10.2

# Document # 21-D

**CCSP-26-3** - Attorney Jonathan Stark-Sachs of Johnson and Borenstein, LLC on behalf of client, Maryam Salehi-Ala-Yamin, requests approval to operate "Mariam's Cottage" a family run bed and breakfast at 421 East Broadway allowed with a special permit in the RR (Rural Residential) zoning district and seeks to host small-scale weddings and similar outdoor events of up to 50 guests packaged with overnight stays

**IN CITY COUNCIL:** April 14, 2026

**Hearing scheduled for June 2, 2026**

**11 YEAS, 0 NAYS**

Attest: Kaitlin M Wright

Kaitlin M. Wright, CMC
City Clerk

IN CITY COUNCIL: JUNE 2 2026
CONT'D TO JUNE 30TH
10 YEAS, 0 NAYS, 1 ABSENT
ATTEST:
ROSE LEONARD-FLYNN
ASSISTANT CITY CLERK

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
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Mark B. Johnson (MA, NH, DC)
Donald F. Borenstein (MA, ME, NH)

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
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Of Counsel
Robert W. Lavoie (MA, NH)

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

May 27, 2026

MAY 27 PM1:18
HAVCITYCLERK

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

**Re: Request to Continue Hearing – Bed and Breakfast Special Permit 421 East Broadway**

Dear Chair Jordan and members of the Council,

I write on behalf of Maryam Salehi (the "Applicant") regarding the pending application for a special permit to operate "Mariam's Cottage" bed and breakfast at 421 East Broadway to request the Council continue the hearing to June 30th, 2026. The Applicant understands that one or more members of the Council will be absent during its June 2nd meeting and desires her petition to be considered by the full Council. We have been in communication with City Clerk Caitlin Wright who has informed us that all members of the Council are expected to be present at the June 30th meeting.

Additionally, the Applicant would like to thank the members of the Council who were able to visit the property over the last few weeks in anticipation of the upcoming hearing.

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

Very truly yours,

JOHNSON & BORENSTEIN, LLC

*/s/ Jonathan R. Stark-Sachs*

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client

**City Council Special Permit**

# CCSP-26-3

Submitted On: Mar 24, 2026

12.1

**Primary Location**

421 EAST BROADWAY
Haverhill, MA 01830

Print dept comments prior to hearing/agenda for June 2nd

APR 8 PM 3:17
HAVCITYCLERK

## Important: Please Read Before Starting Your Application

## Applicant Information

**What is Your Role in This Process?**
Attorney/Agent

**Applicant Business/Firm Name**
Johnson & Borenstein LLC

**Applicant Business/Firm Phone**
978-269-6751

**Applicant Business/Firm Address**
12 Chestnut Street

**Applicant Business/Firm City**
Andover

**Applicant Business/Firm State**
MA

**Applicant Business/Firm Zip**
01810

**Client Name**
Maryam Salehi-Ala-Yamin

**Client Business Name**
Miriam's Cottage

**Client Phone**
978-764-1014

**Client Email**
maryamsalehia@yahoo.com

**Client Address**
423 East Broadway

**Client City**
Haverhill

**Client State**
MA

**Client Zip**
01830

**Client County**
Essex

**Client Business Structure**
Sole Proprietorship

**New Field**
--

## Property Information

**Proposed Housing Plan Name**
N/A

**Proposed Street Name(s)**
N/A

**How Long Owned by Current Owner?**
3-4 Years

**Type of Dwelling(s) Planned in Project**
Single Family

**Lot Dimension(s)**
2.450 acres

**Registry Plat Number, Block & Lot**
461-3-1A

**Zoning District Where Property Located**
RR - Residential Rural

**Deed Recorded in Essex South Registry: Block Number**
41545

**Deed Recorded in Essex South Registry: Page**

**Does the Property Have Multiple Lots?**

270

No

**Thoroughly Describe the Reason(s) for thre Special Permit**

See narrative attached

**Property Description**

See narrative attached

**Current Property Use**

Residential Housing

**TOTAL Number of Units Planned**

1

**TOTAL Number of Parking Spaces Planned**

12

## Planned Lot Use

## Special Circumstances

**Building Coverage**

--

**Dimensional Variance**

--

**Front Yard Setback**

--

**Side Yard Setback**

--

**Rear Yard Setback**

--

**Lot Frontage**

--

**Lot Depth**

--

**Lot Area**

--

**Building Height**

--

**Floor Area Ratio**

--

**Open Space**

--

**Parking**

--

**Sign Size**

--

**Use**

true

**Other**

--

## Hearing Waiver

**Agrees**

No

## Agreement & Signature

**Agrees**

true

## PLEASE READ

City of Haverhill, MA

May 28, 2026

# City Clerk Review - Hearing Dates Set

Record No.**CCSP-26-3**

**Status** Completed

**Became Active** April 7, 2026

**Type** Approval

**Due Date** None

**Assignee** Kaitlin Wright

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

Maryam Yamin
978-764-1014
maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

# Messages

**Jonathan Stark-Sachs** May 22, 2026 at 9:32 am

Dear Clerk Wright,

I just spoke to Maryam. She has requested that the hearing date be moved to June 30th.

Thank you,

Jonathan

**Kaitlin Wright** April 22, 2026 at 2:25 pm

Yes, it is still available and at this time, I do anticipate all councilors to be present on June 30th.

**Jonathan Stark-Sachs** April 22, 2026 at 1:39 pm

Thank you for letting us know Clerk Wright. We will get back to you soon on whether we'd like to keep the date or delay. Is the June 30th date still available as a fallback where all the councilors will be present?

**Kaitlin Wright** April 22, 2026 at 10:56 am

Hi Attorney Stark-Sachs, I have just been informed by Councilor Ferreira that she will not be in attendance at the June 2nd meeting. As far as I am aware, she is the only person absent that evening. Would you still like to proceed with the date of June 2nd as scheduled?

**Kaitlin Wright** April 14, 2026 at 3:23 pm

Hi Attorney Stark-Sachs, to be honest, I have not encountered a special permit applicant hosting an open house before. My initial thought would be to contact @Lori Robertson, the Council Administrative Assistant, who can work with you to schedule a time to meet. It would be helpful to offer two dates to avoid a quorum and have any issues with the open meeting law. Lori's email is lrobertson@haverhillma.gov.

**Jonathan Stark-Sachs** April 14, 2026 at 2:35 pm

Thank you Clerk Wright. Can you please advise on the process you'd recommend for holding an open house for the council members to visit the property?

**Kaitlin Wright** April 14, 2026 at 1:20 pm

Thank you! We will announce the hearing date of June 2nd at the Council meeting tonight.

**Jonathan Stark-Sachs** April 8, 2026 at 10:12 am

Clerk Wright, its no problem. Please put us on for June 2nd so we have ample time to address any department comments and organize an open house if the councilors would like to visit the Property. Thank you.

**Kaitlin Wright** April 8, 2026 at 8:28 am

Hi Attorney Stark-Sachs, Apologies, but I spoke with the Council President last night and he reminded me that we have another hearing on the night of May 19th that is expected to be quite lengthy. This would be a bit of a tight turnaround time, but I could offer you May 12th instead? Or June 2nd? Please let me know as soon as possible.

**Jonathan Stark-Sachs** April 7, 2026 at 5:43 pm

Please put us on the agenda for May 19. Thank you.

**Kaitlin Wright** April 7, 2026 at 3:55 pm

Maryam and Attorney Stark-Sachs, I have the following dates available for a hearing before Council for a hearing: May 19th (would need confirmation by Thursday if you want this date), June 2nd, or June 30th. Please let me know what date you would prefer and then I can announce the hearing date before Council. At this time, I expect a full Council on the abovementioned dates.

City of Haverhill, MA

May 28, 2026

# Conservation Department Review

Record No.**CCSP-26-3**

**Status** Completed

**Became Active** April 7, 2026

**Type** Approval

**Due Date** None

**Assignee** Robert Moore

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

Maryam Yamin
978-764-1014
maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

# Messages

**Robert Moore** April 13, 2026 at 11:48 am

The application questions the applicability of the Performance Standards outlined under section 6.3.3, as this project may not meet the definition for applicability under 6.3.2. The applicant is advised to review the Development Review procedures under section 10.1.4, specifically 10.1.4.1.2 ad 10.1.4.1.4, which note the applicability of Development Review to a "change in use in an existing structure" and "the development of three or more parking space", respectively. Both are applicable to the applicant's project. Additionally, with the requirement for Development Review, Section 10.1.4.2 requires "the proposed development...will comply with...the performance standards set forth in section 6.3. That said, there should be reasonable application of the Performance Standards under section 6.3.3 to this project.

**Robert Moore** April 13, 2026 at 11:39 am

Applicant requests a waiver to Performance Standard 6.3.3.4, pertaining to the Wetlands Protection Act. Although not pertinent to this particular request, I recommend declining the waiver request. With the passage of time, I wouldn't want such a waiver to be applied to more pertinent wetland concerns in the future, such as installation of a dock or reuse of the riverfront area. Otherwise, as noted above, I have no objections to the granting of the special permit.

**Robert Moore** April 13, 2026 at 11:17 am

Floodplain, 200'-Riverfront Area, and Rare Species Habitat are mapped across the rear (east) half of the lot. However, the site plan shows work will be well outside these resource areas. No formal permitting with the Conservation Commission appears necessary. Applicant is advised to provide appropriate sediment control barriers on the east side of the limit of work to protect these resources during parking and related construction. Applicant is also advised that any future amenities within areas subject to the Commission's jurisdiction, such as a boat dock, may be subject to formal permitting requirements with the Commission.

I have no objections to the granting of the special permit.

City of Haverhill, MA

June 26, 2026

# DPW Review

Record No.**CCSP-26-3**

**Status** Skipped

**Became Active** April 7, 2026

**Type** Approval

**Due Date** None

**Assignee** Robert Ward

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

Maryam Yamin
978-764-1014
maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

## Messages

**Kaitlin Wright Esposito** June 16, 2026 at 10:58 am

@Robert Ward please review ASAP as this is coming before Council on June 30th. Thank you!

City of Haverhill, MA

June 26, 2026

# Engineering Department Review

Record No.CCSP-26-3

**Status** Completed

**Became Active** April 7, 2026

**Type** Approval

**Due Date** None

**Assignee** Lisa Demeo

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

Maryam Yamin
978-764-1014
maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

## Messages

No comments yet.

City of Haverhill, MA

June 26, 2026

# Fire1 Department Review

Record No.CCSP-26-3

**Status** Skipped

**Became Active** April 7, 2026

**Type** Approval

**Due Date** None

**Assignee** Justin Borden

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

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EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

Maryam Yamin
978-764-1014
maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

City of Haverhill, MA

June 26, 2026

# Fire2 Department Review

Record No.**CCSP-26-3**

**Status** Completed

**Became Active** April 7, 2026

**Type** Approval

**Due Date** None

**Assignee** Robert Irvine

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

Maryam Yamin
978-764-1014
maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

## Messages

**Robert Irvine** April 7, 2026 at 3:58 pm

This project shall require an NFPA 13 compliant sprinkler system.

City of Haverhill, MA

June 26, 2026

# Health Department Review

Record No.**CCSP-26-3**

**Status** Completed

**Became Active** April 10, 2026

**Type** Approval

**Due Date** None

**Assignee** Mark Tolman

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

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maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

## Messages

**Mark Tolman** April 10, 2026 at 8:49 am

To City Council:

The following is the conversation I had with the Attorney & Owner regarding this Special Permit.

Hi Jonathan,

As per our conversation / meeting the following was discussed:

1) The house has a septic system designed and installed for 4 bedrooms. The house has city water.

View the location of the septic system which I attached for viewing. Make sure no one drives over or parks on the leach field.

2) Kitchen will not be licensed because you currently do not meet the definition of a licensed kitchen for a Bed & Breakfast.

If you change your business plan and meet or exceed the following definition of a licensed kitchen, then you must license your kitchen:

(1) A residential kitchen, such as a family daycare provider; or a bed-and-breakfast operation that prepares and offers food to guests if the home is owner occupied, the number of available guest bedrooms does not exceed six, breakfast is the only meal offered, the number of guests served does not exceed 18, and the consumer is informed by statements contained in published advertisements, mailed brochures, and placards posted at the registration area that the food is prepared in a kitchen that is not regulated and inspected by the FC-regulatory authority; (2) A private home that receives catered or home-delivered food; and (3) Cooking classes that are held for educational purposes only.

Because of the septic system you are only allowed to use single service disposal items; ie paper & plastic plates, cups, utensils etc..

3) 1 Regular and 1 handicap porta potty must be placed in an accessible area and used During outside spring, summer, and fall events.

An agreement that porta potties will be used and an invoice from a porta potty company must be uploaded.

4) Because you are a business and have 4 units or more in the house you must get a rubbish container and have it contracted with a private rubbish company for pickup. A rubbish contract must be uploaded.

Any other questions or comments let me know.

Mark

City of Haverhill, MA

June 26, 2026

# Police Department Review

Record No.CCSP-26-3

**Status** Completed

**Became Active** April 7, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

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EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

Maryam Yamin
978-764-1014
maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

## Messages

No comments yet.

City of Haverhill, MA

June 26, 2026

# School Department Review

Record No.**CCSP-26-3**

**Status** Completed

**Type** Approval

**Assignee** HPS Superintendent

**Became Active** April 7, 2026

**Due Date** None

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

Maryam Yamin
978-764-1014
maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

## Messages

No comments yet.

City of Haverhill, MA

May 28, 2026

# Storm Water Review

Record No.**CCSP-26-3**

**Status** Completed

**Became Active** April 7, 2026

**Type** Approval

**Due Date** None

**Assignee** Robert Moore

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

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423 E Broadway
Haverhill , MA 01830

# Messages

**Robert Moore** April 13, 2026 at 12:11 pm

255-6.3.3.3 Landscaping - I typically comment in regard to this Performance Standard, as landscaping can influence stormwater management. The applicant appears to be making a concerted effort to preserve much of the site landscaping. During my site visit with the applicant, we particularly viewed a row of mature winged euonymus (burning bush), which is an invasive species. These are labelled on the April 6th site plan as "bushes" along the southern edge of the driveway. I would support removing and destroying these shrubs, with an equivalent or more robust planting installed in their stead. The driveway is favorably located on the outside of a bend in East Broadway, but I would defer to the Police Department on any street plantings under Section 6.3.3.3.a. @Kevin Lynch

6.3.3.4 Stormwater Management - The applicant proposes a gravel driveway & parking area, which should minimize alterations to runoff. Sediment control is proposed to be applied during the grading of same. The total area of disturbance falls well under the 1-acre permitting threshold found under City Code C.219; a stormwater permit is not required.

I have no stormwater-related objections to the granting of the special permit.

City of Haverhill, MA June 26, 2026

# Water/Wastewater Review

Record No.**CCSP-26-3**

**Status** Active **Became Active** April 7, 2026

**Type** Approval **Due Date** None

**Assignee** Robert Ward

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

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maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

## Messages

**Kaitlin Wright Esposito** June 16, 2026 at 10:58 am

@Robert Ward please review ASAP as this is coming before Council on June 30th. Thank you!

City of Haverhill, MA June 26, 2026

# Water Supply Review

Record No.CCSP-26-3

**Status** Skipped **Became Active** April 7, 2026

**Type** Approval **Due Date** None

**Assignee** Robert Ward

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

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Haverhill , MA 01830

## Messages

**Kaitlin Wright Esposito** June 16, 2026 at 10:58 am

@Robert Ward please review ASAP as this is coming before Council on June 30th. Thank you!

City of Haverhill, MA

June 26, 2026

# Building Inspector Review

Record No.CCSP-26-3

**Status** Completed

**Became Active** April 7, 2026

**Type** Approval

**Due Date** None

**Assignee** Tom Bridgewater

## Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

### Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

### Owner

YAMIN ARASH MARYAM SALEHI-ALA YAMIN YAMIN SHERWIN YAMIN NIKKA
EAST BROADWAY 423 HAVERHILL, MA 01830

### Applicant

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maryamsalehia@yahoo.com
423 E Broadway
Haverhill , MA 01830

# Messages

**Kaitlin Wright Esposito** June 16, 2026 at 10:58 am

@Tom Bridgewater please review ASAP as this is coming before Council on June 30th. Thank you!

**Tom Bridgewater** June 26, 2026 at 12:04 pm

A few comments,

421 East Broadway was a problem house for Inspectional Services where homeless where squatting, the house was in rough condition and after the applicant purchased the property these issues and others were resolved.

I see some comments about the sign from neighbors, which is correct the sign was put up without a permit and soon as i received a complaint and notified the applicant the sign was taken down immediately.

I will not give an opinion on supporting a Special Permit and it is up to the Council to approve or not and a Bread and Breakfast is allowed with a SP from CC in that Zone.

I hereby authorize Johnson & Borenstein LLC to file for a special permit from the Haverhill City Council to operate a bed and breakfast at 421 East Broadway.

M. SALEHI-ALA

Maryam Salehi-Ala

3/23/26

Date

# "Mariam's Cottage" Bed and Breakfast
## Special Permit Project Narrative

Maryam Salehi-Ala, and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin (the "Yamins") are seeking a special permit to operate "Mariam's Cottage" a family run bed and breakfast at 421 East Broadway (the "Property"). A "bed-and breakfast-establishment" use is allowed in the "RR" Rural Residential zoning district according to the Haverhill Zoning Ordinance (the "Ordinance") table of uses and parking regulations. The Yamins have already lovingly rehabilitated the previously blighted Property in furtherance of their vision to share the unique historic home and riverside landscape with patrons and guests.

The Yamins envision Mariam's Cottage to be largely seasonal, with most guests visiting in the late spring into the early fall, to cater primarily to overnight guests, and also to host small, intimate events including, as examples, afternoon teas, baby showers, engagement parties, and household and handicraft classes on cooking, gardening, soap-making, and flower arrangement. The Yamins also plan to host occasional, small-scale weddings and similar outdoor events of up to 50 guests packaged with overnight stays. The Yamins believe that this business plan, operated in compliance with all local health, safety, and noise regulations, will not be disruptive to the residential neighborhood and these events will be a valid accessory use under the Ordinance.

The Yamins reside full-time at the neighboring home at 423 East Broadway, that directly abuts the Property. They have lived at 423 East Broadway for 8 years.

A. History and Background of the Property.

The home on the Property was originally constructed in 1817 for Nathaniel Johnson and his wife Sophia Patten, who operated a 150-acre farm on the Property and crew crops, fruit trees, and kept dairy cattle. The home is an example of colonial federal-style architecture common throughout New England in the late 18th into early 19th century. After being sold out of the Johnson family, the Property and surrounding land continued to be operated as a farm well into the mid-20th century, winning an award of "New England Grand Pasture Trophy" for outstanding dairy farm in 1955.

After various portions of the former Johnson farm were sold into separate ownership, the home was eventually used as rental property and rented room-by-room. Long-time neighbors of the Applicants report that the home was in poor condition for over 25 years, eventually being occupied by squatters, and culminating in the home being condemned for numerous health and safety violations in 2021. The previous owner's bank foreclosed on the Property, and it was put up for sale in 2022.

As the next-door neighbor to the Property, the Yamins had admired the historic home and saw its potential, despite its long history of neglect. The Yamins were the only bidders and

purchased the Property out of foreclosure. They paid over half a million dollars despite the home and Property's dilapidated condition. If the Yamins had not purchased the Property, it would have continued as a blight on the East Broadway neighborhood, and may have collapsed or ultimately been demolished as a public health hazard.

After their purchase, the Yamins undertook an exhaustive clean-up of the Property and rehabilitation of the home. The Yamins cleaned piles of refuse, including hypodermic needles and drug paraphernalia, that were located in the home and throughout the Property. They completely replaced the electrical and plumbing systems, windows, furnace and boiler, water heater, roof, and rear deck that were ruined over the years of neglect. To fix the sagging and structurally unsound second floor, the Yamins had to jack up and install modern floor braces. Lastly, the important historical features including the original hearths in the bedrooms, beehive oven in the kitchen, original floor-boards, and details such as the wainscotting were retained and repaired. The result speaks for itself, with the historic home and notable piece of Haverhill history being preserved and brought back to life.

The rehabilitation took over two years, and throughout the process, the Yamins fell in love with the Property and Maryam developed a dream to open up the home as "Mariam's Cottage" so that guests could appreciate the historic home and its idyllic setting overlooking the Merrimack River. In pursuit of this dream, Maryam earned a degree in culinary arts from Northern Essex Community College ("NECC") and plans to utilize her prior experience as a florist.

B. Application of the Special Permit Criteria.

The Yamins submit that the use of the Property as Mariam's Cottage bed and breakfast will be reasonable and "not cause substantial detriment to the neighborhood or the City, taking into account the characteristics of the site and of the proposal in relation to that site." See Ordinance § 10.4.2. Further, the Yamins request a special permit to allow overflow parking on their adjacent property at 423 East Broadway under Ordinance Section 6.1.15. The individual special permit criteria are addressed below:

1. Community Needs.

The Yamins believe that Mariam's Cottage would be the only bed and breakfast currently in operation in the City of Haverhill. Allowance of the special permit would fill a void in the marketplace for intimate overnight stays, bespoke dining experiences and events, and adds a unique way to experience Haverhill and this unique riverfront landscape for residents and visitors. Eventually, Maryam would like to mentor interns from the NECC culinary arts program to give them real-world experience in food service and event planning and operation. Lastly, The adaptive use of Haverhill's historic resources, retention of open space, and unique economic positioning of the business drawing visitors to Haverhill will support the goals laid out in the Vision Haverhill 2035 Master Plan and 2024 Open Space and Recreation Plan.

2. Traffic and Pedestrian Safety and Parking.

The Yamins' plan to construct a gravel parking area at the rear of the Property, bringing the total onsite parking to 12 spaces, that will more-than accommodate the usual guests expected for overnights stays and small-to-medium scale events. See plot plan. These improvements will involve the widening of an existing driveway to allow greater visibility for vehicles exiting the Property and accommodate emergency vehicle access. Further, the Yamins will provide for overflow parking on their neighboring property at 423 East Broadway based on need for occasional weddings and similar events (of no more than 50 guests).

3. Adequacy of Utilities and Public Services.

The Yamins have been in contact with the health department to consult on the utilities and public services. A private trash collection service will be contracted as required for businesses, and on-site standard and handicapped port-o-potties will be provided for all larger outdoor events. The Yamins have also received guidance for the responsible use of the existing septic system, including that no parking or structures be located in the septic leeching field.

4. Neighborhood Character and Social Structures.

Change of the Property's use from a residence to bed and breakfast will not have outsized impact on the neighborhood character and social structures. The home itself will retain its appearance as a single-family residence, and construction and physical changes will be limited to parking infrastructure that is necessary for the safe and convenient access of guests. The usual overnight stays will be imperceptible to neighbors. Further, most events will be small-scale, located inside the home, and will appear as no more than a small event that might be held at a private residence. Larger outdoor events will be held only occasionally, will be in accordance with all safety and noise regulations, and be shielded from the abutting neighbors by a new six-foot stockade fence and a vegetated buffer.

5. Impacts on the Natural Environment.

The Property's use as a bed and breakfast will have no negative impact on the natural environment. The physical changes to the Property will be limited to the small gravel parking area, and no construction or other activities will take place near the riverfront area of the Merrimack River. Sediment control barriers will be provided during construction of the parking area according to guidance from the Haverhill Conservation Department. The gravel parking lot will allow stormwater infiltration and minimize runoff. All existing trees, vegetation, and natural features will remain.

6. Potential Fiscal Impacts.

Mariam's Cottage is not expected to have major impacts on city services or employment. Maryam and her children are currently planned to be the only employees. However, larger events will contribute to the local economy by employing caterers and other third-party event vendors. The business will provide additional taxes from its operations above what would be realized from a single-family use and will draw visitors to Haverhill who will likely patronize restaurants and other businesses in the City.

