

3/12/2026

Dear Members of the Haverhill Conservation Commission,

I am writing to provide information regarding the Notice of Intent for the proposed development at 890 North Broadway. I request that these comments be formally submitted into the record for the Commission's consideration.

As an abutter at 950 North Broadway, I am seeking the Commission's assistance regarding ongoing issues with the applicant diverting water onto my property. My specific concerns are as follows:

- Downspout Diversion: The downspouts from the 40' x 100' maintenance building have been piped to within approximately five feet of the property line. Because their land is at a higher elevation, all roof runoff is being shed directly onto my organic hay fields.
- Property Infilling: The applicant has filled the area around their building to a height of five to six feet, right up to the property line. This elevation change sheds surface water onto my property. Furthermore, this area is being used to store commercial lawn maintenance equipment in various states of repair. I am deeply concerned about potential contamination from diesel fuel, gasoline, motor oil, hydraulic oil, and chemicals leaching into the runoff.
- Roadway Staging Area: A large area along the roadway leading to the maintenance building has been filled with ground pavement up to the existing rock wall. This area is now higher than my property and is being used as a staging area for equipment sales and movement, which I believe was not part of the original 2009 intent.

I would also like to note that the abutter's letter I received on Saturday, March 7, 2026, did not include the date or time of the meeting. I only learned of the schedule by looking online, which provided very little time to prepare. Additionally, I would like to clarify if the original Order of Conditions for this site was ever closed out or if it remains open.

The water flowing through my property eventually reaches Crystal Lake, our local drinking water source. While I am not against the construction of the clubhouse, I ask that Sterling Golf be required to stop diverting water onto my property and organic hay fields.

Thank you for your time and assistance with this matter.

Sincerely,

Stephen Galinsky
950 North Broadway
Haverhill, MA 01832

RECEIVED
MAR 12 2026
CITY OF HAVERHILL
CONSERVATION DEPARTMENT



City of Haverhill Conservation Commission

HCC Local Application Form 3

Notice of Intent

G. AFFIDAVIT OF SERVICE FOR ABUTTER NOTIFICATION

I, _____, hereby certify under the pains and penalties of perjury that on
(NAME OF PERSON MAKING AFFIDAVIT)

_____ I gave notification to all abutters pursuant to the requirements of the second
(DATE)

paragraph of Massachusetts General Laws Chapter 131, Section 40, the DEP Guide to Abutter Notification dated April 8, 1994, and Haverhill Municipal Ordinance Chapter 253, Section 5 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and said ordinance by Sterling Golf Management, Inc. _____ with the Haverhill Conservation Commission on

(NAME OF APPLICANT)
February 26, 2026 for property located at 890 North Broadway
(DATE) (STREET ADDRESS AND ASSESSOR'S PARCEL ID)

The list of the abutters to whom the Abutter Notification Form sent, with their addresses and Assessor's parcel identification information that corresponds with the submitted map section, are attached to this application.

Signed: _____
(NAME OF PERSON MAKING AFFIDAVIT) (DATE)



City of Haverhill Conservation Commission

HCC Local Application Form 3

Notice of Intent

H. ABUTTER NOTIFICATION FORM

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 (the Wetlands Protection Act) and Haverhill Municipal Ordinance Chapter 253, Section 5, you are hereby notified of the following:

1. The name of the applicant is Sterling Golf Management, Inc.
2. Brief Project Description: Applicant proposes to construct a ±4,710-SF clubhouse and ±5,000-SF cart barn with associated parking, grading, stormwater management system, utilities, landscaping and other appurtenances..
3. The applicant has filed a Notice of Intent ("NOI") with the Haverhill Conservation Commission seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act and/or Haverhill Municipal Ordinance Chapter 253 and/or to perform work within the buffer zone of such an Area.
4. The address of the lot where the activity is proposed is 890 North Broadway
(INCLUDE ASSESSOR'S MAP/BLOCK/LOT)
5. Copies of the NOI may be examined at *the Haverhill Conservation Department Office* between the hours of *8am and 4pm* from *Monday through Friday*. Contact information is below. You may also find helpful application materials on the "Projects Under Review" section of the Commission's website.
6. Copies of the NOI may be obtained from either (check one) the applicant or the applicant's representative Civil Design Consultants, Inc., by calling this telephone number (978) 416-0920 between the hours of 9AM and 5PM on the following days of the week Monday – Friday.
7. Information regarding the *date, time, and place* of the public hearing may be obtained from the *Haverhill Conservation Department Office* between the hours of *8am and 4pm* from *Monday through Friday*. Contact information is below. You may also consult the "Agenda" section of the Commission's website.

