lot lines that abut or are across a street from residential zoning districts or existing single, two-family, or multi-family structures. The minimum setback areas shall include a Buffer Area at least fifty feet wide along all property lines. Access drives and parking are allowed in the setback areas, except emergency access as noted below, but shall not intrude into the required setback areas except where necessary to provide access or egress to the property. In addition, a minimum of 50 feet must be maintained between BESS components and all buildings, stored combustible materials, hazardous materials, high-piled storage, personnel means of egress, and other exposure hazards not associated with electrical grid infrastructure.
- G. Emergency Access: There shall be a 60-foot-wide paved emergency access road around the

complete perimeter of the facility but inside the required setback area which may not exceed a 7% grade at any time. Ongoing maintenance of the access road including snow removal after 3 inches of snow shall be included as part of the Operations and Maintenance Plan required herein.

- H. Lot Size. The minimum lot size for Tier 1 BESS shall not be less than 1 acre. The minimum lot size for a Tier 2 BESS shall be not less than 10 acres and the minimum lot size for a Tier 3 BESS shall be no less than 20.
- I. Dimensional. All BESS shall comply with the dimensional limitations for principal structures of the underlying zoning district as provided in Appendix B, Table 2, of this Zoning Ordinance, unless otherwise provided in this ordinance. No BESS shall exceed 15 feet in height and there shall be no vertical stacking of BESS units.
- J. Fencing Requirements. Tier 2 and Tier 3 BESS, including all mechanical equipment, shall be enclosed by a minimum eight-foot high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building. All gates shall accommodate a knock box or other accessible means to allow access to public safety personnel. Security barriers, fences, landscaping, and other enclosures must not inhibit required air flow to or exhaust from the BESS and components. Electrical equipment greater than 1,000V require a separate and additional means to restrict access. NFPA 855 requires specialty safety systems to be provided based on the BESS chemistry and installed location.
- K. Screening and Visibility. Tier 2 and Tier 3 BESS shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. Such features may not inhibit required air flow to or exhaust from the BESS and components and must comply with the setbacks established in paragraph G above.
- L. Failure Protection. All Tier 2 and Tier 3 BESS shall include an impenetrable layer beneath the surface and no closer than four (4) feet to the closest water table which will cause any discharge to flow into a basin located on site which will then capture and/or treat any runoff as a result of a failed battery or fire or other destruction. The Application shall include details of the proposed catchment system along with a detailed stormwater report and stamped detailed engineering plans from a Massachusetts Registered Professional Engineer depicting the stormwater system. All BESS facilities located within the WSPOD shall have full containment to capture all releases, either intentionally from maintenance or accidental in nature. Release and runoff shall not be allowed.
- M. Batteries. Failed battery cells and modules shall not be stored on the site and shall be removed no later than 30 days after deemed failed by the BESS operator or cell/module manufacturer. The operator shall notify the Haverhill Fire Chief in advance if the type of battery or batteries used onsite is to be changed. All failed battery cells and modules shall not be stored outdoors and must be protected from further damage and potential release of contaminants to the environment.
- N. Storage. No equipment or hazardous materials, in liquid, dry, or gas form, shall be stored onsite of the BESS other than those items in quantities necessary for the proper operation of the facility. Any storage for materials deemed necessary shall be properly labeled, covered and contained to protect from release to the environment.

- O. Acoustical Impacts. No system shall cause an increase in acoustical levels over ambient at the Property line. An acoustical study prepared by a Massachusetts Registered Acoustical Engineer shall be provided.
- P. Water Source. A municipal water source shall be provided including a FDC within 100 feet before the entrance to the Hazard Area on the Property. The Applicant shall present evidence including a hydraulic analysis in accordance to the City standard to support that there is adequate volume and pressure for fire suppression on the Property and not have a detrimental impact on the surrounding neighborhood. The applicant shall be required to make any related offsite improvement to achieve the required standard to alleviate any impact on the adjacent users.
- Q. Decommissioning Plan. The applicant shall submit with its application a decommissioning plan for all BESS to be implemented upon abandonment and/or in conjunction with removal of the facility. The owner or operator of the BESS shall notify the Building Commissioner in writing at least twenty days prior to when a BESS will be decommissioned. Decommissioning of an abandoned or discontinued BESS shall be completed within six months after the facility ceases operation. The decommissioning plan shall include:
1. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all BESS components, structures, equipment, security barriers, and transmission lines from the site;
  2. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
  3. The anticipated life of the BESS;
  4. The estimated decommissioning costs and how said estimate was determined, including an allowance for annual cost of living increases or increases due to inflation;
  5. The method of ensuring that funds will be available for decommissioning and restoration;
  6. The method by which the decommissioning cost will be kept current;
  7. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the BESS, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
  8. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.
- R. Decommissioning Fund. The owner and/or operator of the energy storage system, shall

continuously maintain a fund or other surety acceptable to the City, in a form approved by the City Council and City Solicitor, for the removal of the BESS, in an amount to be determined by the City, and which includes the City as loss payee, for the period of the life of the facility. All costs of the financial security shall be borne by the Applicant.