C. Bed and Breakfast Establishments under the Ordinance and Request for Conditions to Resolve Ambiguities.

The Ordinance defines "bed-and-breakfast establishment" as an "owner-occupied dwelling with not more than six rooms available for overnight rental, with or without breakfast." Ordinance § 11.1. This definition, however, does not fully describe the full breadth of normal bed & breakfast operations or account for the unique circumstances underlying this petition.

i. Bed & Breakfast Events are Allowable Accessory Uses.

To fulfill their vision for Mariam's Cottage, to cater to guests' needs, and reasonably opitmize their business, the Yamins plan to host bespoke dining experiences and events at the Property and occasional larger events of up to 50 guests, as an accessory use. The Yamins request that the Council use its special permit granting authority to set reasonable conditions governing accessory use of the Property, consistent with the needs of the business. See G.L. c. 40A, § 9 (Special permits may . . . impose conditions, safeguards and limitations on time or use.").[1]

The ordinance defines "use, accessory" as "[a] use incidental and subordinate to the principal use of a structure or lot or a use not the principal use which is located on the same lot as the principal structure. 'Accessory use' by area shall be interpreted not to exceed 40% of the area of the total use of the structure or lot on which it is located."

The definition in the Ordinance is consistent with Supreme Judicial Court case law stating that accessory uses must be "incidental" to the primary use. See Harvard v. Maxant, 360 Mass. 432, 437-438 (1971). An "incidental" use is one that is subordinate or minor in significance and has a "reasonable relationship with the primary use." Harvard, supra, at 438. A valid accessory use is one that "flows from, naturally derives or follows as a logical consequence

[1] A comparison may be made to similar "home occupations" under the Ordinance. Home occupations are generally allowed by right so long as no customers will visit the property. See Ordinance § 3.3.1. Where the business would allow outside customers, a special permit from the Board of Appeals is required "subject to conditions including, but not limited to, restriction of hours of operation, maximum floor area, off-street parking, and maximum number of daily customer vehicle trips." Section 3.3.2. The Council should serve a similar function here in considering and placing reasonable conditions and limitations on bed & breakfast uses in keeping with business needs and customer expectations but also in the context of a residential zoning district.

of, or is a normal and expected offshoot of the main use." Ward v. Town of Nantucket, 33 LCR 279, 285 (2025) (citation omitted).

Bed & breakfast guests naturally expect the use of the amenities and common areas for themselves and those that accompany them. The provision of meals and dining experiences by the owner is likewise expected and explicitly referenced in the name. Further, bed & breakfasts are often situated in idyllic or aesthetically pleasing locations for the guests' relaxation and enjoyment. The personal touch, creativity, and service of the host is what differentiates a stay at a bed & breakfast from a commercial hotel or short-term rental. We believe this intensity of accessory use is appropriate and consistent with other bed and breakfasts under similar local zoning provisions in nearby communities. See examples of bed and breakfasts from nearby communities provided..

ii. Condition Allowing Flexibility on Owner Occupation Given Unique Circumstances.

Due to the unique circumstances of being the direct neighbor of the Property, the Yamins request flexibility on any requirement that they be required to reside full-time within the Property. The term "owner-occupied" is not defined within the Ordinance for the purposes of a bed-and-breakfast establishment. However, it states that the word "occupied" will "include the words 'designed, arranged, intended or offered to be . . . occupied." Id. The Ordinance also states that "[w]ords not defined in either place shall have the meaning given in Webster's Unabridged Dictionary." Id. "Occupy" is defined in the Webster's Unabridged Dictionary as "[t]o take or hold possession of; to hold or keep for use; to possess" and "[t]o hold possession; to be an occupant."[2] Thus, the definition of "owner-occupied" under the Ordinance is not entirely clear and may include possession or ownership rather than full-time residence.

The likely intent of the Ordinance's owner occupation requirement for a bed & breakfast is to ensure that the owner is available to supervise the establishment's guests and control the use of the property. The Yamins are in the unique position of living next door to the Property and have the same ability to supervise the use of the Property without sleeping on the premises overnight.

The Yamins therefore request the Council allow full-time residence at their neighboring property fulfill the "owner-occupied" requirement and include any conditions deemed necessary to ensure the intent of Ordinance is fulfilled. Such conditions might include that the special permit will lapse if either 421 or 423 East Broadway are sold to a third-party (with a requirement that the Yamins notify City staff if either property is put on the market) and/or that the special permit be non-transferable from Maryam Salehi-Ala, Nikka Yamin, Sherwin Yamin and/or Arash Yamin. These conditions would require that the Yamins or a potential buyer seek a modification of any special permit should the situation change, and the Council could then impose whatever conditions are appropriate at that time.

[2] To see the current version of the Webster's Unabridged Dictionary: https://www.gutenberg.org/cache/epub/29765/pg29765-images.html.

If the Council does not consider such an arrangement appropriate, the Yamins request that the Council require that one of them only stay overnight when guests are present.

D. Applicability of Development Review and Waiver of Certain Inapplicable Performance Standards.

City staff have advised that they believe developmental review will be required under this special permit, as indicated in Ordinance Section 10.1.4. The Yamins have no issue working with the City departments to ensure Mariam's Cottage complies with all applicable regulations and take into account their expert guidance, as the Yamins have already done through the preliminary project review process.

However, the performance standards under Section 6.3 are, by the terms of the Ordinance, applicable only to "nonresidential, multifamily, or mixed-use" projects "with more than 10,000 square feet of gross floor area or more than 10 dwelling units." See Ordinance § 6.3.2. The applicability of development review only to larger projects is consistent with the many granular and expensive performance standards therein. The activities and change in use requested under this special permit are of a minor scale, and the strict application of these performance standards would be illogical and cause unnecessary expense.

To the extent that the Council believes that developmental review is applicable here, the Yamins request a waiver from the following performance standards:

(1) Provision of multi-layer vegetated buffers with specific height and species requirements under Section 6.3.a., with reasonable fencing and more limited vegetated buffers as allowed under Section 6.3.d.

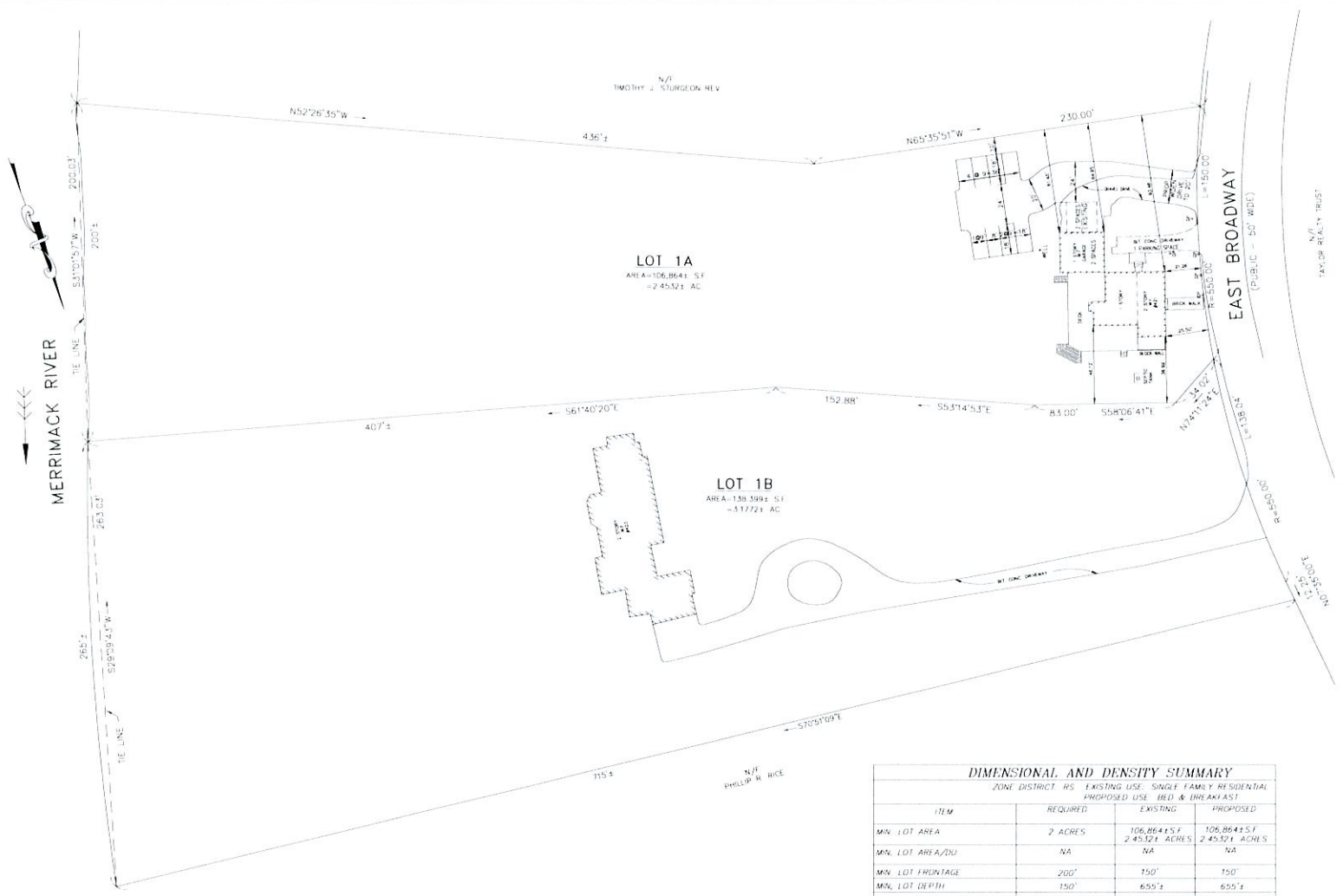
(2) Application of MassDEP standards under Section 6.3.4.a, normally only applicable under the Massachusetts Wetlands Protection Act, G.L. c. 131, § 40, or Clean Water Act, G.L. c. 21, § § 26-53, as there will be far less than one acre of ground disturbance and no potential for impact to water quality.

(3) Requirement of a traffic report or transportation plan under Section 6.3.6.e where Mariam's Cottage will not on average contribute meaningfully to local traffic.

E. Conclusion.

Included with this petition is a plot plan depicting the Yamins' two properties and proposed parking area. An updated plan depicting proposed vegetative screening and fencing and overflow parking is being drafted and will be submitted to the Council prior to the public hearing. The Yamins also invite the members of the Council to visit the Property either as an official site visit or individually to see the Property, environs, and prior renovations.

The Yamins look forward to presenting their petition at an upcoming Council hearing. Thank you for your time and consideration.




## NOTES

1. SEE CITY OF HAVERHILL PARCEL ID #461-3-1A, DEED BOOK #41545 PAGE #270 AND PLAN BOOK #347 PLAN #95 FOR LOT 1A AND PARCEL ID #461-3-1B DEED BOOK #36585 PAGE #312 AND PLAN BOOK #347 PLAN #40 FOR LOT 1B ESDRD FOR SITE.
2. OWNER OF RECORD FOR LOT 1A IS MARYAM SALEH-ALA YAMIN, ARASH YAMIN, SHERWIN YAMIN, AND NIKKA YAMIN OF 674 TURNPIKE STREET, NORTH ANDOVER, MA 01845. OWNER OF RECORD FOR LOT 1B IS MOHAMMAD YAMIN AND MARYAM SALEH-ALA YAMIN OF 32 PALOMINO DRIVE, NORTH ANDOVER, MA 01845.
3. SITE DETAIL ON LOT 1A SHOWN FROM FIELD SURVEY, SITE DETAIL ON LOT 1B FROM MASGIS MAPPING.

## LEGEND

| | |
|---|---|
| N/F | NOW OR FORMERLY |
| W.F. | WOOD FRAME |
| BIT. CONC. | BITUMINOUS CONCRETE |
| GP | GRANITE POST |

## DIMENSIONAL AND DENSITY SUMMARY

ZONE DISTRICT: RS EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: BED & BREAKFAST

| ITEM | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| MIN. LOT AREA | 2 ACRES | 106,864± S.F.<br>2.452± ACRES | 106,864± S.F.<br>2.452± ACRES |
| MIN. LOT AREA/DU | NA | NA | NA |
| MIN. LOT FRONTAGE | 200' | 150' | 150' |
| MIN. LOT DEPTH | 150' | 655'± | 655'± |
| MINIMUM LOT SETBACKS | | | |
| FRONT | 40' | 21.26'/25.5' | 21.26'/25.5' |
| SIDE | 25' | 36.99'/61.45' | 36.99'/61.45' |
| REAR | 25' | 555'± | 555'± |
| MAXIMUM HEIGHT | 35' | <35' | <35' |
| MAXIMUM STORIES | 2.5 STORIES | 2 STORIES | 2 STORIES |
| MAX. BLDG. COVERAGE | 15% | 1.85% | 1.85% |
| MAX. FLOOR AREA (FAR) | NONE | ---- | ---- |
| MIN. OPEN SPACE | 70% | 96.59% | 96.59% |
| PARKING REQUIRED FOR BED & BREAKFAST (CODE L) 1 SPACE FOR RESIDENCE AND 1 SPACE/ROOM FOR RESTAURANT (CODE Y) 1 SPACE/3 SEATS | BED & BREAKFAST<br>RESIDENCE: 1 SPACE<br>4 ROOMS: 4 SPACES<br>TOTAL: 5 SPACES<br>FUNCTION/RESTAURANT<br>35 SEATS/1 SP/3 SEATS<br>TOTAL: 12 SPACES | 2 IN GARAGE<br>2 BEHIND GARAGE<br>1 BIT. CONC. DRIVE<br>5 SPACES TOTAL | 2 IN GARAGE<br>2 BEHIND GARAGE<br>7 NEW<br>1 BIT. CONC. DRIVE<br>12 TOTAL SPACES |

STEPHEN E. STAMENKO #29876 REGISTERED PROFESSIONAL ENGINEER

# PLAN OF LAND
IN
# HAVERHILL, MA

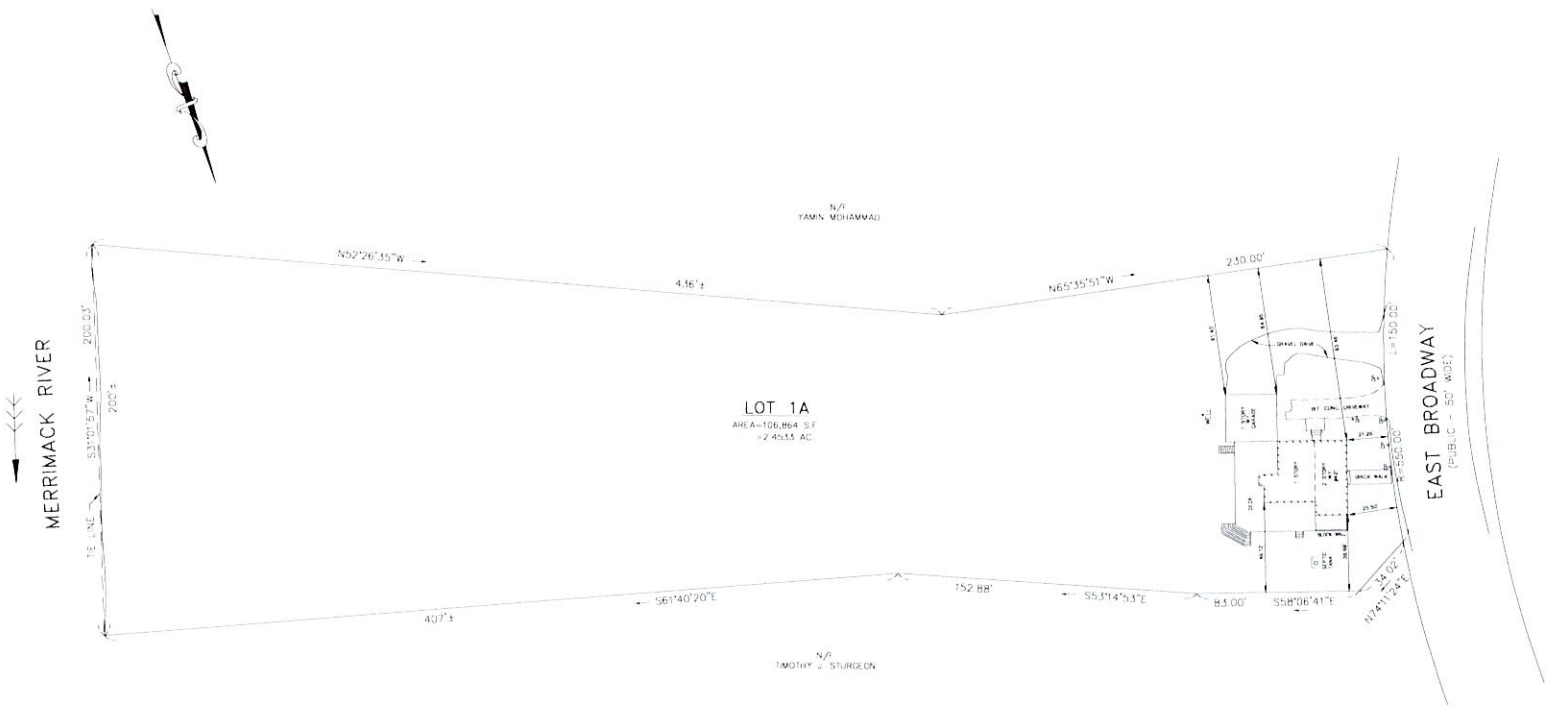
TO ACCOMPANY SPECIAL PERMIT FOR
PREPARED FOR
## MARYAM YAMIN
421 EAST BROADWAY
HAVERHILL, MASSACHUSETTS 01830

DATE: JANUARY 30, 2026

SCALE: 1"=30'

0' 15' 30' 60' 90'

MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
PHONE (978) 475-3555 FAX (978) 475-1448
EMAIL: MERRENG@AOL.COM




## NOTES

1. SEE CITY OF HAVERHILL PARCEL ID #461-5-1A, DEED BOOK #41545 PAGE #270 AND PLAN BOOK #347 PLAN #95 ESDRD FOR SITE.

## LEGEND

| | |
|---|---|
| N/F | NOW OR FORMERLY |
| W.F. | WOOD FRAME |
| BIT. CONC. | BITUMINOUS CONCRETE |
| CCW | CEMENT CONCRETE WALK |
| GP | GRANITE POST |

# PLAN OF LAND

IN

# HAVERHILL, MA

TO ACCOMPANY SPECIAL PERMIT FOR

PREPARED FOR

## MARYAM YAMIN

421 EAST BROADWAY
HAVERHILL, MASSACHUSETTS 01830

DATE: OCTOBER 3, 2025

SCALE: 1"=30'

0' 15' 30' 60' 90'

MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
PHONE (978) 475-3555 FAX (978) 475-1448
EMAIL: MERRENG@AOL.COM

"Mariam's Cottage" Bed and Breakfast
Zoning Opinion

Maryam Salehi-Ala, and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin (the "Yamins") are seeking a special permit to operate "Mariam's Cottage" a family run bed and breakfast at 421 East Broadway (the "Property"). The special permit would allow the change in use from a single-family home.

The Property is located within the "RR" Rural Residential Zoning District, which requires 200 feet of frontage, 2 acres of lot area, 150 feet of lot depth, a 40 foot front setback, 25 foot side setbacks, 25 foot rear setbacks, a maximum 35 feet of height, a maximum of 15% of building coverage, and a minimum of 70% open space.

However, no changes to the lot or structure are currently planned for the Property that would implicate zoning regulations. As the structure was built circa 1817, it predates zoning, is legally preexisting non-conforming, and current dimensional regulations do not apply. See Bellalta v. Zoning Bd. of Appeals of Brookline, 481 Mass. 372, 376 (2019), citing G.L. c. 40A, § 6. Therefore, while the historic home encroaches into the front setback and the lot lacks frontage, the Property is in full compliance with zoning.

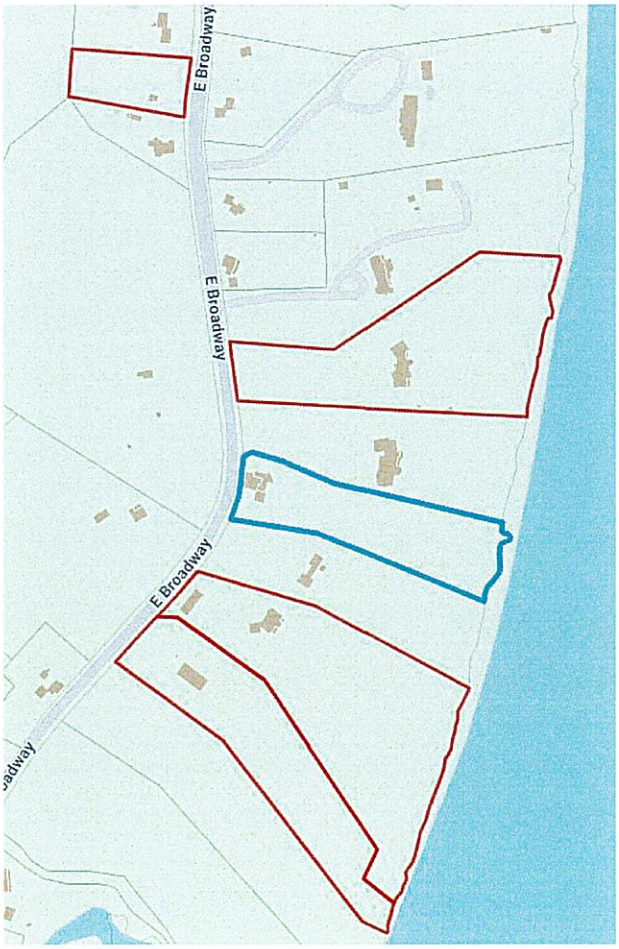
The physical changes to the Property are limited to the creation of a parking area that is adequate to support the bed and breakfast. The Haverhill Zoning Code (the "Code") Section 6 does not provide a precise parking calculation, likely due to the hybrid residential and commercial nature of a bed and breakfast. Therefore, we calculated the necessary parking based on a restaurant use, which requires 1 parking space for every 3 seats. The Yamins propose 12 on-site parking spaces, which will support approximately 35 patrons. Twelve spaces are more than adequate overnight guests and the usual small-to-medium scale events. Where events approach the requested 50-guest limit, the Yamins will provide overflow parking on their neighboring property at 423 East Broadway.

/s/ Jonathan Stark-Sachs
Jonathan Stark-Sachs, Esq.

# "Mariam's Cottage" Bed and Breakfast
## Neighborhood Outreach

Maryam Salehi-Ala, and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin (the "Yamins") submit the following letters in support of her petition for a special permit to operate a bed and breakfast at 421 East Broadway (the "Property"). Also included is an image from the city GIS depicting the neighboring properties whose owners have issued letters in support.

In addition, the Yamins hosted an open house at the Property on March 12, 2026, and invited all neighbors entitled to legal notice of the special permit application under G.L. c. 40A and those who signed a letter in opposition submitted to the Haverhill building inspector. The Yamins wished to explain the proposed bed and breakfast use, including the size of events and proposed improvements to parking and screening, and seek feedback regarding these neighbors' concerns. Only the owners of 460 East Broadway attended the open house, and, following a tour and discussion, signed a letter in support of the special permit.



Dear Members of the City Council,
My name is Phil Rice, I reside at 427 East Broadway next door to Maryam, Nikka, Sherwin and Arash Yamin, owners of the property at 421 East Broadway. And I write in support of their petition to the Council for a special permit to operate a bed and breakfast at this location.