NOTE: Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in the *Haverhill Gazette newspaper*.

NOTE: Notice of the public hearing, including its date, time, and place, will be posted in Haverhill City Hall not less than forty-eight (48) hours in advance.

NOTE: You may contact the Haverhill Conservation Department for more information about this application, the Wetlands Protection Act, and Haverhill Municipal Ordinance Chapter 253. Please note the Department has only one staff person; every effort will be made to assist you in a timely manner.

Website: http://www.cityofhaverhill.org/departments/conservation_commission/index.php.

Email: conservation@cityofhaverhill.com

Phone: 978.374.2334

NOTE: For additional information about this application and the Act, you may contact the MA Department of Environmental Protection Northeast Regional Office Service Center.

Website: <http://www.mass.gov/eea/agencies/massdep/about/contacts/northeast-region.html>

Phone: 978.694.3200

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

NOTICE OF INTENT

MGL CH. 131S40

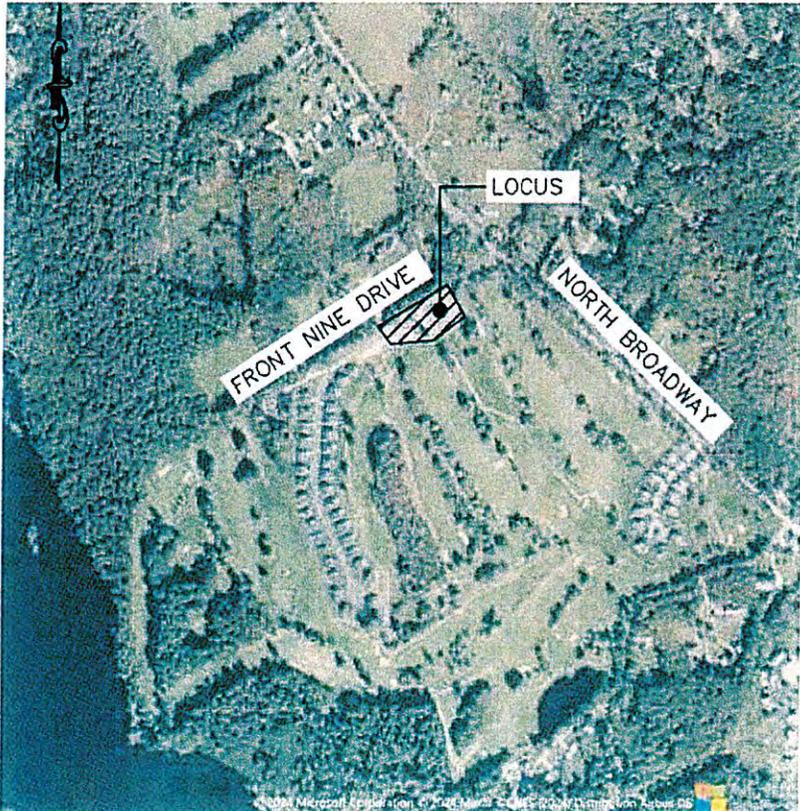
City of Haverhill Wetlands Protection Bylaw

PROPOSED DEVELOPMENT

890 North Broadway (575-2-8)
Haverhill, Massachusetts 01832



344 North Main Street | Andover - MA 01810
(978) 416-0920 | www.civildci.com



APPLICANT:

Sterling Golf Management, Inc.
212 Kendrick Street
Newton, MA 02458

SUBMITTED TO:

Haverhill Conservation Commission
4 Summer Street
Room 300
Haverhill, MA 01830

Mass DEP Northeast Region
150 Presidential Way
Woburn, MA 01801

ISSUED:

February 26, 2026

CDI FILE #: 24-10594

890



Property Information

Property ID 575-2-9-3
 Location NORTH BROADW WAY
 Owner GALINSKY REALTY TRUST



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

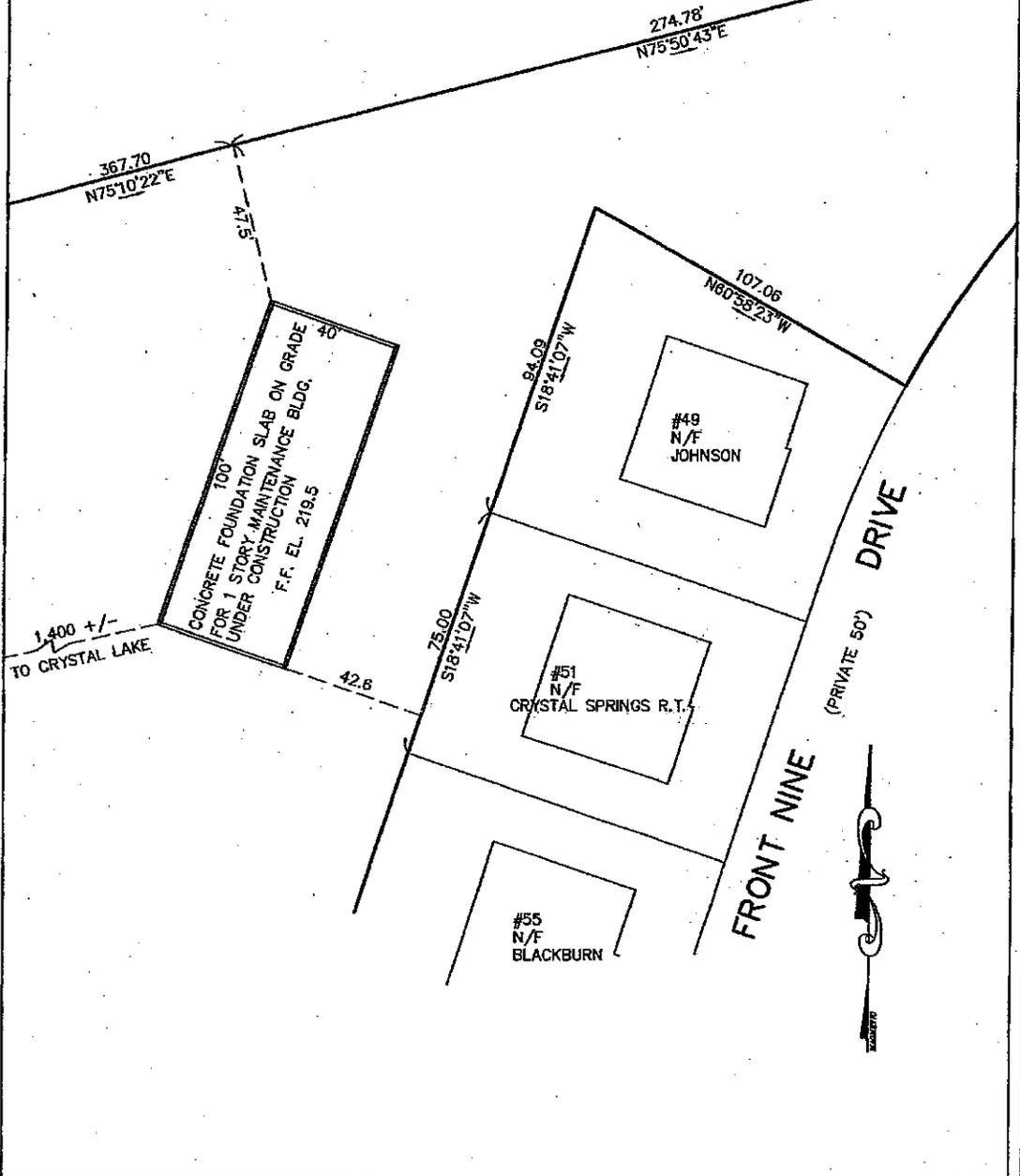
City of Haverhill, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 25, 2025
 Data updated June 25, 2025

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

67117

N/F
SISTERS OF SAINT JOSEPH



THE EXISTING FOUNDATION IS AS SHOWN AND,
CONFORMS TO THE ZONING BY-LAWS OF THE
CITY OF HAVERHILL.

**FOUNDATION CERTIFICATION PLAN
OF LAND AT**

890 NORTH BROADWAY
HAVERHILL, MA.

AS DRAWN FOR:
STERLING GOLF CRYSTAL LAKE, LLC
212 KENDRICK ST.
NEWTON, MA.

FEBRUARY 10, 2020

SCALE: 1" = 40'

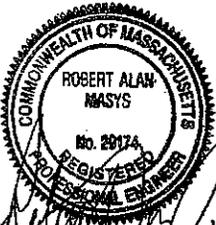
DEED BOOK 30161 PAGE 244

AREA 125.35 AC. ±

ASSESSOR MAP 575

BLOCK 2

LOT 8



R.A.M. ENGINEERING
160 Main Street
Haverhill, Massachusetts 01830
TEL: (978) 372-0449 FAX: (978) 372-7183

[Handwritten signature]
2/10/20