- S. Proof of Liability Insurance. The applicant or property owner shall provide evidence of commercial liability insurance in an amount and type generally acceptable in the industry and approved by the Planning Board prior to the issuance of a building permit, and shall continue such insurance in effect until such facility has been decommissioned, removed, and the site restored in accordance with this ordinance.

§ 7.9.6.3 Special Permit Criteria. In addition to the general Special Permit criteria set forth in section 10.4.2 of this Ordinance, an application for Tier 2 or Tier 3 BESS shall meet the following criteria:

A. The project protects the ground water and surrounding properties from catastrophic failure of one or more of the batteries or cells by implementing appropriate catchment and filtration systems for water run off or run off from the system.

B. The project appropriately attenuates sound intrusion beyond the property lines onto adjacent properties so that there is no change in ambient sound after construction and during operations of the system.

C. The project includes only dark sky compliant down lighting which does not intrude beyond the property lines onto adjacent properties.

D. The project is secure and addresses possible trespass or other intrusion by individuals not affiliated with the project.

E. The project meets the public safety needs of the City.

F. The project minimizes visual impacts from utility infrastructure for interconnection.

F. The project is minimally visible from adjacent properties.

#### § 7.9.7. Site Plan application.

For all BESS the Site Plan application shall include the following information, in addition to that required by Section 10.8 of this Zoning Ordinance and the applicable Planning Board requirements governing Site Plan Applications:

A. Utility Infrastructure information requirements:

1. A one- or three-line electrical diagram detailing the BESS layout, associated components, and electrical interconnection methods, with all State Electrical Code compliant disconnects and over current devices.
2. The Applicant shall provide a copy of the fully executed Interconnection Services Agreement ("ISA") with the local utility distribution company.
3. If the ISA has not been issued, the Applicant shall be required to provide a full copy of the Application for Interconnection filed with the local utility distribution

company.

- B. Preliminary equipment specification sheets that document the proposed BESS components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.
- C. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the BESS. Such information of the final system installer shall be submitted prior to the issuance of building permit.
- D. Large-scale fire test data, evaluation information, and calculations, and modeling data. For any of the following, UL 9540A fire test data must be made available to the Planning Board for review:
  - BESS systems with a capacity of greater than 50 kW
  - BESS systems with spacing between arrays of less than 3 feet
- E. Commissioning Plan. The system installer or commissioning agent shall prepare a commissioning plan prior to the start of commissioning. Such plan shall be compliant with NFPA 855 and document and verify that the system and its associated controls and safety systems are in proper working condition per requirements set forth in applicable state codes. Where commissioning is required by the Building Code, BESS commissioning shall be conducted by a Massachusetts Licensed Professional Engineer after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required by applicable state codes shall be provided to Zoning Enforcement Officer prior to final inspection and approval and maintained at an approved on-site location.
- F. Fire Safety Compliance Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with state codes, including documentation that BESS components comply with the safety standards set forth in subsection 7.9.9. Such plan shall also include a detailed training plan for public safety personnel.
- G. Operation and Maintenance Manual. Such plan shall describe continuing BESS maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth state codes and NFPA 855. Maintenance provisions will be driven by manufacturer requirements for the specific listed system. It shall address maintenance of the access and perimeter roadways, perimeter fencing, and shall include a snow removal plan and 24 hours access requirements by public safety officials. There shall be an annual; acoustical review to assure ongoing compliance with the requirement of no change from ambient at the property line and fire department inspection.
- H. Depending on the location of the BESS in relation to and its interaction with the electrical grid, interconnection will be completed per 527 CMR 12.00. System interconnections into utility grids shall be in accordance with NFPA 855 and the local distribution company standards for interconnection of distributed energy resources. An accessible disconnect is

required per 527 CMR 12.00.

- I. Prior to the issuance of the building permit, AsBuilt engineering documents must be signed and sealed by a Massachusetts Licensed Professional Engineer and provided to the Building Commissioner and Planning Department .
- J. Emergency Operations Plan. An Emergency Operations Plan compliant with NFPA 855 is required. A copy of the approved Emergency Operations Plan shall be given to the system operator, the local fire department, local fire code official and police department. For so long as the BESS is operational, the operator shall provide the Fire Department, Police Department, Building Commissioner, and Mayor's office with contact information for personnel that can be reached 24 hours per day every day, and this contact information shall be updated by the operator whenever there is a change in the information. The operator shall also be required to have an official representative be present onsite not later than two hours after notification by the Fire Chief, Police Chief, or their designee. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:
  1. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
  2. Procedures for inspection and testing of associated alarms, interlocks, and controls, including time intervals for inspection and testing.
  3. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
  4. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
  5. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
  6. Procedures for safe disposal of BESS equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged BESS equipment from the facility.
  7. Other procedures as determined necessary by the City to provide for the safety of occupants, neighboring properties, and emergency responders.

8. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.
- K. Each Application shall be accompanied by the following information:
1. A certified plot plan at a minimum scale of one inch equals 40 feet and a maximum scale of one inch equals 20 feet. The site plan shall contain:
    - a. Date of site plan with all revisions noted and dated. Title of development, North arrow, scale, map and lot number, name and address of record owner, name and address of person preparing the site plan.
    - b. The names of all owners of record of adjacent properties, and the map and lot number of the properties and all buildings.
    - c. Zoning district boundaries and flood zone boundaries shall be shown as they affect the property including limits of the WSPOD and public water supply Zone A and Zone I on the overall site plan.
    - d. Boundaries of the property and lines of existing street, lots, easements and areas dedicated to public use, including rights of way.
    - e. A locus map showing the location of the property with reference to surrounding area.
    - f. A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations.
    - g. Square footage of property to the nearest 10 square feet.
  2. All plans must include the location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways.
    - a. Location and dimensions of utilities, gas, telephone, electrical, communications, water drainage, sewer and other waste disposal.
    - b. Location, type and dimensions of landscaping and screening.
    - c. Location of existing rock outcroppings, high points, vistas, ponds, depressions, wetlands, major trees (twelve-inch caliper and over) and any other significant existing features.
    - d. Two-foot contours where slopes are less than 15% and five-foot contours when 15% or more. Existing contours shall be indicated by dashed line. Proposed contours shall be indicated by solid line.
    - e. Dimensioned schematic drawings of all proposed buildings. Scale shall not exceed  $\frac{1}{4}$  inch equals one foot nor less than  $\frac{1}{8}$  inch equals one foot.
    - f. A narrative describing the proposal and addressing the foregoing requirements.
    - g. Location of street numbers indicated on the schematic drawings and/or site plan.

- h. Surface and water pollution. A report on the impact of Stormwater runoff on adjacent and downstream surface water bodies, subsurface groundwater and the water table.
- i. Soils. The potential dangers of erosion and sedimentation caused by the operation and maintenance of the proposed development.
- j. General environmental impact. A report on the relationship of the proposed development of the major botanical, zoological, geological and hydrological resources of the site, and compatibility of the proposed development with adjacent or surrounding land uses and neighborhoods.
- k. Traffic impact. A report on existing street capacities, estimated average daily traffic generation, composition, peak hour levels and directional flows resulting from the proposed development, proposed methods to mitigate the estimated traffic impact and methodology and sources used to derive existing data and estimations.
- l. Renderings showing the proposed project in relationship to its surroundings.

#### § 7.9.8. Ownership Changes.

If the owner of the BESS changes or the owner of the property changes, the Special Permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the Special Permit, Site Plan approval, and decommissioning plan. A new owner or operator of the BESS shall notify the Building Commissioner of such change in ownership or operator within 14 days of the ownership change. A new owner or operator must provide such notification to the Building Commissioner in writing.

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- A. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),
- B. UL 1642 (Standard for Lithium Batteries),
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- D. Certified under the applicable electrical, building, and fire prevention codes as required.
- E. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

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fire department.

BESS, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.

§ 7.9.11. Abandonment

The BESS shall be considered abandoned when it ceases to operate consistently for more than one year. If the owner and/or operator fails to comply with decommissioning upon any abandonment, the City may, after compliance with any applicable state and federal constitutional requirements, enter the property and utilize the available bond and/or security for the removal of any BESS and restoration of the site in accordance with the decommissioning plan.

And further add the following new definition to § 11.1 of Chapter 255

§ 11.1

**BATTERY ENERGY STORAGE SYSTEM (“BESS”)** -- An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected. For the purposes of this bylaw, BESS are comprised of three (3) types as further described in § 7.9.3.B. of this bylaw; Tier 1 BESS, Tier 2 BESS and Tier 3 BESS.

And further to amend section 3.1.3, Table of Use and Parking regulations by allowing Tier 1, Tier 2 and Tier 3 BESS in the districts as follows:

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
<b>I. MISCELLANEOUS COMMERCIAL USES (cont'd)</b>															
22. Kennel or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	BA	BA	N	N	N	N	N	BA	N	N	N	N	N	N	D
23. Commercial communications and/or television tower, provided that it shall be at least 500 feet from any R District	BA	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA	None
<b>24. Battery Energy Storage Systems: Tier 1</b>	<u>Y</u>	N	<u>Y</u>	<u>Y</u>	<u>None</u>										
<b>25. Battery Energy Storage Systems: Tier 2</b>	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>CC</u>	<u>None</u>

<b>26. Battery Energy Storage Systems: Tier</b>	<b>N</b>	<b>CC</b>	<b>None</b>												
<b>3</b>															