Regarding the bed and breakfast it offers travelers something they can't get from large hotels or crowded tourist hubs, authentic peace and connection. Many people want to escape the noise of daily life, and a countryside setting naturally provides quiet, scenic surroundings that help them unwind. Pair that with the warm, personal touch of a Bed and Breakfast

Rural areas also tend to have lower operating costs, which means you can offer a high-quality stay without the large overhead. And because travelers increasingly seek out unique, local experiences—farm stays, nature retreats, small-town charm—a rural B&B can stand out in a way that chain hotels simply can't. And provide Haverhill's smaller business with a new revenue of income.

This home is already multi bedroom, and has 3 bedrooms, it could at anytime, accumulate as many as six cars there. As a B&B most couples come in 1 car, at capacity there would be only 3 cars one of which would be the owner occupied vehicle. This would not significantly increase traffic. This home is not very close to the nearest neighbor.

This B&B should be viewed more as a residential business like the few other residential businesses that have been in the same area.

Maryam has a warm very personal character. She goes out of her way to be friendly coming by to drop of her homemade cakes, pies, cookies etc. she keeps her own property covered with flowers, bushes, vegetable garden and manicured lawn. She totally refurbished the total house which was in total despair when she bought it. We (Phil & Darlene Rice), reside at 427 east Broadway for 50 years and couldn't have had a better neighbor. And definitely support our neighbor and friend for this endeavor.

Philip Rice

3/17/26

Dear Members of the City Council,

I am a neighbor of Maryam, Nikka, Sherwin, and Arash Yamin, owners of the property at 421 East Broadway, and I write in support of their petition to the Council for a special permit to operate a bed and breakfast at this location. Maryam is a kind, thoughtful and passionate individual. An example of this would be after just meeting, she attended an art show of mine to support me.

I have lived at 413 East Broadway since 2001 and live two houses from 421 East Broadway, close enough to see the property directly from my window.

Before moving into my house, I spent a week in 421 E. Broadway in 2001 and even at that time the property was not updated to its full potential. I unfortunately have witnessed it fall into worse condition over the past 25+ years. Renters destroyed the property several years back and ultimately, this caused the house to be condemned.

Since purchasing the property, I have seen the years of work the Yamin's have put into it, to give it new life. As an artist, I especially appreciate the care, creativity, and thoughtful design she has brought to the space. You can see through the attention to detail that Maryam has approached this project as a steward of the home and its history, with a genuine desire to share that story and create meaningful experiences for guests. It is more than simply a place to stay—through the culinary experiences and creative activities Maryam hopes to offer, it is a small cultural retreat. This type of immersive experience is not available anywhere else (that I am aware of) not even in neighboring towns. I believe it would be a wonderful and unique asset to our neighborhood.

I understand and fully support the use of the property for small gatherings of up to 50 guests; this is another feature that can make the property even more special for the community.

For these reasons, I request that the Council grant Maryam and her children' s petition for a special permit, with any reasonable conditions the Council believes are appropriate for the operation of a bed and breakfast at this property.

Best,
Denise Chesky



781-718-9361
ddelongis@gmail.com

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

Re: Letter of Support for Bed & Breakfast Special Permit, 421 East Broadway

Dear Members of the City Council,

I am a neighbor of Maryam Salehi-Ala and Nikka Yamin and write in support of their petition to the Council for a special permit to operate a bed and breakfast at 421 East Broadway. Prior to the Yamin family's purchase of the property, the house was in bad condition, an eyesore, and was a concern to many in the neighborhood. The Yamin family has since done a great job renovating the house and fixing the issues with the property.

Maryam has spoken to me about her dream to operate a bed and breakfast at the property and asked that I write to the Council in support. After reviewing the plans and discussing the proposed business, I believe that a bed and breakfast is a reasonable use of the property and will not be disruptive or negatively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property primarily for small-scale events, luncheons, and parties and occasional weddings and other larger events of up to 50-visitors.

I therefore request that the Council grant Maryam and Nikka's petition for a special permit with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Sincerely,

(name)

(name)

407 E. Broadway
(address)

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

Re: Letter of Support for Bed & Breakfast Special Permit, 421 East Broadway

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I therefore request that the Council grant Maryam and Nikka's petition for a special permit with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Sincerely,

Kara Sotiropoulos
(name)

(name)

483 East Broadway
(address)

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

Re: Letter of Support for Bed & Breakfast Special Permit, 421 East Broadway

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I therefore request that the Council grant Maryam and Nikka's petition for a special permit with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Sincerely,

Andrew Favaras
(name)

Andrew Favaras
(name)

551 East Broadway
(address)

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

Re: Letter of Support for Bed & Breakfast Special Permit. 421 East Broadway

Dear Members of the City Council,

I am a neighbor of Maryam Salehi-Ala and Nikka Yamin and write in support of their petition to the Council for a special permit to operate a bed and breakfast at 421 East Broadway. Prior to the Yamin family's purchase of the property, the house was in bad condition, an eyesore, and was a concern to many in the neighborhood. The Yamin family has since done a great job renovating the house and fixing the issues with the property.

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I therefore request that the Council grant Maryam and Nikka's petition for a special permit with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Sincerely,

Pamela Doggett
(name)

(name)

650 East Broadway
(address)
Haverhill, MA
01830

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

Re: Letter of Support for Bed & Breakfast Special Permit, 421 East Broadway

Dear Members of the City Council,

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I therefore request that the Council grant Maryam and Nikka's petition for a special permit with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Sincerely, Laura Sabato
(name)
Don Cox
(name)
595 East Broadway
(address)

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

Re: Letter of Support for Bed & Breakfast Special Permit, 421 East Broadway

Dear Members of the City Council,

I am a neighbor of Maryam Salehi-Ala and Nikka Yamin and write in support of their petition to the Council for a special permit to operate a bed and breakfast at 421 East Broadway. Prior to the Yamin family's purchase of the property, the house was in bad condition, an eyesore, and was a concern to many in the neighborhood. The Yamin family has since done a great job renovating the house and fixing the issues with the property.

Maryam has spoken to me about her dream to operate a bed and breakfast at the property and asked that I write to the Council in support. After reviewing the plans and discussing the proposed business, I believe that a bed and breakfast is a reasonable use of the property and will not be disruptive or negatively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property primarily for small-scale events, luncheons, and parties and occasional weddings and other larger events of up to 50-visitors.

I therefore request that the Council grant Maryam and Nikka's petition for a special permit with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Sincerely,

Gaylian Renkin
(name)

Russell F. Aborn
(name)

639 East Broadway
(address)

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

Re: Letter of Support for Bed & Breakfast Special Permit, 421 East Broadway

Dear Members of the City Council,

I am a neighbor of Maryam Salehi-Ala and Nikka Yamin and write in support of their petition to the Council for a special permit to operate a bed and breakfast at 421 East Broadway. Prior to the Yamin family's purchase of the property, the house was in bad condition, an eyesore, and was a concern to many in the neighborhood. The Yamin family has since done a great job renovating the house and fixing the issues with the property.

Maryam has spoken to me about her dream to operate a bed and breakfast at the property and asked that I write to the Council in support. After reviewing the plans and discussing the proposed business, I believe that a bed and breakfast is a reasonable use of the property and will not be disruptive or negatively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property primarily for small-scale events, luncheons, and parties and occasional weddings and other larger events of up to 50-visitors.

I therefore request that the Council grant Maryam and Nikka's petition for a special permit with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Sincerely, Lisa Maglio
(name)
Lisa Maglio
(name)
5 Seven Sister Rd
(address)
Haverhill, MA 01830

Bed & Breakfasts in MA
Contents


1. Howarth House Bed & Breakfast , Fitchburg MA

2. Centennial House Bed & Breakfast , Northfield MA

3. Federal House inn, a Berkshires B&B , South Lee
   Events, rent the entire inn, wine and cheese offerings


1. Howarth House Bed & Breakfast , Fitchburg MA - 3 guest rooms






EXTENDED STAYS & SPECIAL EVENTS

Linger Longer or Celebrate Your Special Occasion at Howarth House

If you're looking for a place to stay in Massachusetts, somewhere for group lodging in New England, or for a special spot to celebrate near Boston, then let the Howarth House be your host! We're happy to accommodate extended stays, corporate retreats, small private events, and much more. Just give us a call at (978) 342-2851 or email us at info@howarthhouse.com to inquire!

CALL TO INQUIRE

**BED-AND-BREAKFAST ESTABLISHMENT**

Accommodations with not more than five bedrooms occupied by bed-and-breakfast guests in which the owner of the establishment resides. Bed-and-breakfasts are intended for guest on intermittent visits, and shall not be used as long-term rental units or apartments. All parking for residents and guests shall be off-street.

**BEDROOM**

Facebook Link here

2. Centennial House Bed & Breakfast , Northfield MA - 5 rooms

*Magical Events and Group Meetings*

If you're planning a meeting, wedding, or other special life celebration, you'll be happy that you held it at Centennial House. Couples or families planning outdoor weddings or events of 5 to 150 guests will find the combination of the house and grounds a wonderful venue in summer and early fall. In colder months, we can accommodate up to 50 event guests indoors.

To help you picture your event, visit the large photo gallery on our Facebook page called "Weddings at Centennial House."

LEARN MORE



Photo taken from Facebook- 01/03/2000

**BED-AND-BREAKFAST**

A transient lodging establishment in an owner-occupied, detached single-family dwelling, with not more than six rooms used as sleeping accommodations for paying guests, and which may include breakfast as part of the lodging charge.

3. Federal House inn, a Berkshires B&B - South Lee - 9 rooms

## Rent the Entire Inn

*The Federal House Inn is the perfect Berkshires party venue.*

From retirement parties to baby showers, the Federal House Inn is the Berkshires party venue you've been looking for.



*Parties, Receptions, Reunions and More!*

Rent the entire inn and enjoy the splendor of having an elegant Berkshires party venue reserved just for you and your guests. We welcome book clubs, business groups, ladies luncheons - please call and we would love to discuss possibilities.

20 overnight guests can be accommodated in 9 charming guest rooms, and additional guests can be accommodated nearby. The living room is warm and inviting with its black marble fireplace. The french doors that flank the fireplace can open out onto the porch, inviting your party to spill out onto the lawns. The dining room can accommodate 20 sit down guests, or 30 guests cocktail style.

Call us to discuss your specific needs based on your guest list size and desires.

**BED-AND-BREAKFAST ESTABLISHMENT**

A dwelling having a mixed use as a home for the residential owner and as guest lodging, with the lodging function often if not always superseding the home use. The home is to be the primary and legal residence of the owner. These dwellings would not be characterized as oversized or costly to maintain. The maximum number of guests that would be permitted at any one time is six. The maximum number of rooms for rent is three. Full food service may be provided for registered guests only.

**BED-AND-BREAKFAST INN**

A dwelling having a primary use as guest lodging with a home function for the owner or property manager clearly secondary to the business of renting rooms. The premises or premises immediately adjacent thereto is to be the primary and legal residence of the owner. These dwellings would be characterized as oversized homes as noted in § **199-9.3A(1)** of this section. The maximum number of guests that would be permitted at any one time is 25. The maximum number of rooms for rent is 12. Full food service may be provided to registered guests only.

| | A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|---|
| 1 | ParcelID | StreetNum | StreetName | LocCity | Owner1 | BillingAddress | City | State | Zip |
| 2 | 461-1-10 | 434 | EAST BROADWAY | HAVERHILL | TAYLOR REALTY TRUST | P O BOX 6 | WINDHAM | NH | 03087 |
| 3 | 461-3-1A | 421 | EAST BROADWAY | HAVERHILL | YAMIN ARASH | 423 EAST BROADWAY | HAVERHILL | MA | 01830 |
| 4 | 461-3-1B | 423 | EAST BROADWAY | HAVERHILL | SALEHI-ALA MARYANN | 423 EAST BROADWAY | HAVERHILL | MA | 01830 |
| 5 | 461-3-4A | 427 | EAST BROADWAY | HAVERHILL | RICE PHILIP R | PO BOX 1626 | HAVERHILL | MA | 01831 |
| 6 | 461-3-4B | 435 | EAST BROADWAY | HAVERHILL | CHARLTON ARTHUR S | 435 EAST BROADWAY | HAVERHILL | MA | 01830 |
| 7 | 469-193-3 | 419 | EAST BROADWAY | HAVERHILL | TIMOTHY J STURGEON REV TRUST | 419 EAST BROADWAY | HAVERHILL | MA | 01830 |
| 8 | 469-193-3AA | 413 | EAST BROADWAY | HAVERHILL | CHESKY 2011 FAMILY TRUST | 413 EAST BROADWAY | HAVERHILL | MA | 01830 |
| 9 | 469-193-3B | 407 | EAST BROADWAY | HAVERHILL | BELANGER DANY-ETUX | 407 EAST BROADWAY | HAVERHILL | MA | 01830 |
| 10 | 469-194-14 | 418 | EAST BROADWAY | HAVERHILL | TAYLOR REALTY TRUST | P.O. BOX 6 | WINDHAM | NH | 03087 |

461-1-10
TAYLOR REALTY TRUST
P O BOX 6
WINDHAM, NH 03087

461-3-1A
YAMIN ARASH
423 EAST BROADWAY
HAVERHILL, MA 01830

461-3-1B
SALEHI-ALA MARYANN
423 EAST BROADWAY
HAVERHILL, MA 01830

461-3-4A
RICE PHILIP R
PO BOX 1626
HAVERHILL, MA 01831

461-3-4B
CHARLTON ARTHUR S
435 EAST BROADWAY
HAVERHILL, MA 01830

469-193-3
TIMOTHY J STURGEON REV TRUST
419 EAST BROADWAY
HAVERHILL, MA 01830

469-193-3AA
CHESKY 2011 FAMILY TRUST
413 EAST BROADWAY
HAVERHILL, MA 01830

469-193-3B
BELANGER DANY-ETUX
407 EAST BROADWAY
HAVERHILL, MA 01830

469-194-14
TAYLOR REALTY TRUST
P.O. BOX 6
WINDHAM, NH 03087
Duplicate

City of Haverhill
4 Summer St
Haverhill, MA 01830

Tim Sturgeon and Judith Biewener
419 East Broadway
Haverhill, MA 01830
November 14, 2025

City Council Members
City of Haverhill
Haverhill, MA 01830

Dear City Councilors:

We are writing to express our opposition to the property owner of 421 East Broadway securing a Special Permit from the City Council to use that property as a Bed and Breakfast.

Even though the petition has not yet been filed, would like to outline our current concerns that form the basis of our opposition in advance. Once we have a chance to review the application, we may amend the contents of this letter.

- The neighborhood is designated as a Rural Zone. We are concerned that granting a Special Permit for commercial use would set a precedent, not only for the perpetual commercial use of this property, but for permitting other commercial uses in the Rural Zone of East Broadway and in Rural Zones across the city. The assignation as a Rural Zone was done by the City by design, as a way to retain the rural character of the neighborhood. It is why we decided to buy our property here in 2001 and the reason our neighbors want to live here as well. Right now the closest commercial enterprise in our neighborhood is Charlie's Variety, located nearly 2 miles away at 277 Groveland Street.

- We do understand there are development needs in the city but we do not believe that allowing a Bed and Breakfast in our neighborhood addresses any of those needs. It does not, for example, fulfill the need for additional housing in the city. If anything, it eliminates the property as a single-family dwelling. Additionally, there are zones of the City where owner-occupied Bed and Breakfasts are permitted, i.e., there are other locations within Haverhill where one can open such a business.

- We also have safety concerns. The location of the property is on a very dangerous curve that has been the site of eight reported accidents in the last 15 years, according to the Haverhill Police Department. This does not include several unreported accidents that we have personally observed in which vehicles have

swerved off the road at 421 East Broadway, knocking over the granite posts and mailbox post in front of the house. If the Bed and Breakfast is permitted, there could be as many as eight additional cars entering and exiting the driveway directly onto that curve, increasing the likelihood of accidents and, at the very least, adding additional traffic on an already overly busy rural road.

- Finally, as direct abutters to the property, we are concerned that having up to eight people staying at the property (and potentially eight *different* people each night) increases the chance of noise disturbances in the neighborhood, especially because the intention of the venue is to provide a site for recreation. The property includes a large outdoor deck and backyard that extends right along our property which means the potential noise disturbances would not be confined to within the house.

Thank you for considering our concerns.

Best,

Tim Sturgeon and Judith Biewener

CC: Russell Channen
Law Offices of Phillips, Gerstein & Channen, LLP
25 Kenoza Ave.
Haverhill, MA 01830

# Haverhill

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

**May 11, 2026**

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

Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (in person/virtual), on Tuesday June 2, 2026 at 7:00 PM on a request from Attorney Jonathan Stark-Sachs of Johnson and Borenstein, LLC for client, Maryam Salehi-Ala-Yamin, (CCSP-26-3) for approval to operate "Mariam's Cottage" a family run bed and breakfast at 421 East Broadway allowed with a special permit in the RR (Rural Residential) zoning district and seeks to host small-scale weddings and similar outdoor events of up to 50 guests packaged with overnight stays.

(***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: May 14 and May 21, 2026**
**Haverhill Gazette**

Kaitlin M. Wright, CMC
City Clerk

Outlook

**Thank you for placing your order with us.**

**From** North of Boston <noreply@wave2adportal.com>
**Date** Fri 4/10/2026 9:58 AM
**To** CityClerk <cityclerk@haverhillma.gov>
**Cc** cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

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

## THANK YOU for your notice submission!

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

### Job Details

| | |
|---|---|
| Order Number: | W0143367 |
| Business Type: | All Other Public Notices |
| Notice Size: | Public Notices |
| Notice Estimate: | $161.54 |
| Referral Code: | 421 East Broadway CCSP-26-3 |

### 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 W01433670

**Thu May 14, 2026**
**Haverhill Gazette Public** *All Zones*
**Notices**

**Thu May 21, 2026**
**Haverhill Gazette Public** *All Zones*
**Notices**

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

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

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

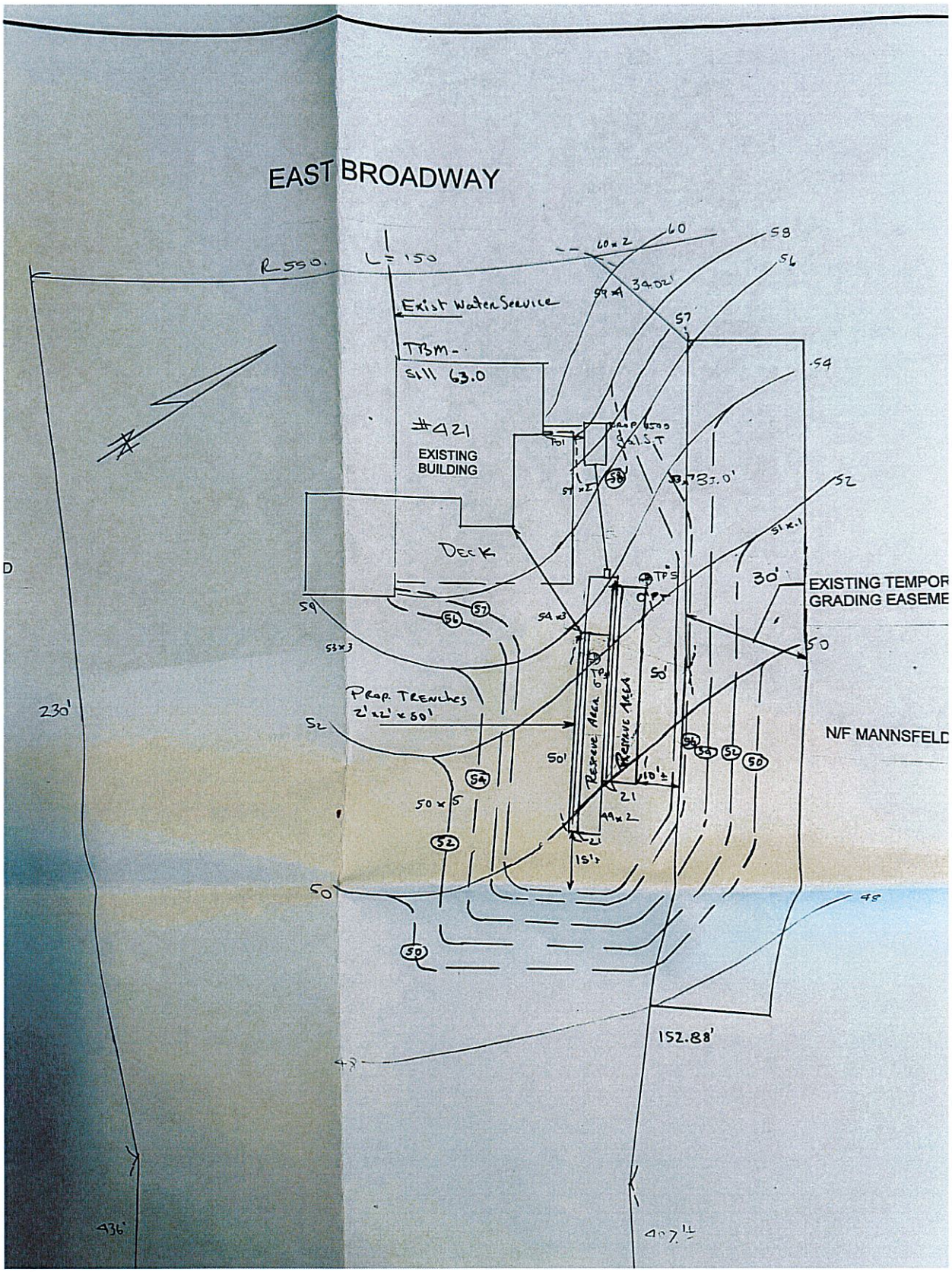
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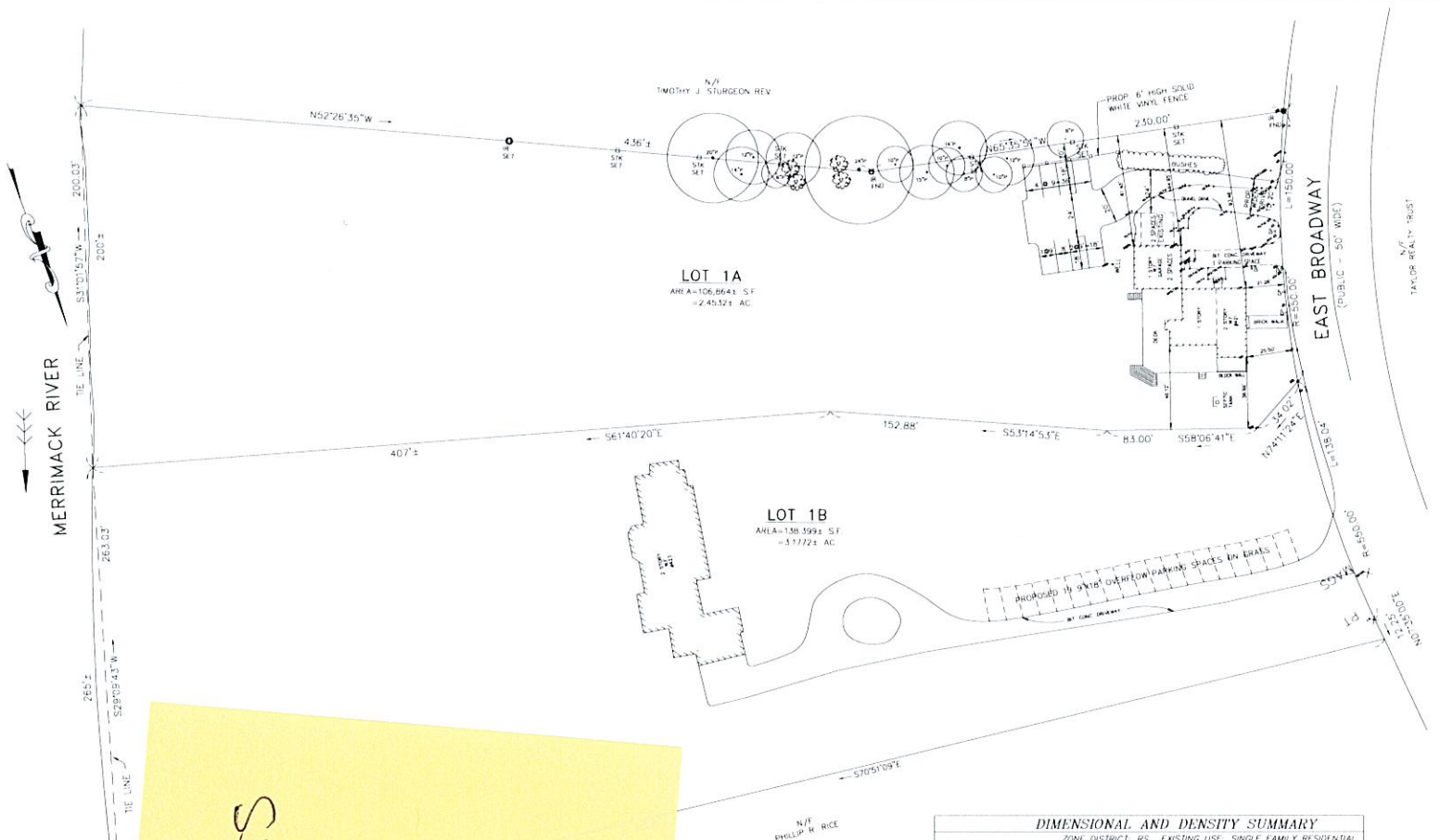
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## Kaitlin Wright

**From:** Mark Tolman <mtolman0@icloud.com>
**Sent:** Tuesday, February 24, 2026 8:54 AM
**To:** Mark Tolman
**Subject:** 421 east Broadway septic system location

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


EAST BROADWAY
R 550.
L = 150
Exist Water Service
TBM -
Sill 63.0
#421
EXISTING BUILDING
Deck
Prop. Trenches 2' x 2' x 50'
Reserve Area
Remove Area
EXISTING TEMPOR
GRADING EASEME
N/F MANNSFELD
230'
436'
152.88'
60
59
56
57
54
52
50
48
30'
50'
21
15'±




## NOTES

1. SEE CITY OF HAVERHILL PARCEL ID #461-3-1A, DEED BOOK #41545 PAGE #270 AND PLAN BOOK #347 PLAN #95 FOR LOT 1A AND PARCEL ID #461-3-1B DEED BOOK #36585 PAGE #312 AND PLAN BOOK #347 PLAN #40 FOR LOT 1B ESDRD FOR SITE.
2. OWNER OF RECORD FOR LOT 1A IS MARYAM SALEHI-ALA YAMIN ARASH YAMIN, SHERWIN YAMIN, AND NIKKA YAMIN OF 674 TURNPIKE STREET, NORTH ANDOVER, MA 01845 OWNER OF RECORD FOR LOT 1B IS MOHAMMAD YAMIN AND MARYAM SALEHI-ALA YAMIN OF 32 PALOMINO DRIVE, NORTH ANDOVER, MA 01845.
3. SITE DETAIL ON LOT 1A SHOWN FROM FIELD SURVEY, SITE DETAIL ON LOT 1B FROM MASGIS MAPPING.

## LEGEND

| | |
|---|---|
| N/F | NOW OR FORMERLY |
| W.F. | WOOD FRAME |
| BIT. CONC. | BITUMINOUS CONCRETE |
| GP | GRANITE POST |
| FND | FOUND |
| ● 12"P | PINE TREE WITH SIZE |
| | SHRUB |
| □STK | WOOD STAKE |
| ○ IR | IRON ROD |

## DIMENSIONAL AND DENSITY SUMMARY

ZONE DISTRICT: RS EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: BED & BREAKFAST

| ITEM | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| MIN. LOT AREA | 2 ACRES | 106,864± S.F. 2.453± ACRES | 106,864± S.F. 2.453± ACRES |
| MIN. LOT AREA/DU | NA | NA | NA |
| MIN. LOT FRONTAGE | 200' | 150' | 150' |
| MIN. LOT DEPTH | 150' | 655'± | 655'± |
| MINIMUM LOT SETBACKS | | | |
| FRONT | 40' | 21.26'/25.5' | 21.26'/25.5' |
| SIDE | 25' | 36.99'/61.45' | 36.99'/61.45' |
| REAR | 25' | 555'± | 555'± |
| MAXIMUM HEIGHT | 35' | <35' | <35' |
| MAXIMUM STORIES | 2.5 STORIES | 2 STORIES | 2 STORIES |
| MAX. BLDG. COVERAGE | 15% | 1.85% | 1.85% |
| MAX. FLOOR AREA (FAR) | NONE | ——— | ——— |
| MIN. OPEN SPACE | 70% | 96.59% | 96.59% |
| PARKING REQUIRED FOR B&B & BREAKFAST (CODE L) 1 SPACE FOR RESIDENCE AND 1 SPACE/ROOM FOR RESTAURANT (CODE Y) 1 SPACE/3 SEATS | B&B & BREAKFAST RESIDENCE 1 SPACE 4 ROOMS 4 SPACES TOTAL 5 SPACES FUNCTION/RESTAURANT 35 SEATS/1 SP/3 SEATS TOTAL 12 SPACES | 2 IN GARAGE 2 BEHIND GARAGE 1 BIT. CONC. DRIVE 5 SPACES TOTAL | 2 IN GARAGE 2 (BEHIND) GARAGE 7 NEW 1 BIT. CONC. DRIVE 12 TOTAL SPACES (31 SPACES WITH OVERFLOW) |

Documents received after 4/10

# PLAN OF LAND
IN
# HAVERHILL, MA
TO ACCOMPANY SPECIAL PERMIT FOR
PREPARED FOR
## MARYAM YAMIN
421 EAST BROADWAY
HAVERHILL, MASSACHUSETTS 01830

DATE: APRIL 6, 2026

SCALE: 1"=30'

0' 15' 30' 60' 90'


MERRIMACK ENGINEERING SERVICE
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
PHONE (978) 475-3555 FAX (978) 475-1448
EMAIL MERRENG@AOL.COM


15788-01/TS/15788GTPO33.DWG 4/6/26

Outlook

**Fw: Hearing date June 30th**

**From** Kaitlin Wright <kwright@haverhillma.gov>
**Date** Fri 5/22/2026 10:12 AM
**To** Natalia Hernandez <NHernandez@HaverhillMa.gov>

Please email her back and let her know we will put the request to move the hearing date before council.

Get Outlook for iOS

**From:** Maryam Yamin <maryamsalehia@yahoo.com>
**Sent:** Friday, May 22, 2026 9:48:02 AM
**To:** Kaitlin Wright <kwright@haverhillma.gov>
**Subject:** Hearing date June 30th

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

Good morning Kaitlin,

Hope all is well.
I believe my attorney Jonathan Stark sacks submitted our hearing date to be moved to June 30th on the portal.
I just wanted to send you a direct email as well.
Thank you so much for all you are doing and have a great holiday!

Maryam

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

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

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

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

Of Counsel
Robert W. Lavoie (MA, NH)

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

MAY 27 PM1:13
HAVCITYCLERK

May 27, 2026

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

**Re: Request to Continue Hearing – Bed and Breakfast Special Permit 421 East Broadway**

Dear Chair Jordan and members of the Council,

I write on behalf of Maryam Salehi (the "Applicant") regarding the pending application for a special permit to operate "Mariam's Cottage" bed and breakfast at 421 East Broadway to request the Council continue the hearing to June 30th, 2026. The Applicant understands that one or more members of the Council will be absent during its June 2nd meeting and desires her petition to be considered by the full Council. We have been in communication with City Clerk Caitlin Wright who has informed us that all members of the Council are expected to be present at the June 30th meeting.

Additionally, the Applicant would like to thank the members of the Council who were able to visit the property over the last few weeks in anticipation of the upcoming hearing.

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

Very truly yours,

JOHNSON & BORENSTEIN, LLC

*/s/ Jonathan R. Stark-Sachs*

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client

Tim Sturgeon and Judith Biewener
419 East Broadway
Haverhill, MA 01830
May 26, 2026

City Council Members
City of Haverhill
Haverhill, MA 01830

*(Note that this is an updated version of a previous letter submitted on November 12, 2025, supplemented with new details and information in response to Maryam Yamin's application materials.)*

Dear City Councilors:

As direct abutters to 421 East Broadway, we are writing to express our opposition to issuing a Special Permit to the property owner to use the property as a Bed and Breakfast (and for the additional uses noted in the application).

Maryam Yamin renovated an older farmhouse on East Broadway that was in very poor condition. (We have done the same: our house was advertised as a teardown when we bought it.) However, investing substantial resources into a renovation does not convey the right to use the property for commercial purposes. In a clear case of begging forgiveness rather than first seeking permission, she undertook this renovation and plan to open a B&B without seeking approval from the City or consulting neighbors. In fact, she had the business labeled on Google Maps, a sign hanging from the house, and a full-blown website (see *Exhibit A: Screenshots from Mariam's Cottage website*) advertising multiple types of events and linking users to the Airbnb platform for room rental before seeking any input from us, despite the fact we were in relatively close neighborly contact over the two year of renovation period. During that period, she told us the work was being done for her son to potentially occupy the house, apologized for noise, and brought us baked goods and flowers. She only told us of her plans for a B&B on October 20, 2025, well after all work had been completed in June 2025 and her business was underway. Apparently, only after the City intervened, did Maryam seek to apply for a Special Permit and talk to neighbors.

The application's narrative states that "during the process of rehabilitation of two years the Yamins fell in love with the property and Maryam developed a dream to open up the home as Mariam's Cottage." Logic suggests that this is untrue, since the renovation work included the extra time and expense of four *en suite* bathrooms and individualized décor in each room common in many B&Bs. Moreover, it is our understanding that Maryam told the Building Commissioner, a City Councilor, and Maryam's prior Counsel that everyone in the neighborhood was in support of her plan when, in fact she had not consulted us or other nearby neighbors. This lack of transparency provides context for our opposition; it makes it difficult to believe Maryam would carry out any conceded obligations in good faith.

We oppose the proposed B&B for the following reasons:

1. <u>The proposed B&B is in clear contravention of the City's zoning ordinances</u>. Our main objection is that the neighborhood is designated as a Rural Residential Zone (RR). We are concerned that

granting a Special Permit for commercial use would set a precedent, not only for the perpetual commercial use of this property, but for permitting other commercial uses in the RR Zone of East Broadway and in RR Zones across the city. The assignation as a RR Zone was done by the City – by design – to retain the rural character of the neighborhood. It is why we decided to buy our property here in 2002 and the reason our neighbors want to live here as well. The closest commercial enterprises are Charlie's Variety, Protech Auto Repair, and Azul Mexican Restaurant, all located 1.8 miles away at the intersection of East Broadway and Groveland Street within a designated commercial zone (CH).

2. The proposed B&B does not fit the character of the neighborhood. Granting permission to use the property for commercial purposes will be passed on to future owners, permanently altering the character of the neighborhood. The Yamin application includes:
    - Using the property as an event venue, for "weddings and similar outdoor events for up to 50 people packaged with overnight stays."*
    - Up to 8 rotating overnight guests arriving and departing from the property on a daily basis.
    - A gamut of events, including "afternoon teas, baby showers, engagement parties, household and handicraft classes, cooking classes, soap making and flower arrangement."
    - A twelve-car parking lot (see site map included in the Application).

    *Ms. Yamin states that "most events" will be small-scale and larger outdoor events will be held "only occasionally". If the application is approved, there is nothing to prevent these "occasional" larger events from becoming more frequent.

3. Most neighbors located in the immediate vicinity of the proposed B&B are opposed. We are not alone in our concerns and opposition. If you consider the neighbors who will be most affected if this Special Permit is granted (those within 1000 feet of the site), 23 people at 8 properties have signed a petition to oppose the proposal while only 4 people at 3 properties have signed letters of support. (Six of the nine letters of support for the business are from properties not in the immediate vicinity of the proposed B&B.) (See *Exhibit B: Petition by Opposing Neighbors and Map of Proximate Properties*)

    *(NOTE: Exhibit C points out the inaccuracy submitted in the applicant's Neighborhood Outreach Statement and Letters of Support document which overstates the number of letters of support received from neighbors within 1,000 feet of the proposed B&B.)*

4. The proposed B&B does not help the city meet its housing goals. We understand the urgent need for more housing in the city. However, allowing a B&B in our neighborhood does not address that need. In fact, it eliminates the property as a single-family dwelling.

5. The proposed B&B comes with significant risk of nuisance. As direct abutters to the property, we are concerned that having up to eight people staying at the property (and potentially eight *different* people each night), as well as parties and weddings with up to 50 attendees with the likely inclusion of live and recorded music and the consumption of alcohol, will greatly increase the chance of noise disturbances in the neighborhood. The property includes a large outdoor deck

and backyard that is adjacent to where our home is situated, which means noise disturbances would not be confined to within the house. The proposed fence along the parking area would do little to buffer noise. (See *Exhibit D: Layout of Abutting Property in Relation to Proposed B&B and Outdoor Event Space*)

Even then, there is no practical way to ensure that disturbances would be addressed satisfactorily or in a timely manner. No one in the Yamin family actually lives at the property; the house is currently vacant. The Application is seeking a variance for owner occupancy based on that hope that Mayram can be vigilant enough to "supervise" guests from her home next door at 432 East Broadway. As a potential alternative the Application states that a family member could be required to stay in the house temporarily when guests are present. However, there is no practical way to enforce either requirement and we are concerned that the obligation of vigilance would fall to us, the immediate abutters, with no certain mechanism to address disturbances.

6. The proposed B&B is unsafe. The property is located on a notoriously dangerous curve and hill that has been the site of numerous accidents. (See *Exhibit E: Approach to Driveway at 421 from Both Directions*) According to the Haverhill Police Department, there a have been eight reported accidents on that curve at 421 East Broadway in the last 15 years. This does not include multiple unreported accidents that we have personally observed in which vehicles have swerved or slid off the road at that exact location, knocking over the mailbox and protective granite posts in front of the house and then departing the scene. If the B&B is permitted, there could be as many as eight additional cars entering and exiting the driveway directly onto that curve on a daily basis, and many more when larger events are held, increasing the likelihood of accidents and, at the very least, adding additional traffic on an already overly busy rural road on which cars regularly exceed the speed limit.

In sum, we believe the B&B and event business will significantly impact the nature of our neighborhood and, particularly, the tranquil experience of living in our neighborhood. We are also concerned that permitting commercial use in this zone would negatively impact the resale value of our property. Over the last 24 years, we have put significant sweat equity, financial resources, and love into renovating our home, all with the expectation that we would never be faced with living next to a commercial business.

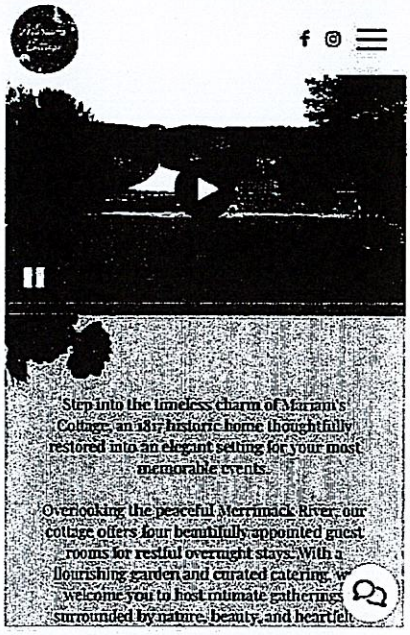
Thank you for considering our concerns.

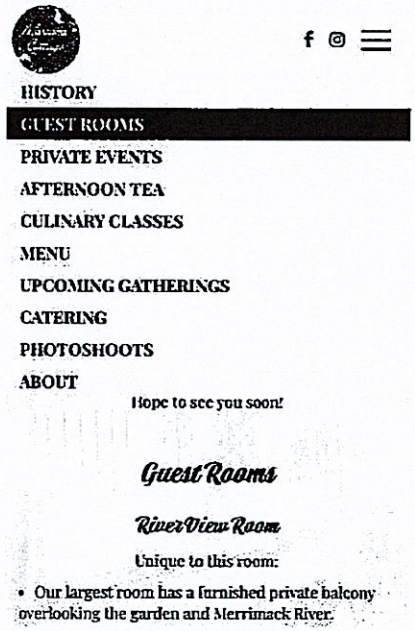
Best,

Tim Sturgeon and Judith Biewener

CC: Russell Channen, Partner, Phillips, Gerstein, & Channen, LLP

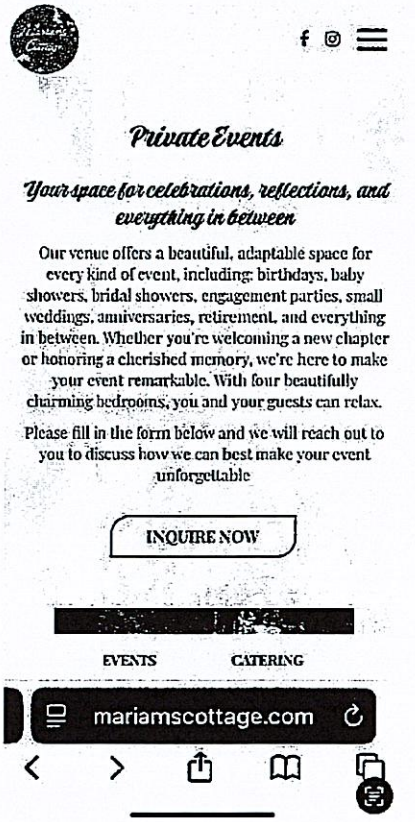
**Exhibit A: Screenshots from Mariam's Cottage website** *(pages have now been taken down)*

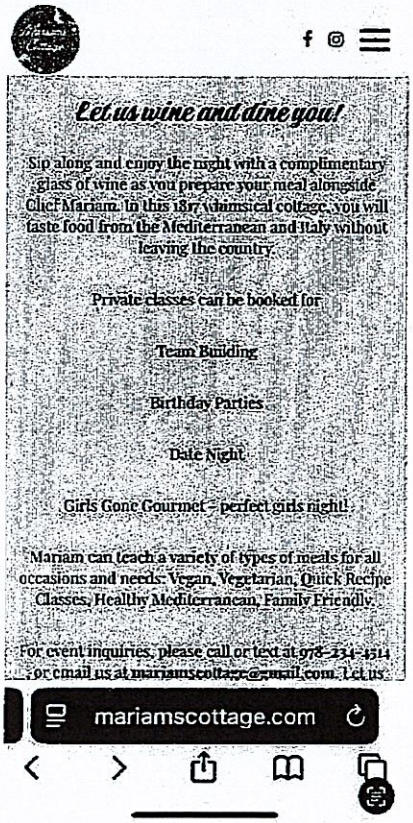








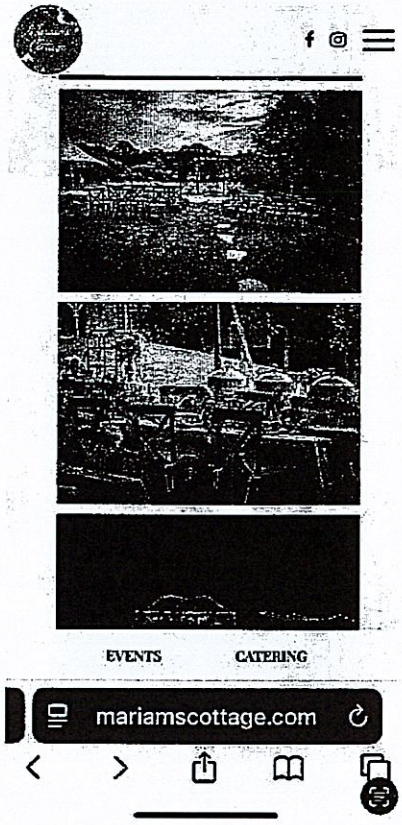



**Exhibit B: Petition by Opposing Neighbors and Map of Proximate Properties**

PETITION

We, the undersigned neighbors and/or abutters to the property at 421 East Broadway, oppose the Owner's special permit request to allow a bed & breakfast to operate on said Property.

We do not believe a commercial business of this type should be allowed to exist in this rural area. We are concerned that if this permit is allowed it could open the floodgates to further commercial development in an area designed for rural living.

| Name/Signature | Street Address |
|---|---|
| Lisa Onyon | 400 East Broadway |
| John M. Cutcheon | " " " |
| Pam White | 390 E. Broadway |
| Kevin White | 390 E. Broadway |
| Pam Duffy | 449 E. Broadway |
| Kathleen McCormick | 455 E. Broadway |
| FERNANDO FUNZ | 455 E BROADWAY |
| KEVIN DUFFY | 449 E Broadway |
| JANE JEFFERS | 460 E. Broadway |
| STEVEN HAGER | " " |
| Martha Simpson | 384 E. Broadway |
| Ernest Simpson | " " |
| [redacted] | [redacted] |
| Judith Biewener | 419 East Broadway |
| Jim Sturgeon | 419 East Broadway |
| Caitlin McCutcheon | 400 East Broadway |
| [illegible] LEE | 459 E Broadway |
| | 459 E Broadway |
| | 459 E Broadway |

## PETITION

We, the undersigned neighbors and/or abutters to the property at 421 East Broadway, oppose the Owner's special permit request to allow a bed & breakfast to operate on said Property.

We do not believe a commercial business of this type should be allowed to exist in this rural area. We are concerned that if this permit is allowed it could open the floodgates to further commercial development in an area designed for rural living.

| Name/Signature | Street Address |
|---|---|
| Kathleen Lee | 459 E Broadway |
| DAVID LEE | 459 E BROADWAY |
| Marcia Lee | 459 E Broadway |
| Jordan Wolff | 419 E. Broadway |
| Maxine Sturgeon | 419 E Broadway |
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## Addendum to Original PETITION

*(addressing additional uses requested in the Special Permit application beyond the use of the property as a Bed & Breakfast)*

We, the undersigned neighbors and/or abutters to the property at 421 East Broadway, oppose the Owner's Special Permit request to hold weddings and similar outdoor events of up to 50 people at said Property.

We do not believe that commercial use of such property should be allowed to exist in this rural area. We are concerned that if this permit is allowed, it could open the floodgates to further commercial development in an area designed for rural living.

| Name/Signature | Street Address |
|---|---|
| Kathleen McCormick | 455 E Broadway |
| FERNANDO [illegible] | 455 E BROADWAY |
| Pam Duffy | 449 E Broadway |
| Martha Simpson | 384 E. Broadway |
| Ernest A. Simpson | 384 East Broadway |
| Lisa Onyon | 400 East Broadway |
| John McCutcheon | 400 East Broadway |
| Caitlin McCutcheon | 400 East Broadway |
| [illegible] Lee | 459 E Broadway |
| [illegible] | 459 E Broadway |
| [illegible] | 459 E Broadway |
| Kathleen Lee | 459 E Broadway |
| DAVID LEE | 459 E. BROADWAY |
| [illegible] | 459 E Broadway |
| Jordan Wolff | 419 E Broadway |
| maxine sturgeon | 419 E Broadway |
| [illegible] | 460 E. Broadway |

## Addendum to Original PETITION

*(addressing additional uses requested in the Special Permit application beyond the use of the property as a Bed & Breakfast)*

We, the undersigned neighbors and/or abutters to the property at 421 East Broadway, oppose the Owner's Special Permit request to hold weddings and similar outdoor events of up to 50 people at said Property.

We do not believe that commercial use of such property should be allowed to exist in this rural area. We are concerned that if this permit is allowed, it could open the floodgates to further commercial development in an area designed for rural living.

| Name/Signature | Street Address |
|---|---|
| Kevin White | 390 E Broadway |
| Pam White | 390 E Broadway |
| Judith Brewener | 419 E Broadway |
| Jim Sturgeon | 419 E Broadway |
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## Neighbors within 1,000 feet of proposed B&B

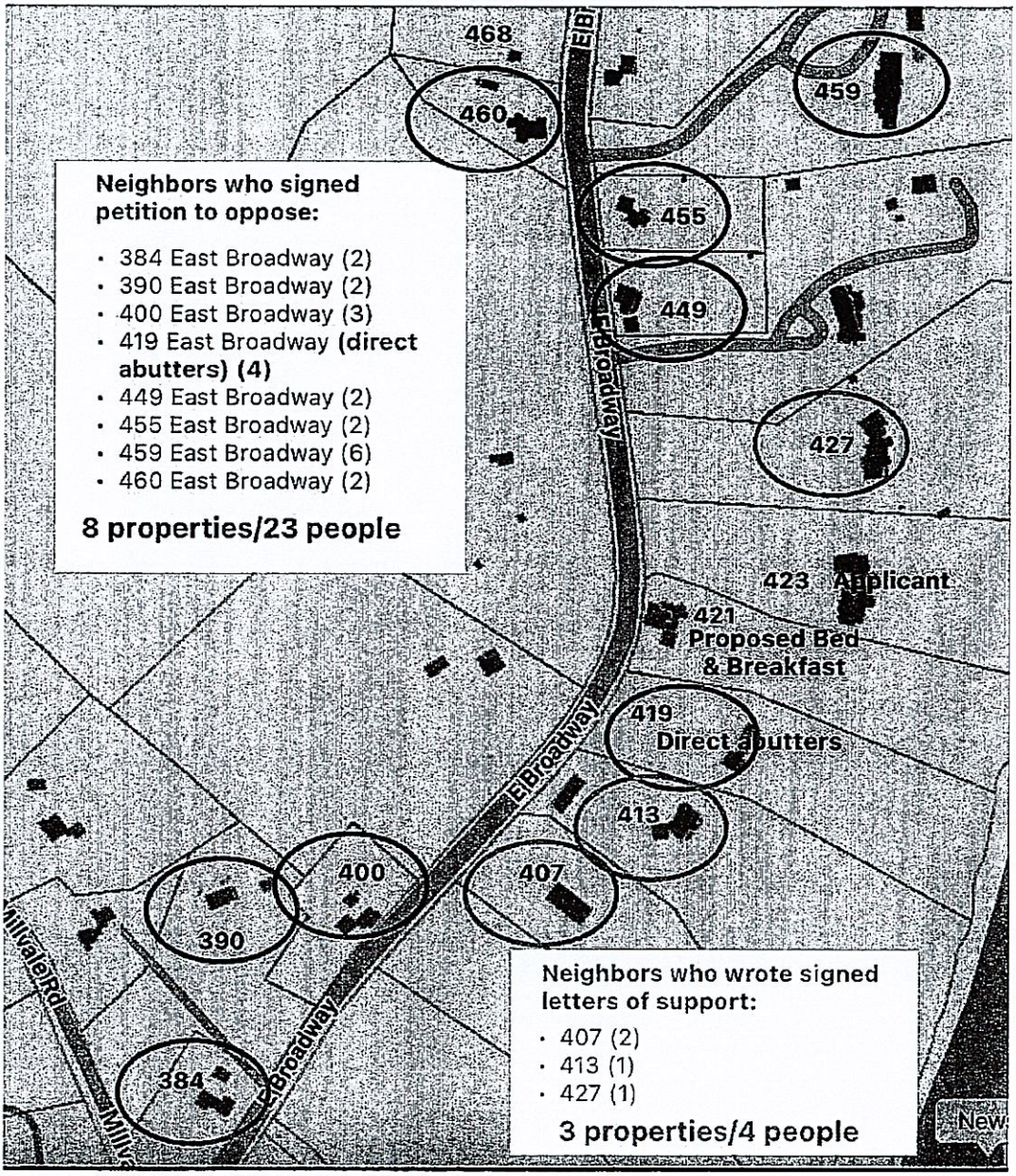


**Exhibit C:** Inaccuracy in Applicant's *Neighborhood Outreach Statement and Letters of Support* document

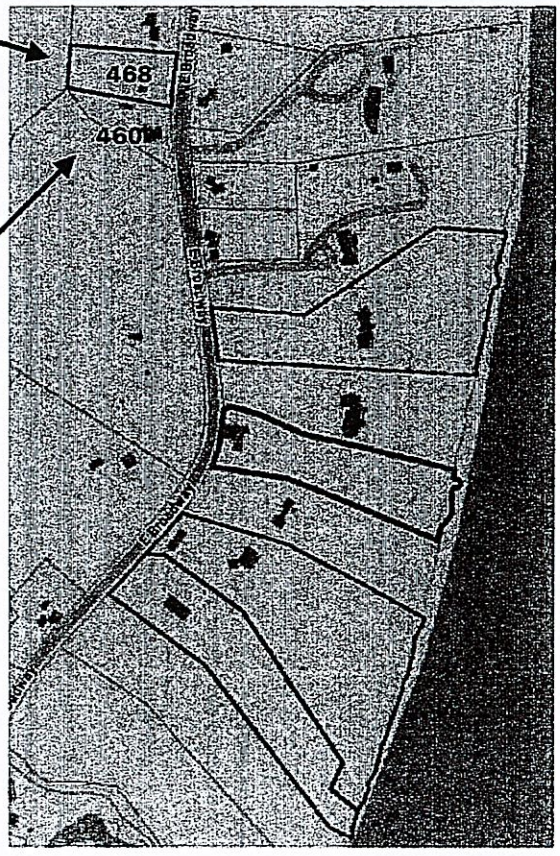
## "Mariam's Cottage" Bed and Breakfast
## Neighborhood Outreach

Maryam Salehi-Ala, and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin (the "Yamins") submit the following letters in support of her petition for a special permit to operate a bed and breakfast at 421 East Broadway (the "Property"). Also included is an image from the city GIS depicting the neighboring properties whose owners have issued letters in support.

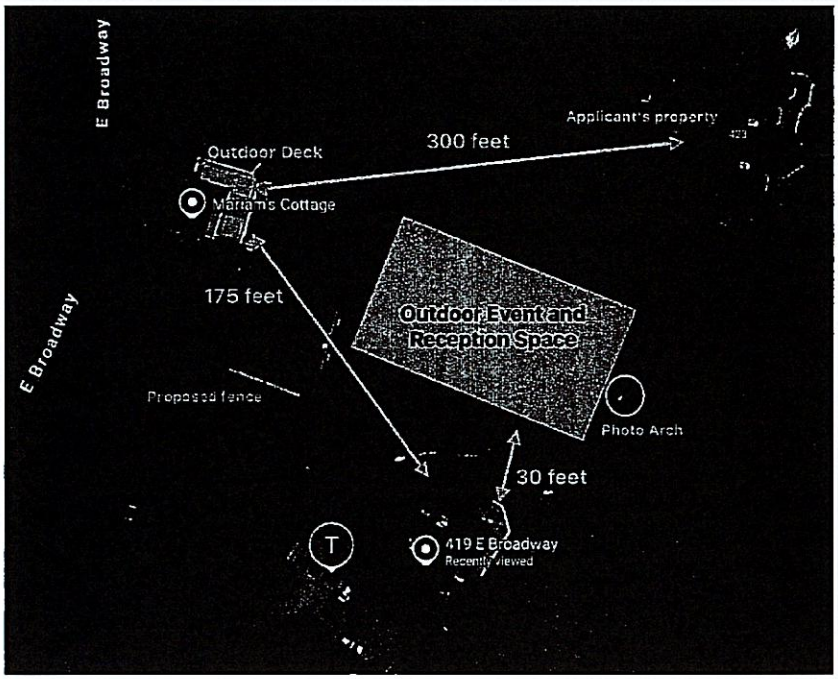
In addition, the Yamins hosted an open house at the Property on March 12, 2026, and invited all neighbors entitled to legal notice of the special permit application under G.L. c. 40A and those who signed a letter in opposition submitted to the Haverhill building inspector. The Yamins wished to explain the proposed bed and breakfast use, including the size of events and proposed improvements to parking and screening, and seek feedback regarding these neighbors' concerns. Only the owners of 460 East Broadway attended the open house, and, following a tour and discussion, signed a letter in support of the special permit.

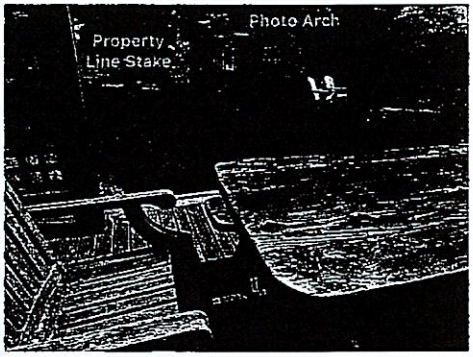
There is no letter of support from these propertyy owners

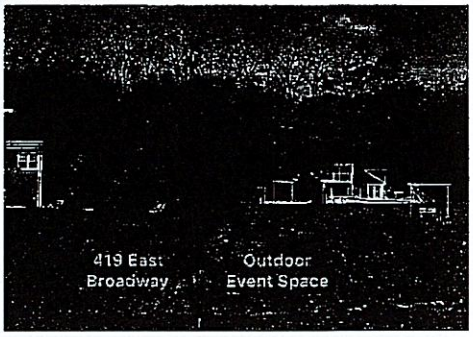
The property owners at 460 E Broadway in fact signed the petition to oppose.



## Exhibit D: Layout of Abutting Property in Relation to Proposed B&B and Outdoor Event Space

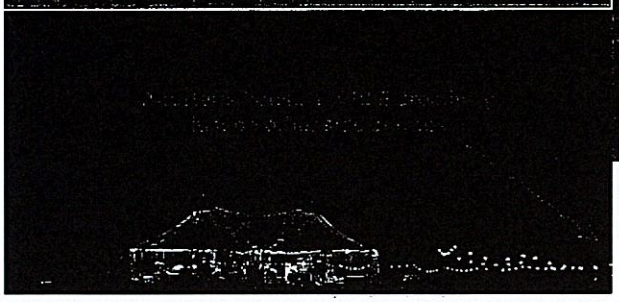


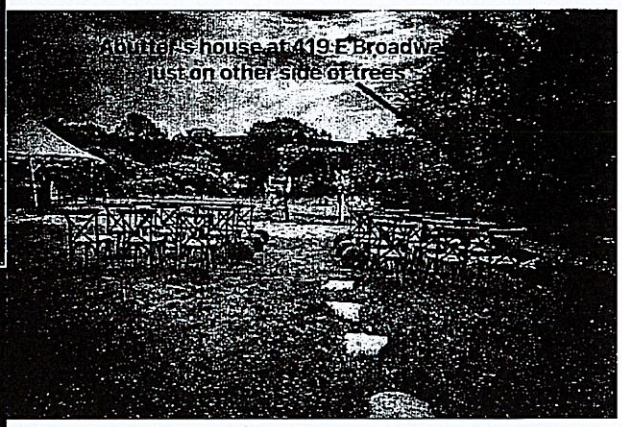







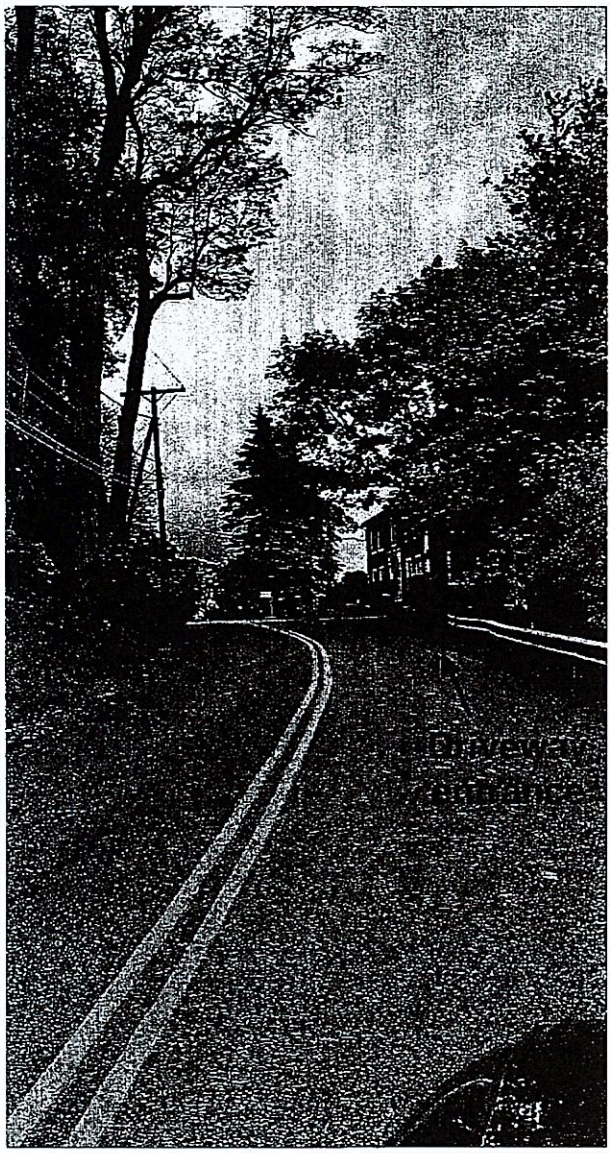




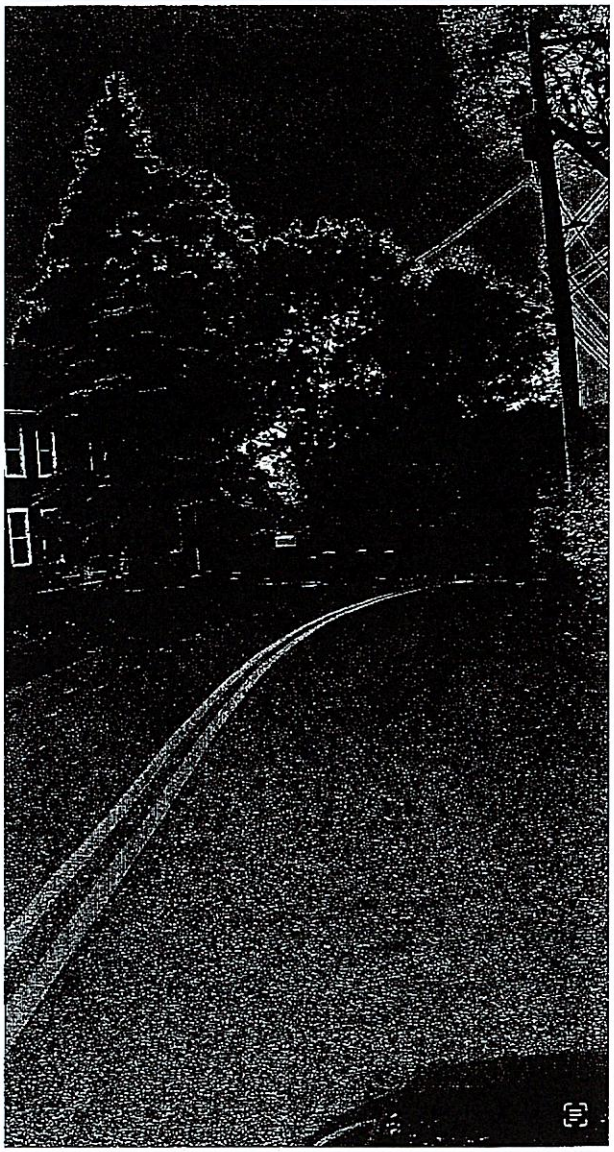

*Photos from **Mariam's Cottage** website*
(website has been taken down)

**Exhibit E: Approach to Driveway at 421 East Broadway from Both Directions**

**Approach heading northeast**



**Approach heading south**



# Haverhill

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

To: City Council

From: Jacki Byerley, AICP, Planning Director

Re: CCSP-26-3 – 421 East Broadway

Date: May 22, 2026

The applicant is seeking a Special Permit to operate "Mariam's Cottage" Bed and Breakfast at 421 East Broadway within the RR Rural Residential zoning district. Under the City's Zoning Ordinance, a bed and breakfast establishment is an allowed use by Special Permit within the district and is categorized within the Use Table as a residential use rather than a commercial use. The RR District is intended to preserve the residential and rural character of the neighborhood and allows only limited business and non-residential uses. The application also represents the restoration and adaptive reuse of a residential structure that had previously fallen into disrepair.

The proposed use is consistent with the intent of the zoning ordinance because the operation will remain residential in appearance and function while providing a low-intensity lodging use specifically contemplated by the ordinance through the Special Permit process. The request as proposed and with appropriate conditions will help ensure that the use remains compatible with the surrounding neighborhood and that any events remain appropriately scaled for the property.

The proposal includes on-site parking improvements and overflow parking accommodations intended to address parking and traffic concerns.

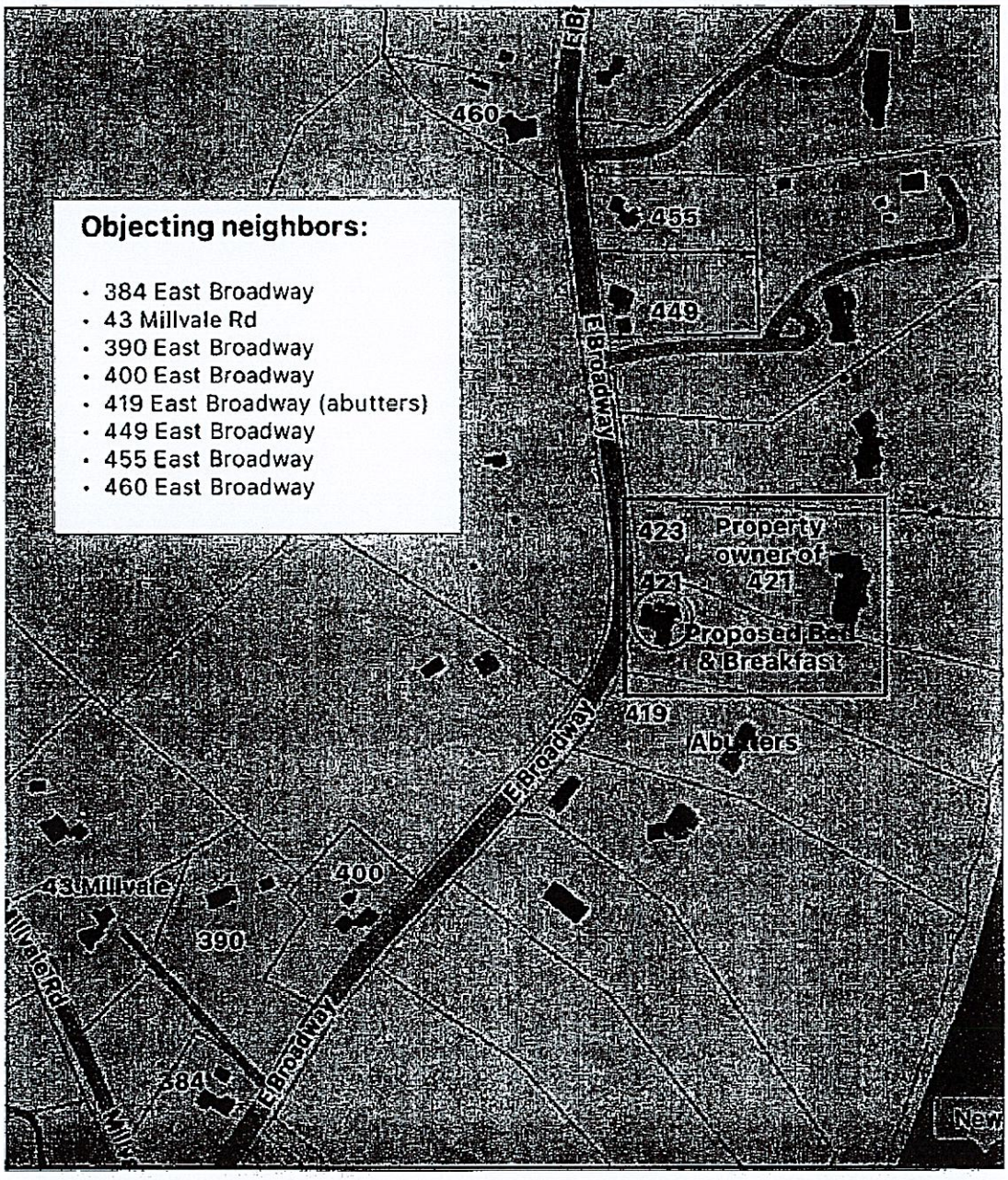
Accordingly, I recommend that the City Council approve the requested Special Permit for "Mariam's Cottage" subject to the conditions suggested by the applicant and departments.

## PETITION

We, the undersigned neighbors and/or abutters to the property at 421 East Broadway, oppose the Owner's special permit request to allow a bed & breakfast to operate on said Property.

We do not believe a commercial business of this type should be allowed to exist in this rural area. We are concerned that if this permit is allowed it could open the floodgates to further commercial development in an area designed for rural living.

| Name/Signature | Street Address |
|---|---|
| Lisa Onyon | 400 East Broadway |
| John M. Cutcheon | " " " |
| Pam White | 390 E. Broadway |
| Kevin White | 390 E. Broadway |
| Pam Duffy | 449 E. Broadway |
| Kathleen McCormick | 455 E Broadway |
| FERNANDO JIMENEZ | 455 E BROADWAY |
| KEVIN DUFFY | 449 E Broadway |
| JANE JEFFERS | 460 E Broadway |
| STEVEN HAGER | " " |
| Martha Simpson | 384 E. Broadway |
| Ernest Simpson | " " |
| Brian Leathe | 43 Millvale |
| Judith Brewer | 419 East Broadway |
| Jim Sturgeon | 419 East Broadway |


Objecting neighbors:
• 384 East Broadway
• 43 Millvale Rd
• 390 East Broadway
• 400 East Broadway
• 419 East Broadway (abutters)
• 449 East Broadway
• 455 East Broadway
• 460 East Broadway
460
455
449
E Broadway
423
Property owner of 421
421
Proposed Bed & Breakfast
419
Abutters
E Broadway
43 Millvale
400
390
Millvale Rd
E Broadway
384

## Lori Robertson

**From:** John Nelson <jrn.mba@gmail.com>
**Sent:** Saturday, May 23, 2026 2:06 PM
**To:** Lori Robertson; Marcia Lee
**Subject:** Letter of Objection: 421 E Broadway, Haverhill, MA 01830

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

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

MAY 28 PM3:00
HAVCITYCLERK

Re: Letter of Objection: 421 E Broadway, Haverhill, MA 01830 Special Permit CCSP-26-3: 12 parking spaces; PPR-26-11: Use of historic home as bed & breakfast with events up to 35 guests and on-site parking in rear; 132701: residential kitchen, food service school, home occupation culinary arts classes; ZVBC-25-189 residential food & beverage

Dear Members of the City Council,

Let me begin by saying that even Maryam Salehi-Ala-Yamin does not want her own party venue next to her house any more than I do. Maryam owns two abutting properties with acreage (her home at 423 E Broadway, Haverhill, MA, and her business, Maryam's Cottage, at 421 E Broadway). And yet, she would expect her closest neighbor to be happy with the venue being run feet from the neighbor's property line. Not only would it be more considerate and less disruptive for her to situate the people, the music, the eating and drinking and the Porta-o-Potties closer to her own home, she could provide overflow toileting (between her two houses a total of ?8 in-house bathrooms exist) rather than subject the neighbors to the blight of Port-o-Potties, and the septic trucks required to drop off, pick up and service. And that is in addition to the coming and goings of more rubbish trucks, tent trucks, food trucks, employee and participant vehicles on a narrow, rural, curved road already difficult to safely walk or bike.

Let me continue by saying Maryam would appear to have a recorded history of charging forward without consideration for rules or regulations. Maryam's Cottage house sign, google posts, advertising, promotion, and conducting of business were in full swing last year without any noted federal, local, or state licensing, certifications, inspections (see Feb 20, 2025, Newburyport Eats promotion which is but one of many). And it appears from her story online, her communicated desires, her proposed plans, and her requests for multiple variances she is attempting to skirt rules and regulations in any way she can going forward.

It is interesting that Maryam's inspiration, Alice in Wonderland, (https://www.cnhi.com/rss_feed/a-storybook-success-story-alice-in-wonderland-inspires-new-bed-and-breakfast/) (July 31, 2025) is a girl who falls down the rabbit hole into a nonsensical fantasy world having to deal with what is described as irrational authority figures. Does she consider the process of business establishment and management a rabbit hole? A nonsensical fantasy world? Does she view federal, state and local authorities, including the Haverhill City Council, irrational? This is not a children's book, or a dream. This is a process for appropriately licensing multiple business ventures.

Maryam shared that the degree she pursued was the culinary arts, not hotel/motel management. She lists herself as an employer, with full and part-time employees. She wants to run several business ventures out of an empty house she owns. She wants to run a bed and breakfast without living there, provide food services beyond breakfast, run a school, hold and cater events, include alcohol (she promotes BYOB). Her interest is food preparation, and her plans include teas, catering, lunches, dinners, and putting culinary students to work in real life situations cooking and serving food. Unless she has a fully licensed, approved and inspected commercial kitchen it would appear she is attempting to establish unregulated food service under the guise of a 4-bedroom bed and breakfast, or cooking classes in a non-residential, non-licensed historic home being used as a business.

Not only are bed and breakfasts supposed to be owner-occupied (and not as defined by Webster's dictionary), but they are also supposed to serve only breakfast. I believe serving tea requires a licensed commercial kitchen. Even if the wedding party is in the Cottage, catering for a wedding would seem well beyond the scope of a bed and breakfast kitchen. And, if being conducted in a commercial setting, which the Cottage is - *since it is being used as a business and not a home*, cooking classes, especially if the food is being served to guests at the Cottage, or participants at events, would likely require a licensed commercial kitchen as well. She seeks approval for a home occupation culinary arts school and yet she doesn't conduct the classes in her home. They are conducted at 421 E Broadway, her business location.

How convenient it would be if the Cottage could maintain residential status without it being a home in which Maryam lives, where students cook meals other than breakfast, and alcohol gets umbrella'd under small venue cooking classes. That would mean no irrational authority figures requiring business certificates, OSHA, food handling permits, alcohol licenses, NSF certified equipment; no environmental compliance, no inspections, etc. to deal with. Let's all just have a party, eat, drink, and carry on without any regard for health and safety requirements.

In addition to public health and safety related to food service and alcohol, fire safety also needs to be closely supervised and should be of the highest standard - especially if the Salehi-Ala-Yamin family are not living in the house. Guests will not have a guide out of the house or assistance if needed. Do all stairs have graspable handrails, are there any flammable/combustibles on or under exit paths, are exit signs illuminated, are smoke detectors hard-wired, in every bedroom? Are there visual smoke detectors for the visually impaired? Are breakers/fuses labeled, are there daisy chain extension cords, do fire extinguishers have current state inspection tags from licensed contractors? Has the fire department done its inspection? Have at least basic requirements of the Americans with Disabilities Act been met for a commercial enterprise (again, the Cottage is not a home, it is a place of business that serves the public)?

Of additional note, many letters of support provided with the application for a hearing are in support of a bed and breakfast. Nowhere in these letters do I read support for weddings, and other similar events, dinners, lunches, alcohol consumption, catering, classes and the like. As such these letters should be removed from consideration, at least until those that signed off include support for all that is being proposed, or until the proposal is trimmed back to a bed and breakfast only.

I am sure Maryam is a lovely lady who shares images of magical moments in an intimate country setting in a charming little bed & breakfast. And if she had stayed with the residential bed & breakfast, and only the bed & breakfast (live in, limited to 4 bedrooms and breakfast), and sought prior approval, I might have been more willing to consider. What she is proposing, however, is closer to a three act play taking place on the same stage, at the same time, using the same actors. Without the family living at 421 E Broadway, it is nothing more than a business. And without protections in place to accurately identify functions and allowable activities to prevent crossover, there will be smoke and mirrors and unregulated activities.

*Marcia R. Lee*

Marcia R. Lee
459 E Broadway
Haverhill, MA 01830

**May 23, 2026**
Date

6/6/26

JUN 26 AM 9:27
HAVCITYCLERK

Dear City Counselors,

I have written this letter in regard to Maryam Yamin's overall character. Over the last few years of getting to know Maryam it has been a blessing. I have gotten to know her very well throughout our classes and after school events such as birthday parties, luncheons, and study sessions. She was one of the very first persons in the class to welcome me in and include me into her group. From the very beginning I realized how genuinely sweet of a woman she was. From that small act alone she made me feel safe and at home. Most people would not even bother to extend a welcome the way she did. Maryam is a ray of sunshine.

Maryam has showcased a lot of skills in class which include her hospitality, her hosting skills and decoration skills. In class we had a course called BOE ( Banquet operating events) where we practiced hospitality, hosting and decorating a room in theme. Maryam was hand selected by the head chef to not only decorate but was nominated as sous chef. As the sous chef, she was also in charge of hosting and coordinating to make sure the guests were comfortable and had everything they needed. Every event we held turned out exceptionally well! Maryam is always helping others even when it is an inconvenience to her. Having a bigger work load to organize the event did not stop her from doing an exceptional job. She still went out of her way to either cook or bake something for the entire class to enjoy. Her intentions have always been pure and have reflected as such. Without a doubt she is extraordinary. She is always going above and beyond to meet expectations.

Best regards,
Amariliz Colon

**Lori Robertson**

**From:** Graham Hill-Whilton <graham@spothopperapp.com>
**Sent:** Tuesday, June 9, 2026 5:14 PM
**To:** Lori Robertson
**Subject:** Graham Hill-Whilton from Spothopper on behalf of Maryam's Cottage

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

Dear City Council Members, June, 8th 2026

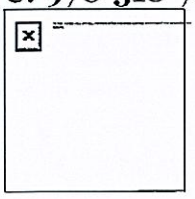
I am writing on behalf of Maryam Sahelia, my name is Graham Hill-Whilton and I work with the company, Spothopper. I am a Newburyport native and work with several restaurants throughout Greater Haverhill and hundreds throughout New England. Part of my job is working with business owners to help them achieve their goals of having an online presence. When I first met Maryam, I went into it thinking I was going to be meeting another usual client, but within the first thirty seconds, she had completely changed that thought for me.I was meeting with one of the warmest, nicest individuals I've ever had the pleasure of coming across. Greeted with hot tea and an array of snacks on the off chance I was slightly hungry.

Throughout our exchange, she gave me a tour of what she had been working on and detailed her plans and goals for me. The end result of which is a gorgeous, well thought out, boutique Bed and Breakfast. Something Haverhill has been in dire need of for a long time. With the growing restaurant scene and events happening more often in Haverhill, a Bed and Breakfast like what Maryam was working on, would be perfect.

Unfortunately, the work myself and my team had been doing for her went unfinished. We had built her a beautiful website that would help attract goers to the City, but were unable to finish for the reason I'm writing this today. It should also be said that I stand nothing to gain from finishing her website. Moreso, Haverhill would gain a beautifully refinished home turned into a comfortable, welcoming Bed and Breakfast. For that reason, I truly hope a vote is in favor of Maryam being able to continue (really begin) with Mariam's Cottage.

Cheers,

**Graham Hill-Whilton**
**Spothopper**
**Sales Manager**
**North Boston, MA**
**C: 978-518-7131**



**Lori Robertson**

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

Dear City Council Members, June, 8th 2026

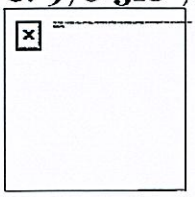
I am writing on behalf of Maryam Sahelia, my name is Graham Hill-Whilton and I work with the company, Spothopper. I am a Newburyport native and work with several restaurants throughout Greater Haverhill and hundreds throughout New England. Part of my job is working with business owners to help them achieve their goals of having an online presence. When I first met Maryam, I went into it thinking I was going to be meeting another usual client, but within the first thirty seconds, she had completely changed that thought for me.I was meeting with one of the warmest, nicest individuals I've ever had the pleasure of coming across. Greeted with hot tea and an array of snacks on the off chance I was slightly hungry.

Throughout our exchange, she gave me a tour of what she had been working on and detailed her plans and goals for me. The end result of which is a gorgeous, well thought out, boutique Bed and Breakfast. Something Haverhill has been in dire need of for a long time. With the growing restaurant scene and events happening more often in Haverhill, a Bed and Breakfast like what Maryam was working on, would be perfect.

Unfortunately, the work myself and my team had been doing for her went unfinished. We had built her a beautiful website that would help attract goers to the City, but were unable to finish for the reason I'm writing this today. It should also be said that I stand nothing to gain from finishing her website. Moreso, Haverhill would gain a beautifully refinished home turned into a comfortable, welcoming Bed and Breakfast. For that reason, I truly hope a vote is in favor of Maryam being able to continue (really begin) with Mariam's Cottage.

Cheers,

**Graham Hill-Whilton**
**Spothopper**
**Sales Manager**
**North Boston, MA**
**C: 978-518-7131**



ATTN: Haverhill City Council Members

Jessica Bush
16 Tyler Park
Haverhill, MA 01830
6/12/26

Haverhill City Council
4 Summer St.
Haverhill, MA 01830

Subject: Letter of Support for Maryam Salehi-Ala's Bed & Breakfast Application

To the Members of the City Council,

I am writing to express my enthusiastic support for the proposed bed and breakfast in our community, introduced by Maryam Salehi-Ala. As a local resident and kitchen designer who has collaborated closely with her for a decade, I can attest firsthand to her exceptional character, professional integrity, and deep commitment to our town.

Over the past ten years, Maryam has been both a loyal customer and a good friend. Through my workplace, I have supplied cabinetry for her numerous home renovation and income property projects. In every transaction, she has demonstrated honesty, fairness, and a strong work ethic.

Beyond her professional reliability, she is a generous person who actively builds community. For years, she has brought fresh eggs from her chickens and vegetables from her garden to share with me and my coworkers. She has let me and many others pick vegetables directly from her garden. She taught culinary classes at Northern Essex Community College to share her culture with our community. Her kindness extends into my personal life as well; she attended my baby shower last year. She is the definition of a good neighbor.

A bed and breakfast operated by someone of Maryam's caliber would be a massive asset to our city. She has a proven track record of maintaining beautiful, high-quality properties. I am confident she will run this establishment with the same high standards, bringing responsible tourism and economic value to our community.

I strongly urge the city to approve her application. Please do not let unfounded character attacks overshadow the decade of tangible, positive contributions she has made to our town.

Thank you for your time.

Sincerely,



Jessica Bush

**Lori Robertson**

---

**From:** Donovan, Sharon A <sdonovan@necc.mass.edu>
**Sent:** Monday, June 15, 2026 12:36 PM
**To:** Lori Robertson
**Subject:** Maryam's Cottage Hearing June 30th

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

**Sharon Donovan**
**June 10, 2026**
**Subject: Letter of Support for Maryam's Cottage**

**Dear Members of the Haverhill City Council, et al,**

**I am writing to express my support for Maryam's Cottage, 421 E Broadway, the first Bed & Breakfast business seeking approval to operate in Haverhill.**
**I believe this business represents a positive addition to the Haverhill community. Small, locally owned enterprises contribute meaningfully to the local economy, create opportunities for residents to have visitors to have a close and welcoming home atmosphere in which to stay, and help foster a sense of connection by bringing people together in an intimate, curated and well cared for venue.**
**The peaceful seclusion of the beautiful gardens is reason enough for a stay-cation!**
**On a personal note, I had the opportunity to attend a representation of Maryam's vision of the type of events to which she would be hosting at the Cottage. The event was that of her son's wedding. Not only was I a delighted guest but had a front seat to how operations would function as my students, Maryam's classmates, from the culinary program at Northern Essex served as the catering team, having prepared, delivered, set up and broke down the serving stations. What stood out to me was how well-organized everything was under Maryam's direction — guests were joyful, the event was appropriately managed, and there was clear attention to minimizing neighborhood disruption. From both an educator's perspective and as an attendee, I saw directly how professionally the event was handled, as well as providing my students with a valuable real-world learning experience.**
**The wedding also was a clear demonstration that the Cottage events can be conducted in a way that is both celebratory and considerate of the surrounding neighbors.**
**I also understand that not all residents have had the opportunity to share the same perspective, and concerns about traffic, noise, or neighborhood character are important and deserve consideration which of course would be more than adequately addressed by the local governing authorities. However, I am confident that with appropriate guidelines—such as limits on hours, clear parking plans, and reasonable noise controls—these concerns can be effectively addressed.**
**Supporting Maryam's Cottage offers an opportunity to encourage responsible local entrepreneurship while maintaining the character of the neighborhood. I believe that with open communication and thoughtful oversight, this business can operate in a way that benefits both its clients and the surrounding community.**

Thank you for your careful consideration of this matter. It is well understood that Maryam's Cottage will be the first of its kind for Haverhill, but there are many fine examples outside of our area where this type of business thrives without burden.
Sincerely,
Sharon Donovan

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

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

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

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

Of Counsel
Robert W. Lavoie (MA, NH)

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

June 23, 2026

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

**Re: Response to Opposition Neighbors' Opposition – Mariam's Cottage, 421 East Broadway**

Dear Chair Jordan and members of the Council,

I write on behalf of Maryam Salehi and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin ("Maryam" and the "Yamins") regarding their pending application for a special permit to operate "Mariam's Cottage" bed and breakfast at 421 East Broadway (the "Property") to respond to certain comments made by neighbors (the "Neighbors") and to request certain conditions should the Council determine to issue the special permit.

A. Response to Neighbors Opposition.

Contrary to the Neighbors' assertions, Maryam has never operated a bed & breakfast in violation of the Haverhill Zoning Ordinance (the "Ordinance"). **To be clear, Maryam has never accepted guests or patrons or run any business operations from the Property.** Maryam took certain preparatory actions for the proposed business including developing a website, and the images placed there are from Arash Yamin's private wedding. However, when Maryam began to understand the complexity and time-commitment to apply for and receive the special permit, she took the website down. Maryam hired my office and various other professionals to assist her in

preparing her application and has worked in good faith with city departments over the past 6-9 months to frame the permit petition for the Council's consideration. It's obvious to anyone who speaks with Maryam that her dream to operate the bed and breakfast is anything but a cynical ploy, and stems from true passion to share the Property, its unique setting, and her many cooking, household, and handicraft skills with patrons and guests.

i. A Bed and Breakfast Use is Consistent with the Ordinance, Sanitary Code, and Neighborhood Character.

Further, the operation of a bed and breakfast in the Rural Residential Zoning District is consistent with the Ordinance, will not detract from the character of the neighborhood, and will not lead to the infiltration of commercial uses. Many areas of local and state law recognize bed and breakfasts as a unique type of business, that is outwardly residential but has a commercial component. The Ordinance, for instance, expressly allows bed and breakfasts by special permit from the Council, and identifies it as a "RESIDENTIAL USE" not a commercial one. Ordinance, Appendix A, Table 1. State septic and sanitary regulations also have specific exceptions for bed and breakfasts that operate within certain limitations. See 310 CMR 15.203(2) (septic regulations requiring only residential flow limits if the bed and breakfast does not include walk-in dining); 105 CMR 590.001 (sanitary regulations defining bed and breakfasts within certain limits as permissible "residential kitchens" that do not require a full commercial kitchen or sanitary permit).

The only physical changes to the otherwise clearly residential Property will be a modest gravel parking lot and improvements to screening for the benefit of the direct abutting Neighbor. While the Yamins certainly hope that the business will be successful, the idea that the bed and breakfast will be at constant capacity or result in un-ending parties and events is unsupported and unrealistic. Larger events will be time limited and must comply with various local ordinances for noise, safety, sanitation, etc., and any reasonable conditions placed by the Council. Lastly, the Ordinance clearly prohibits almost all commercial ventures in the Rural Residential district. See Ordinance, Appendix A, Table 1. The Neighbors' concerns about invasion by other commercial uses are unfounded.

ii. No Significant Traffic Hazard is Present on East Broadway.

Equally unsupported are the Neighbors' assertions that significant traffic safety concerns exist on East Broadway that require the permit be denied. At the Yamins' request, Lt. Kevin Lynch of the Haverhill Police Department analyzed relevant traffic data. See communication attached as Exhibit A. He noted that average vehicle speeds were only "slightly above the posted speed limit, [and] the traffic volume and crash history do not currently indicate a significant traffic safety concern." Further, the average traffic volumes of approximately 1200 vehicles per day will not be meaningfully increased even by the occasional, maximum capacity 50-person events. An examination of police incident reports shows that only six motor-vehicle-related calls

were made in the last 15 years. A summary is attached as Exhibit B. Furthermore, several were related to winter weather conditions, one was a vehicle malfunction, and one was a drunk-driving incident.[1] As most bed and breakfast events, particularly larger events with more visitors, are expected to take place in the spring and summer months, winter weather is unlikely to be a concern.

While there is no significant safety hazard on this stretch of East Broadway, the Yamins are willing to place signage to notify drivers of the speed limit and approaching curve if doing so will address the Neighbors' concerns.

iii. The Yamins' Neighborhood Outreach Attempts.

Maryam has reached out on multiple occasions to her direct Neighbors and others in the neighborhood to solicit feedback on the proposed bed and breakfast. This includes holding an open house on March 12, 2026, and offering to give tours at the Neighbors' convenience. Only the residents of 460 East Broadway attended the open house, with one signing a letter in support of the bed and breakfast. (This letter was accidentally omitted from the application and is attached as Exhibit C). None of the other Neighbors who have signed a petition against the bed and breakfast have since visited the Property. It is unfortunate that the Neighbors have chosen not to provide feedback on how their concerns might be addressed.

The Yamins hope that the Council will set reasonable conditions to resolve ambiguities in the Ordinance regarding bed and breakfast uses, and will continue to work with city staff to comply with all state and local law and regulations. The Neighbors fail to recognize that many of their concerns have and will continue to be addressed as part of the City's development review process, including any operational, sanitary, and safety concerns.

I greatly appreciate the Council's time, attention, and consideration to this matter.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

*/s/ Jonathan R. Stark-Sachs*

Jonathan R. Stark-Sachs

JSS~klb

[1] The full incident reports are omitted for brevity, but are on file with Johnson & Borenstein, LLC.

# EXHIBIT A

Outlook

**Re: Of course. Here's a polished email you can send to Lieutenant Lynch:**

**From** Lieutenant Kevin Lynch <klynch@haverhillpolice.com>
**Date** Tue 6/16/2026 4:29 AM
**To** Stella Driscoll <sdriscoll@haverhillpolice.com>

Stella,

Below is the data requested for 421 East Broadway.

Traffic data collected in the area of 421 East Broadway indicates that the average vehicle speed during the month of April 2026 was 34 MPH, and during the month of May 2026 the average speed was 33 MPH. The speed limit (Thickly Settled District) in this area is 30 MPH. Additionally, traffic volume data shows an average of approximately 1,200 vehicles travel through this location each day.

A review of crash data revealed that from January 1, 2020, through June 15, 2026, there have been four reported motor vehicle crashes in the vicinity of 421 East Broadway.
Based on the available data, while average vehicle speeds are slightly above the posted speed limit, the traffic volume and crash history do not currently indicate a significant traffic safety concern at this location. However, the area will continue to be monitored, and enforcement efforts may be directed to the area as resources permit.

R/

Lieutenant Kevin F. Lynch
OIC Late Night Shift Group A
Supervisor: Traffic & Safety Unit / School Resource Officers / Behavioral Response Unit
Haverhill Police Department
40 Bailey Blvd.
Haverhill, MA 01830
(978) 722-1530 (Office)
(978) 872-8992 (Cell)
klynch@haverhillpolice.com




DRE #012482




**From:** Stella Driscoll <sdriscoll@haverhillpolice.com>
**Sent:** Monday, June 8, 2026 4:12 PM
**To:** Lieutenant Kevin Lynch <klynch@haverhillpolice.com>
**Subject:** Of course. Here's a polished email you can send to Lieutenant Lynch:

Hi Lieutenant Lynch,

I hope you are doing well.

Arash Yamin has been in contact regarding a request for traffic volume data for the area of 407–427 East Broadway, Haverhill, MA, covering the period from January 1, 2020, to the present.

Aniela advised that you are still handling this. Could you please help me with this request or any next steps?

Thank you for your assistance. I appreciate your help.

Respectfully,
*Stella Driscoll*

Records Dept.
Haverhill Police Dept.
40 Bailey Boulevard
Haverhill, MA 01830
Direct #: 978-722-1519
Office Hours – Monday through Friday 8:00 a.m. to 4:00 p.m.

# EXHIBIT B

## CAD Incident Search Results

CAD/Partner™ Queues Enforth Development, Inc.
v8.00.0085
Home Help

Search Again | Go To Sql Statement

CAD Search Results

| Incident# | Date/Time | Location | Incident Type |
|---|---|---|---|
| 24020247 | 04/21/2024 08:36:48 | 421 EAST BROADWAY | ANIMAL DEAD/INJ |
| 22011409 | 03/02/2022 02:15:39 | 421 EAST BROADWAY | BLDG/AREA CHECK |
| 22010133 | 02/23/2022 11:26:10 | 421 EAST BROADWAY | SUSPICIOUS/PERS |
| 22009843 | 02/21/2022 20:56:40 | 421 EAST BROADWAY | LOITERING/DISOR |
| [redacted] | | | |
| 21066220 | 11/01/2021 06:01:42 | 421 EAST BROADWAY | 911 HANG-UP |
| 21055178 | 09/09/2021 10:13:29 | 421 EAST BROADWAY | MV ACCIDENT OVE |
| 21053258 | 08/31/2021 09:50:16 | 421 EAST BROADWAY | PAID DETAIL |
| 21045799 | 07/28/2021 15:44:33 | 421 EAST BROADWAY | SUSPICIOUS/PERS |
| 21044440 | 07/22/2021 11:57:01 | 421 EAST BROADWAY | LEAVING SCENE D |
| 21042545 | 07/13/2021 22:25:03 | 421 EAST BROADWAY | MV ACCIDENT OVE |
| [redacted] | | | |
| 18070991 | 11/09/2018 23:14:35 | 421 EAST BROADWAY | DISTURBANCE |
| 16070766 | 12/14/2016 20:40:53 | 421 EAST BROADWAY | FIRE/MOTOR VEHI |
| 16014802 | 04/04/2016 15:31:07 | 421 EAST BROADWAY | MV ACCIDENT OVE |
| 15058136 | 12/28/2015 08:35:34 | 421 EAST BROADWAY | PAID DETAIL |
| 13008142 | 03/02/2013 08:19:19 | 421 EAST BROADWAY | BARKING DOG |
| 10004880 | 02/16/2010 17:17:23 | 421 EAST BROADWAY | MV/DISABLED |
| 10004856 | 02/16/2010 14:55:52 | 421 EAST BROADWAY | MV ACCIDENT OVE |
| 7042049 | 12/20/2007 16:13:46 | 421 EAST BROADWAY | MV ACCIDENT OVE |
| 6043816 | 12/30/2006 13:27:43 | 421 EAST BROADWAY | MV ACCIDENT OVE |
| 2019855 | 06/08/2002 20:05:16 | 421 EAST BROADWAY | ALARM CHECK |
| 1008952 | 03/24/2001 19:30:11 | 421 EAST BROADWAY | ALARM CHECK |
| 1001636 | 01/16/2001 19:34:22 | 421 EAST BROADWAY | MV/DISABLED |
| 1000618 | 01/06/2001 16:46:44 | 421 EAST BROADWAY | MV ACCIDENT OVE |
| 9977 | 04/05/2000 21:44:36 | 421 EAST BROADWAY | SERVICE CALL/NO |

# EXBHIT C

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

Re: Letter of Support for Bed & Breakfast Special Permit, 421 East Broadway

Dear Members of the City Council,

I am a neighbor of Maryam Salehi-Ala and Nikka Yamin and write in support of their petition to the Council for a special permit to operate a bed and breakfast at 421 East Broadway. Prior to the Yamin family's purchase of the property, the house was in bad condition, an eyesore, and was a concern to many in the neighborhood. The Yamin family has since done a great job renovating the house and fixing the issues with the property.

Maryam has spoken to me about her dream to operate a bed and breakfast at the property and asked that I write to the Council in support. After reviewing the plans and discussing the proposed business, I believe that a bed and breakfast is a reasonable use of the property and will not be disruptive or negatively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property primarily for small-scale events, luncheons, and parties and occasional weddings and other larger events of up to 50-visitors.

I therefore request that the Council grant Maryam and Nikka's petition for a special permit with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

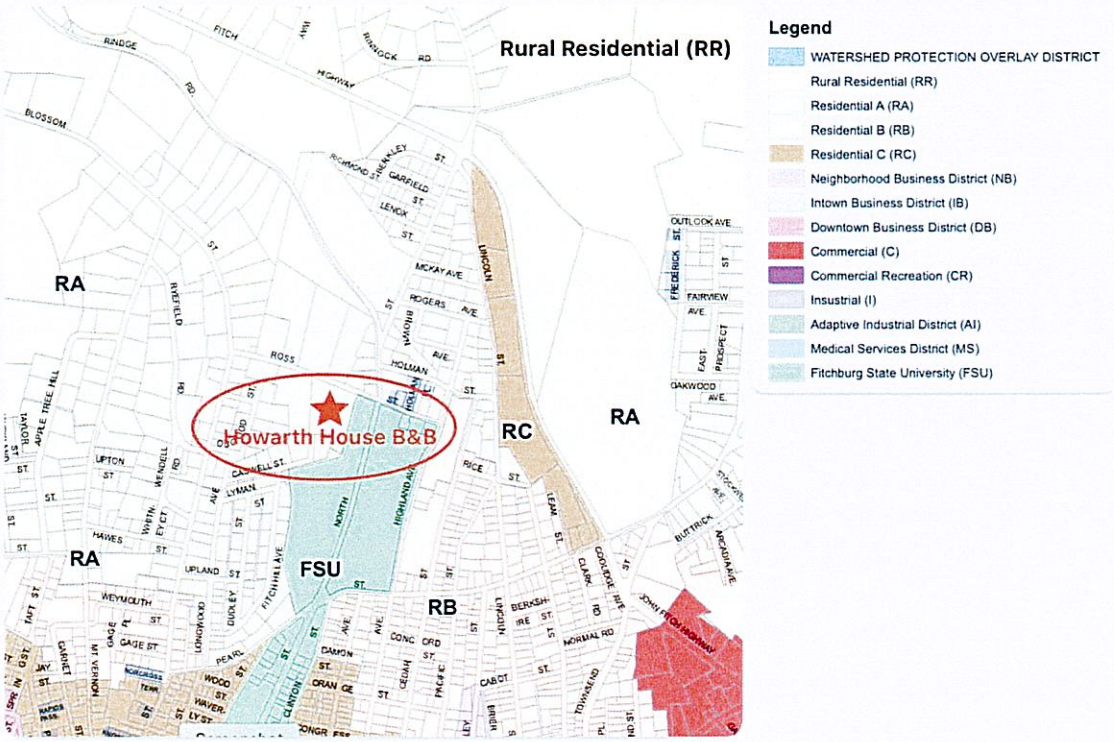
Steven Siegel
460 E Broadway
Haverhill, MA

# Abutter Commentary on Bed and Breakfast Examples Included in Application Materials

**NOTE:** None of the examples provided by the applicant are situated in Rural Residential zones of the towns in which they are located.

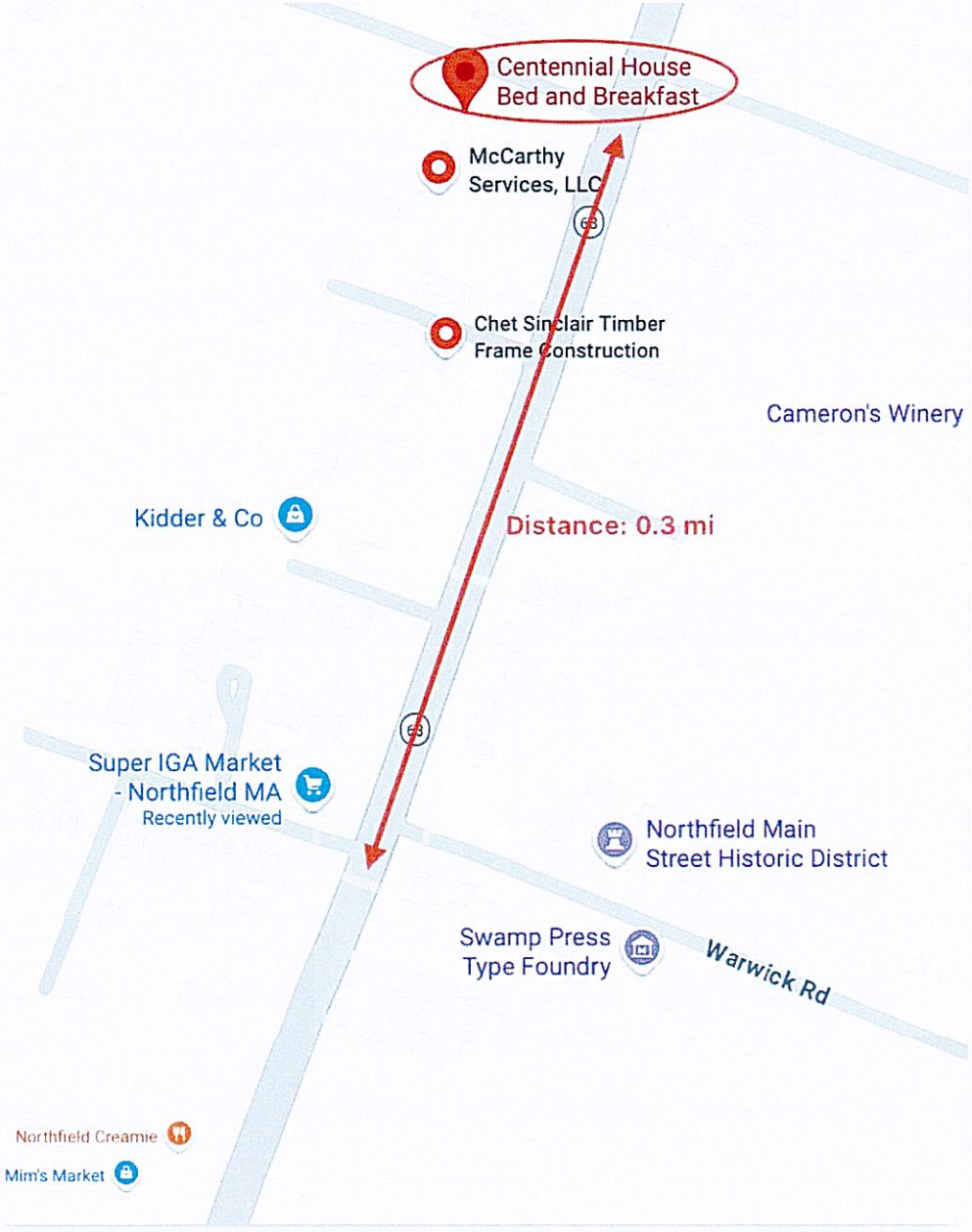
**Howarth House B&B**
**Fitchburg, MA**

**The Howarth House B&B is located in a Residential (RA) zone, not in the town's Rural Residential (RR) zone**



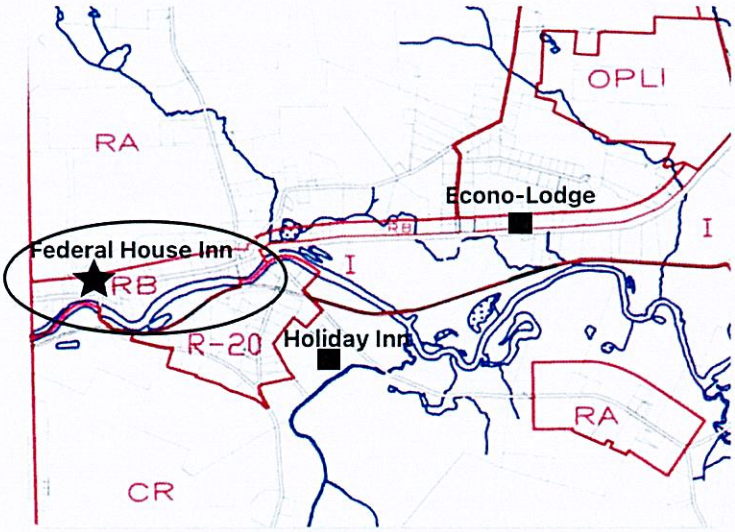
# Centennial House B&B
# Northfield, MA

**The Centennial House B&B is located in the center of town on Main Street, along with a variety of other businesses. (The IGA Supermarket is 0.3 miles away)**



## Federal House Inn
## South Lee, MA

- The Federal House Inn is located in a Rural Business (RB) zone, along with an Econo-Lodge
- A Holiday Inn is .7 miles away, in an Industrial (I) zone




Zoning Districts

| | |
|---|---|
| Commercial Business Corridor | CBC |
| Conservation - Residential | CR |
| Downtown Commercial Business Corridor | DCBC |
| Industrial | I |
| Office Park Light Industrial | OPLI |
| Planned Commercial Village Center | PCVC |
| Residential 20000 sq.ft. | R-20 |
| Residential 30000 sq.ft. | R-30 |
| Residential - Agricultural | RA |
| Rural Business | RB |
| Residential - Multiple Dwellings | RM |

Letters from Opposing Neighbors who Came to Speak at the June 2nd City Council Meeting but Could Not Come to the June 30th Meeting

**To**: City Council, Haverhill
**From**: Fernand Tomaz
**Subject**: B&B Special Permit Application, 421 East Broadway
**Date**: June 12, 2026

City Councilors,

I am writing to express my opposition to the proposed Bed and Breakfast and event venue at 421 East Broadway. I attended the June 2 City Council meeting to share my concerns, but I will be unable to attend the June 30 meeting when this application is considered.

I live at 455 East Broadway, approximately 600 feet from the proposed business. My wife and I have lived in this neighborhood for over 38 years and have spent much of that time restoring and maintaining our historic home. Like many of our neighbors, we have invested not only in our property but in preserving the character of this residential area. We never expected that a commercial enterprise of this type would be proposed in the neighborhood.

What concerns me most is the scope of the business being proposed. This is not a small home business with occasional visitors who frequent the business during the day. The proposal would bring overnight guests to the property and could host events with dozens of attendees. That means significantly more vehicles traveling on a road that already presents safety challenges.

Our home sits close to East Broadway, and I am deeply concerned about the prospect of increased traffic. The section of road around 421 East Broadway is particularly hazardous. Over the years, I have personally experienced multiple near head-on collisions and one actual collision directly in front of that property because drivers often take the curve too fast. Adding more traffic generated by overnight stays and events would only increase the risks for residents, visitors, and anyone traveling through the area.

I am also concerned about noise. Even from 600 feet away, sound carries remarkably well in this neighborhood. We regularly hear conversations and gatherings from boats on the river. It is easy to imagine how outdoor events, parties, and celebrations held at 421 East Broadway could be heard throughout the surrounding area. The prospect of recurring event-related noise is not consistent with the quiet residential character that residents have long enjoyed.

For these reasons, I respectfully urge the Council to deny this application and preserve the residential nature of our neighborhood.

Best,



Fernand Tomaz

June 15, 2026

Haverhill City Councilors,

I attended the June 2 City Council meeting to speak against the request for a special permit for a Bed and Breakfast and Outdoor Event Venue at 421 East Broadway. Because the hearing was continued to June 30, I wanted to submit my comments in writing since I will be out of town and unable to attend that meeting.

I made a point of coming to the June 2 meeting to speak on this issue. My husband and I have lived in this neighborhood for over 30 years, and one of the reasons we chose to live here is because it is a quiet, rural residential area. This neighborhood is not zoned for commercial uses such as a bed and breakfast or an event venue, and there are reasons for that.

Although the area is rural in character, the homes along this section of East Broadway are close enough together that the impacts of this proposal would be felt throughout much of the neighborhood. Overnight guests and outdoor events would bring more traffic to the area and increase safety concerns on the roadway at 421 East Broadway. (Note: this property has a blind driveway that opens up onto a curve in a road where speeding seems to be the norm). As per stated intent, parties and socializing would occur on the deck or in the yard very close to nearby homes. Noise from the anticipated outdoor events and activities are likely to carry well beyond the property itself.

I also do not think the fact that the applicant has already invested money in the business should influence the Council's decision. It is unfortunate that she moved forward with her plans—and even began operating—before obtaining the necessary approvals and before seeking input from neighbors. However, the burden of those decisions should not fall on the residents who live here and who will have to deal with the long-term impacts.

Please include this letter in the record and register our opposition to the proposal along with the concerns being expressed by other neighbors.

Thank you for your consideration.

Sincerely,

Martha Simpson

Martha Simpson
384 East Broadway
Haverhill, Ma.

June 15, 2026

Haverhill City Councilors,

I attended the June 2 City Council meeting to speak against the request for a special permit for a Bed and Breakfast and Outdoor Event Venue at 421 East Broadway. Because the hearing was continued to June 30, I wanted to submit my comments in writing since I will be out of town and unable to attend that meeting.

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Please include this letter in the record and register our opposition to the proposal along with the concerns being expressed by other neighbors.

Thank you for your consideration.

Sincerely,

Ernest Simpson
384 East Broadway
Haverhill, Ma.

**Lori Robertson**

**From:** D AND L LANDSCAPING <dandllandscaping@comcast.net>
**Sent:** Tuesday, June 23, 2026 2:42 PM
**To:** Lori Robertson
**Subject:** B&B 421 East Broadway

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

City Council of Haverhill,

My name is Doreen Hilliard and I live at 32 Isabel Street Haverhill MA.

I have known Maryam Salehi Ala for eight years. I met her when she hired my company to do the landscaping and maintenance on her property. During that time, she has made all my employee's meals to take home and always takes the time to come out and say hello.

When Maryam bought the house at 421 East Broadway it was in rough shape. The house was in desperate need of renovation, and the landscaping needed a lot of work. When the renovation of the house was complete, she explained the thoughtful renovations she had done. The interior is spacious and well-designed, with plenty of natural light and beautiful finishes that blend seamlessly with the home's character. The kitchen is fully equipped and perfect for entertaining, while the living areas are warm and inviting. The bedrooms are comfortable and tastefully decorated.

The landscaping outside was neglected. Everything was overgrown and needed a lot of work, Out front we cleaned everything out and made new mulch beds with new shrubbery and flowers. Out back we made multiple beds featuring a variety of colorful plants, along a stone pathway that guides visitors through the gardens. The outdoor space is thoughtfully designed for both relaxations and entertaining, with seating areas and charming accents that create a welcoming atmosphere. The property also has mature trees and large a well-maintained yard. The outside now boasts a beautifully exterior that enhances its curb appeal. The combination of privacy, open space, and charming details makes 421 East Broadway an ideal location for a B&B

Maryam is a kind, thoughtful and has excellent culinary skills and always goes out of her way to make everyone feel welcome. I wholeheartedly support her application and believe the B&B will be a positive addition to the community.

Best Regards,
Doreen Hilliard

978-360-5275 Cell

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

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

Mark B. Johnson (MA, NH, DC)
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Of Counsel
Robert W. Lavoie (MA, NH)

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

June 25, 2026

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

**Re: Requested Special Permit Conditions – Mariam's Cottage, 421 East Broadway**

Dear Chair Jordan and members of the Council,

I write on behalf of Maryam Salehi and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin ("Maryam" and the "Yamins") regarding their pending application for a special permit to operate "Mariam's Cottage" bed and breakfast at 421 East Broadway (the "Property") to request certain conditions should the Council determine to issue the special permit.

A. Property Transfers to Applicant's Children.

The Yamins have requested that full-time residence at the directly abutting, commonly-owned property at 423 East Broadway satisfy the ambiguous "owner-occupied" requirement in the Haverhill Zoning Ordinance. To address the situation where one of the two properties is independently sold, the Applicant has suggested a condition that the Applicant notify City staff if either property is placed on the market, and that the special permit terminate if either property is independently sold. Should a condition of this sort be deemed appropriate, the Applicant requests the Council allow for transfers of one or both properties to the Applicant's children or offspring via direct transfer or trust. The Applicant will provide a draft deed, schedule of beneficiaries in the case of a trust, or whatever documentation city staff determines necessary to ensure an intra-

family transfer. Further, if a buyer is interested in buying both properties and continuing the bed and breakfast use, allowing such a sale without expiration of the permit, with appropriate notice to City staff or a requiring that the purchaser appear before the Council.

B. Hours of Operation and Activity Limitations.

The Applicant has requested that the Council place a condition allowing events of up to 50 people as an accessory use to the proposed bed and breakfast. The Applicant understands that reasonable operation and activity limitations will be necessary to outline the bed and breakfast use under the Ordinance. Nonetheless, the Yamins request that the Council place conditions that will allow the bed and breakfast flexibility to successfully operate, attract business and patrons, and establish itself. As the market in Haverhill for a bed and breakfast is untested, some flexibility will be necessary.

The Yamins understand that limitations may be appropriate for the number of larger events that may be held on the Property. These larger events would be weddings and similar celebrations, and require the full City approvals and permits for the erection of tents, placement of portable bathrooms, noise, and the like. The Yamins request that the Council allow for up to six (6) events with over 40 attendees each calendar year, and that no limitation be placed on events with 40 or less guests. The Yamins will agree to provide whatever notice is necessary to City staff so that they may regulate the number of larger events.

Further, the Yamins request that a condition be placed requiring a room to be rented only for events with more than 20 attendees. This will allow the smallest-scale events, such as cooking classes, afternoon teas, and intimate celebrations to be available to city residents who wish to enjoy the unique event offerings but have no need to rent a room. All events will be by reservation only and the bed and breakfast will offer no "walk-in" services.

As to reasonable time limitations on events, the Yamins request a condition that all outdoor music, either live or recorded, or any other use of outdoor audio systems will cease at 10:00 P.M. The Yamins further requests a condition that the outdoor events will cease by 11:00 P.M. The Yamin's request that no conditions restricting the use of the Property by overnight guests are placed.

The Yamins will consider any additional or similar conditions and use limitations that the Council deems appropriate and allow the reasonable operations of the business. I greatly appreciate the Council's time, attention, and consideration to this matter.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

*/s/ Jonathan R. Stark-Sachs*

Jonathan R. Stark-Sachs

JSS~klb

June 25, 2026

Lori A. Robertson

Administrative Assistant

Haverhill City Council

4 Summer Street, Room 204

Haverhill, MA 01830

Dear Members of the Haverhill City Council,

I am writing in support of Maryam Yamin, a graduate of the Culinary Arts Program at Northern Essex Community College, who is seeking approval for a proposed bed-and-breakfast venture in the City of Haverhill.

As Maryam's instructor and Program Coordinator, I had the opportunity to observe her academic performance, work ethic, professionalism, and commitment to her goals. Throughout her studies, she consistently demonstrated dedication, perseverance, and a genuine passion for hospitality and culinary arts.

Maryam approached her coursework with enthusiasm and professionalism, consistently demonstrating initiative, dependability, and a willingness to learn. She welcomed feedback, embraced challenges, and continually sought to improve her skills.

She possesses many of the qualities essential for success in the hospitality industry. Maryam is hardworking, organized, personable, and committed to providing positive experiences for others. She has a natural talent for hospitality and consistently demonstrates warmth, professionalism, and genuine care when interacting with guests, clients, and colleagues. She also worked exceptionally well with her peers, frequently offering support, sharing her knowledge, and serving as a positive role model within our program. Her collaborative spirit, leadership, and culinary training have prepared her well to pursue her entrepreneurial goals.

During her time in the program, Maryam also participated in catering and hospitality events serving members of the local community. Through these experiences, she demonstrated professionalism, excellent customer service, and the ability to perform effectively in fast-paced environments while representing both herself and the college in a positive manner.

I am proud of the progress Maryam has made and the initiative she has shown in pursuing opportunities that contribute to both her professional growth and the local community. Based on my experiences working with her as a student, I believe she has the character, determination, and skills necessary to be successful in her future endeavors.

As an educator, I believe it is important to support our graduates as they transition from the classroom into their professional careers. It is especially rewarding to see alumni invest their talents and energy back into the communities they serve. Should Maryam's venture move forward, it may also create opportunities for future collaboration through student internships, experiential learning, or employment opportunities for aspiring culinary and hospitality professionals.

Thank you for your time and consideration.

Sincerely,

Bryan Philbrook
Program Coordinator and Professor, Culinary Arts
Northern Essex Community College

JUN 26 AM9:32
HAVCITYCLERK

# MARIAM'S COTTAGE

PETITION FOR BED AND BREAKFAST
SPECIAL PERMIT

421 EAST BROADWAY



# Background

- Maryam Salehi-Ala, and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin ("Maryam" and the "Yamins") seek a special permit to operate "Mariam's Cottage" a family run bed and breakfast at 421 East Broadway (the"Property").
- A "bed-and breakfast-establishment" use is allowed by special permit in the "RR" Rural Residential zoning district according to the Haverhill Zoning Ordinance (the "Ordinance").
- The Yamins request conditions allowing events as an accessory use, including weddings and other similar events of up to 50 guests.

# History of the Property

- The cottage was originally constructed in 1817 for Nathaniel Johnson and his wife Sophia Patten, who operated a 150-acre farm on the Property and crew crops, fruit trees, and kept dairy cattle.
- The Property and surrounding farmland was eventually divided up, and farming ceased by the 1950s.
- The cottage was then used as a single-family home until the Yamins purchased the Property



# Condemnation

- For several decades, the Cottage was rented and fell into severe disrepair until it was condemned by the Haverhill Board of Health and ordered to be evacuated in 2022.
- Prior residents continued to trespass onto the Cottage, and the Property was foreclosed on.
- Maryam saw the potential in the Cottage, as the next-door neighbor, and purchased it out of foreclosure with no other bidders.
- Without Maryam's intervention, the Cottage would likely have been demolished.

Inspection Services
Building/Zoning
Phone: 978-374-2325
978-374-2338
Fax: 978-374-2337

**EMERGENCY CONDEMNATION AND ORDER TO VACATE**
**Finding of Unfitness for Human habitation and**
**Determination of Immediate Danger**

February 14, 2022

William Belanger
421 East Broadway
Haverhill MA 01830

Re: 421 East Broadway

To Whom It May Concern:

In accordance with M.G.L. c. §§ 127A and 127B, 105 CMR 400.000: State Sanitary Code, Chapter I: General Administrative Procedures and 105 CMR 410.000: State Sanitary Code, Chapter II: Minimum Standards of Fitness for Human Habitation, Tim Wicks, Compliance Inspector for the City of Haverhill, Board of Health, on **February 14, 2022, @ 8:15 am conducted an inspection of a dwelling located at 421 East Broadway., Haverhill, MA 01830.**

Based on the results of that inspection, the Board Health finds that the dwelling unit is unfit for human habitation. Pursuant to M.G.L. 127 B and 105 CMR 410.831 (D), the Board further finds that the conditions within the dwelling are such that the danger to the life or health of the occupants of the subject dwelling is so immediate that no delay may be permitted in making this finding.

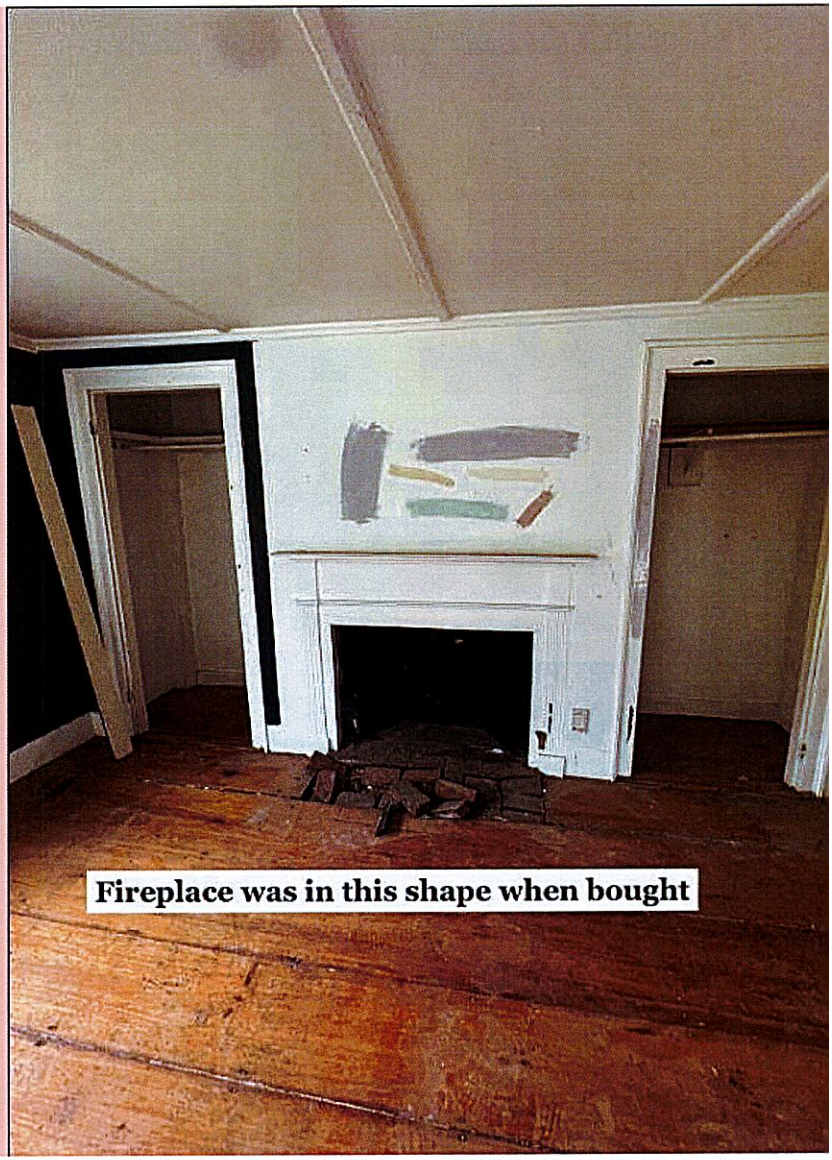
The following items are existing violations and deemed to have the potential to endanger or materially impair the health or safety, and well-being of the occupants or the public. Conditions found within the dwelling, which give rise to the emergency finding of unfitness and determination of immediate danger:

**105 CMR 410.200:** Failure to provide heat as required by 105 CMR 410.201 or improper venting or use of a space heater or water heater as prohibited by 105 CMR 410.200(B) and 410.202. **Currently house heating system is not functioning.**

**105 CMR 410.180:** Failure to provide a safe supply of water 105 CMR 410.180. **Water was turned off at time of inspection.**

**105 CMR 410.482:** (A) Owners shall provide, install, and maintain in operable condition smoke detectors and carbon monoxide alarms in every dwelling that is required to be equipped with smoke detectors and carbon monoxide alarms in accordance with any provision of the Massachusetts General Laws and any applicable regulations of the State Board of Fire Prevention (527 CMR), State Board of Building Regulations and Standards (780 CMR), or the Board of Examiners of Plumbers and Gas Fitters (248 CMR). **Smoke / CO detectors are not working.**



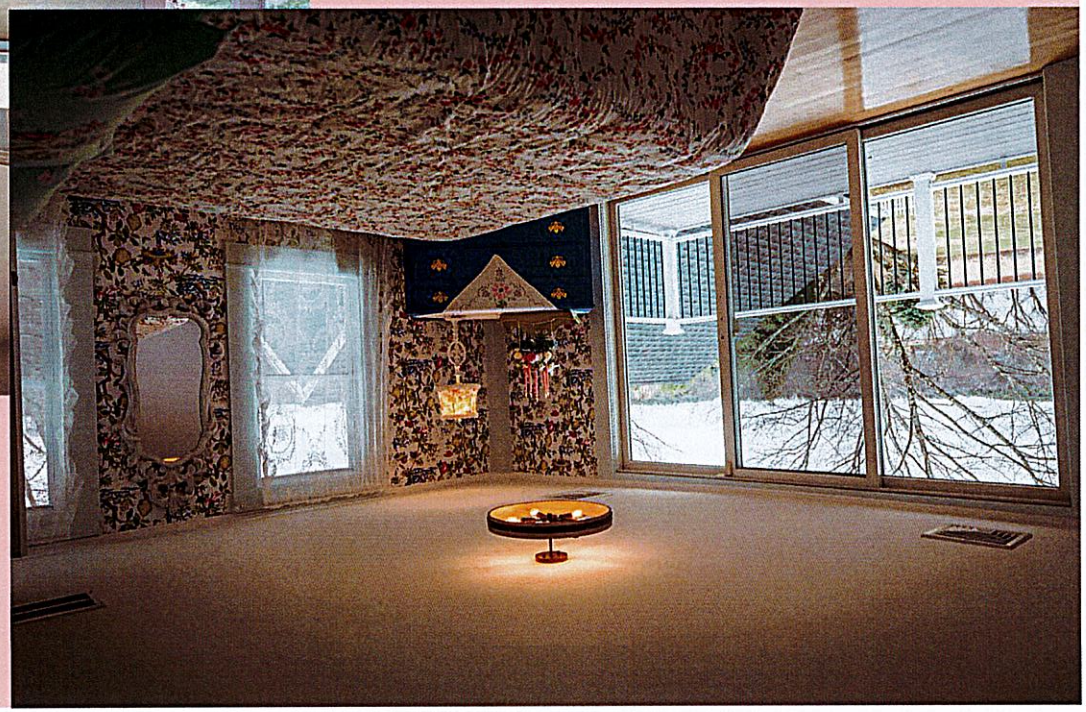


Fireplace was in this shape when bought

# Cottage Rehabilitation

- Following their purchase of the Property, the Yamins undertook a 2-year rehabilitation of the Cottage despite its poor condition, and hauled trash and drug paraphernalia from the Property.
- They completely replaced the electrical and plumbing systems, windows, furnace and boiler, water heater, roof, and rear deck and placed braces to fix the sagging and unsound second floor.
- Important historical features including the original hearths in the bedrooms, beehive oven in the kitchen, original floor-boards, and details such as the wainscotting were retained and repaired.





# Special Permit Criteria

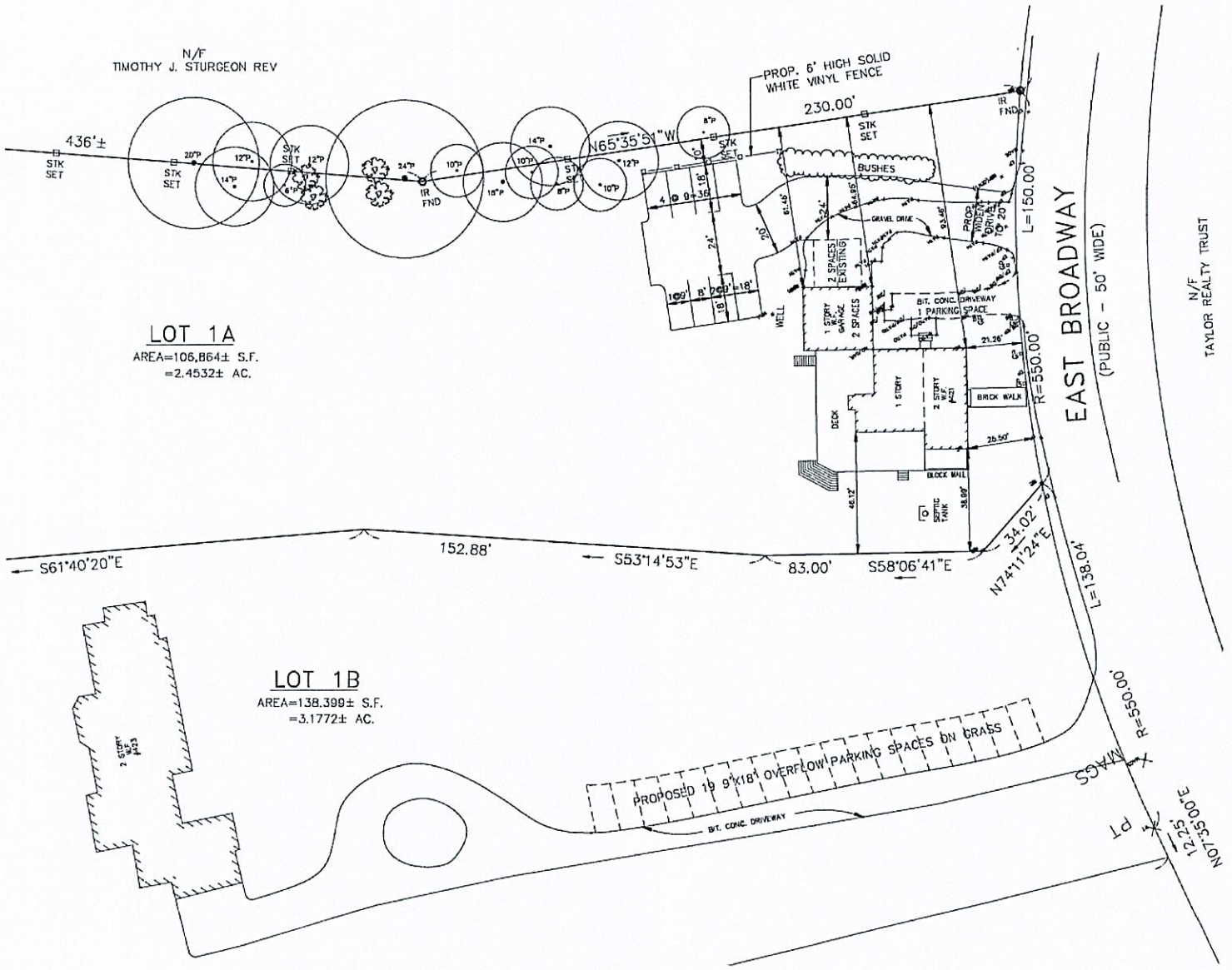
- **Community Needs** – Mariam's Cottage would be the first bed and breakfast in Haverhill, filling a void in the marketplace for intimate overnight stays, bespoke dining experiences and events, and adds a unique way to experience Haverhill and this unique riverfront landscape for residents and visitors.
- **Adequacy of Utilities and Public Services** – The Yamins will coordinate with the Board of Health for appropriate trash collection services, and responsible use of the existing septic system, for the rental of standard and handicapped port-o-potties for larger outdoor events. No parking or structures will occur over the septic system.

# Special Permit Criteria, Cont'd

- **Impacts on the Natural Environment** – The bed and breakfast is not expected to impact the natural environment. The gravel parking lot will allow stormwater infiltration and minimize runoff, and sediment controls will be used during the parking lot's construction. There will be no events near or access to the Merrimack River. All existing trees and vegetation will remain (except for invasive species).
- **Fiscal Impacts** – The Yamins hope that the bed and breakfast will bring visitors to Haverhill who will contribute to the local economy, including guests who will stay off-site for weddings and other events. Maryam would also like to offer on-the-job training through the NECC culinary program.

# Traffic, Pedestrian Safety, and Parking

- An 8-car capacity gravel parking lot will be constructed on the Property to accommodate guests, in addition to the existing 5 parking spaces. This lot will accommodate parking for guests and small-to-medium scale events.
- The Yamins plan to accommodate up to 19 overflow parking spaces for occasional larger events on their adjacent property at 423 East Broadway. The council may allow off-site parking as part of the special permit. See Ordinance, § 6.1.15.
- The existing driveway will also be widened to accommodate two-way traffic and allow access for emergency vehicles.


N/F
TIMOTHY J. STURGEON REV
436'±
STK SET
IR FND
N65°35'51"W
PROP. 6' HIGH SOLID WHITE VINYL FENCE
230.00'
BUSHES
GRAVEL DRIVE
PROP. WIDEN DRIVE TO 20'
L=150.00'
2 SPACES EXISTING
1 STORY GARAGE
2 SPACES
BIT. CONC. DRIVEWAY
1 PARKING SPACE
WELL
DECK
1 STORY
2 STORY W.F. ACT.
BRICK WALK
BLOCK WALL
SEPTIC TANK
R=550.00'
EAST BROADWAY
(PUBLIC - 50' WIDE)
N/F
TAYLOR REALTY TRUST
LOT 1A
AREA=106,864± S.F.
=2.4532± AC.
S61°40'20"E
152.88'
S53°14'53"E
83.00'
S58°06'41"E
N74°11'24"E
34.02'
L=138.04'
LOT 1B
AREA=138.399± S.F.
=3.1772± AC.
2 STORY W.F.
PROPOSED 16 9'X18' OVERFLOW PARKING SPACES ON GRASS
BIT. CONC. DRIVEWAY
R=550.00'
N07°35'00"E
12.25'

# Traffic Data

- The Yamins requested traffic data for the adjacent portion of East Broadway from the Haverhill Police Department.
- Lt. Kevin Lynch analyzed relevant traffic data and concluded that "while the average vehicle speeds are slightly above the posted limit, the traffic volume and crash history do not currently indicate a significant traffic safety concern at this location."
- Further, average traffic volumes were estimated at 1200 vehicles per day, which will not be meaningfully increased even by occasional large events.

# Neighborhood Character and Social Structures

- The requested bed and breakfast use in the district is explicitly allowed in this zoning district by special permit, and the use is defined as "residential" under the ordinance, not a typical commercial business.
- Except for the small parking lot, the Property will remain residential in outward character.
- Most events are expected to be small-scale, be located primarily within the Cottage, and will appear as no more than a normal private gathering.
- The Yamins will also install a 6-foot stockade fence to supplement the existing vegetation to screen the parking area and events from the direct abutting neighbor.

E Broadway

# Accessory Events

- Events at the bed and breakfast are a valid accessory use under the Ordinance that is "[a] use incidental and subordinate to the principal use of a structure or lot or a use not the principal use which is located on the same lot as the principal structure." See § 11.1.
- A valid accessory use is one that "flows from, naturally derives or follows as a logical consequence of, or is a normal and expected offshoot of the main use." Ward v. Town of Nantucket, 33 LCR 279, 285 (2025) (citation omitted).
- Events held at bed and breakfasts, often including larger events such as weddings, are typical and allowed in other municipalities with similar zoning provisions.

# Types of Events

- Maryam hopes to hold a variety of small, intimate events including, as examples, afternoon teas, baby showers, engagement parties, and household and handicraft classes on cooking, gardening, soap-making, and flower arrangement.
- The Yamins also believe that occasional outdoor weddings and other similar events with up to 50 guests are a reasonable accessory use for the bed and breakfast.
- The business is expected to be primarily seasonal, between late spring and early fall, particularly for larger, outdoor events.
- All events will obtain necessary permits from City Departments

# Requested Conditions: Owner Occupancy

- The Yamins request that the Council allow full-time residence at the directly abutting 423 East Broadway to satisfy the Ordinance's owner-occupancy requirement, as their ability to monitor guests will fulfill the purpose of the Ordinance.
- To support this flexibility, the Yamins request that a condition be placed that the special permit will terminate if either the Property or 423 East Broadway is transferred out of their family, unless the new owner seeks a modification of the permit.
- The Yamins will notify City staff if either property is marketed for sale or if any family transfers are made directly or by trust.

# Requested Conditions: Activity Limitations

- As a new business in an untested market, the bed and breakfast requires flexibility for it to be established and find the types of events that will attract patrons and guests. However, it is understood that some reasonable use limitations must be placed.
- The Yamins request that condition(s) be placed:
  1. Prohibiting events with more than 50 guests.
  2. Allowing no more than six (6) events with over 40 guests per year, with appropriate notice to City staff.
  3. Requiring that one or more rooms are rented in conjunction only with events with over 20 guests.
  4. Prohibiting non-reservation, “walk-in” services, except for normal, overnight stays.

# Requested Conditions: Event Hours

- The Yamins reqest that the following conditions regarding events be placed:
  1. All outdoor music, either live or recorded, or any use of outdoor audio systems will be prohibited before 7:00 A.M. and will cease at 10:00 P.M.
  2. Outdoor events will cease at 11:00 P.M., with the exception of normal usage of the porch and grounds by overnight guests.

11.1.1

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

JAN 26 PM 1:38
HAVERHILL CLERK

June 26, 2026

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

From: Melinda E. Barrett

**RE: Board of Appeals Reappointment**

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

Please be advised I hereby reappoint, George Moriarty, 11 Sheridan Street, Haverhill, to the Haverhill Board of Appeals. This is a confirming appointment which takes effect immediately expires on June 30,2031.

Sincerely,

Melinda E. Barrett

**Melinda E. Barrett**
**Mayor**

MEB/em

11.2.1

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

JUN 26 AM 11:58
HAVCITYCLERK

June 26, 2026

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

From: Melinda E. Barrett

**RE: Conservation Commission Appointment – Amy Nelson**

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

Please be advised that I hereby appoint Amy Nelson, 47 Greenleaf Street, Haverhill, MA to the Haverhill Conservation Commission.

This is a non-confirming appointment. This appointment takes effect immediately and expires December 31,2026.

Sincerely,

Melinda E. Barrett

**Melinda E. Barrett**
Mayor

MEB/em

**From:** Amy Nelson <anelson978@gmail.com>
**Sent:** Thursday, June 4, 2026 8:30 AM
**To:** Rob Moore <rmoore@haverhillma.gov>
**Subject:** Letter of Interest - City of Haverhill - Conservation Commission

I am interested in serving on the Haverhill Conservation Commission. As a 20+-year Haverhill resident with an environmental educational background and 25 years of professional experience as an environmental scientist, I feel I am well suited for this position. Throughout my career, I have worked on environmental projects for both private industry; and municipal and state agencies across the country, including Massachusetts. My work requires an ability to successfully collaborate with multiple stakeholders often having different priorities, working towards balanced, technically supported outcomes. I have served on the board of directors for the North Atlantic Chapter of the Society of Environmental Toxicology and Chemistry for several years. The board and the organization itself consists of a cross section of industry, academia and agency, working towards the sharing of science and policy information for the betterment of environmental assessment.

In addition to my professional experience, I have enjoyed being actively involved in the Haverhill community throughout my years of residency. I helped the Recreation Department establish and run a successful youth field hockey program, after many years of advocacy, public outreach and coordination with our middle schools, high school and with the City Rec department. More recently, I worked with the City to develop and lead two environmental education programs focused on vernal pools, helping the community access and better understand these unique and important habitats.

Because the company I work for (Anchor QEA) performs environmental work that may occasionally involve projects or clients with matters before the Commission, I also understand the importance of avoiding conflicts of interest. As such, I would recuse myself from discussion, deliberation or votes involving projects in which my company, its clients or me personally may have a direct or indirect interest.

I welcome the opportunity to contribute my professional expertise, collaborative approach and commitment to Haverhill as a member of the Conservation Commission and am happy to discuss my interest and experience further.

Sincerely,
Amy Nelson
47 Greenleaf St
978-973-7002

11.4.1

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

HAV CITY CLERK JUN26'26 10:37

June, 26, 2026

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

From: Mayor Melinda E. Barrett

**RE: Resignation – Conservation Commission – Fred Clark**

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

I would like to inform you that effective June 26, 2026, Fred Clark has resigned from the Conservation Commission. His letter of resignation is attached for your review.

Sincerely,

Melinda E. Barrett

**Melinda E. Barrett**
Mayor

MEB/em

## Effie Mayors Admin

**From:** Rob Moore
**Sent:** Friday, June 26, 2026 10:02 AM
**To:** Effie Mayors Admin
**Subject:** Fw: Letter of Resignation

**Importance:** High

**Robert E. Moore, Jr.**
City of Haverhill - Conservation Department

---

**From:** Fred Clark <fred.clark4@gmail.com>
**Sent:** Friday, June 26, 2026 9:58 AM
**To:** Rob Moore <rmoore@haverhillma.gov>
**Subject:** Letter of Resignation

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

Dear Rob Moore, Madam Chair Wilson, and Members of the Commission,

Please accept this letter as my formal resignation from the Haverhill Conservation Commission, effective June 26, 2026.

Serving on the Commission has been a great honor of mine. I'm grateful for the opportunity to have contributed to the protection of our community's wetlands and open spaces, and for the chance to work alongside such a dedicated and thoughtful group of volunteers and staff.

While I'm stepping down due to relocation, I leave with great confidence in the Commission's continued good work. Please don't hesitate to reach out if I can help ensure a smooth transition.

Thank you again for the opportunity to serve, the Haverhill community will always be home to me.

Sincerely,
Fred Clark

11.4.2

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

HAV CITY CLRK JUN26'26 10:37

June 26, 2026

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

From: Melinda E. Barrett

**RE: Central Business District Parking Commission Resignation– Matt Gaiero**

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

I would like to inform you that effective June 4, 2026 Matt Gaiero, has resigned from the Central Business District Parking Commission. His letter is attached for your review.

Sincerely,

Melinda E. Barrett

**Melinda E. Barrett**
Mayor

MEB/em

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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WWW.HAVERHILLMA.GOV

June 26, 2026

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

From: Melinda E. Barrett

**RE: Central Business District Parking Commission Resignation– Matt Gaiero**

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

I would like to inform you effective June 4, 2026 Matt Gaiero,has resigned from the Central Business District Parking Commission. His letter is attached for your review.

Sincerely,

**Melinda E. Barrett**
Mayor

MEB/em

**Effie Mayors Admin**

---

**From:** Matt Gaiero <mgaiero@gmail.com>
**Sent:** Thursday, June 4, 2026 9:45 AM
**To:** Nicholas Aylward
**Cc:** Effie Mayors Admin
**Subject:** Re: Parking Commission

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

Hello,

Please accept this letter as my resignation from the City of Haverhill Parking Commission, effective immediately.

Thank you for the opportunity to serve.

Matt Gaiero

> On Jun 3, 2026, at 3:05 PM, Nicholas Aylward <naylward@haverhillma.gov> wrote:
>
> Hi Matt,
>
> Could you send an email to Effie from the Mayor's office, cc'd, and I stating you would like to leave the Parking Commission please? It is needed for the city's records.
>
> Thank you,
>
> **Nick Aylward**
> Solid Waste / Recycling Manager
> Parking Services / Street Lighting
> City of Haverhill
> O: (978) 420-3817
> naylward@haverhillma.gov

12.1

nationalgrid

HAV CITY CLRK JUN 5'26 9:39

April 20, 2026

**WR# 31284889 – Lowell 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:

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

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

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

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

Very truly yours,

Dave Johnson

Dave Johnson
Supervisor, Distribution Design

Enclosures

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

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Andover, Massachusetts

To The City Council
Of Haverhill, Massachusetts

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

Lowell Avenue - National Grid to install 1 JO pole on Lowell Ave. beginning at a point approximately 790 feet North of the centerline of the intersection of River Street & Lowell Avenue and continuing approximately 250 feet in a Westerly direction. National Grid will install JO pole # 3-1. P3-1 to feed existing padmounted transformer at 395 Lowell Avenue. Existing pole that fed padmount transformer pad-1 had to be relocated to meet clearance per the Haverhill Fire Department.

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 – Lowell Avenue - Haverhill, Massachusetts.

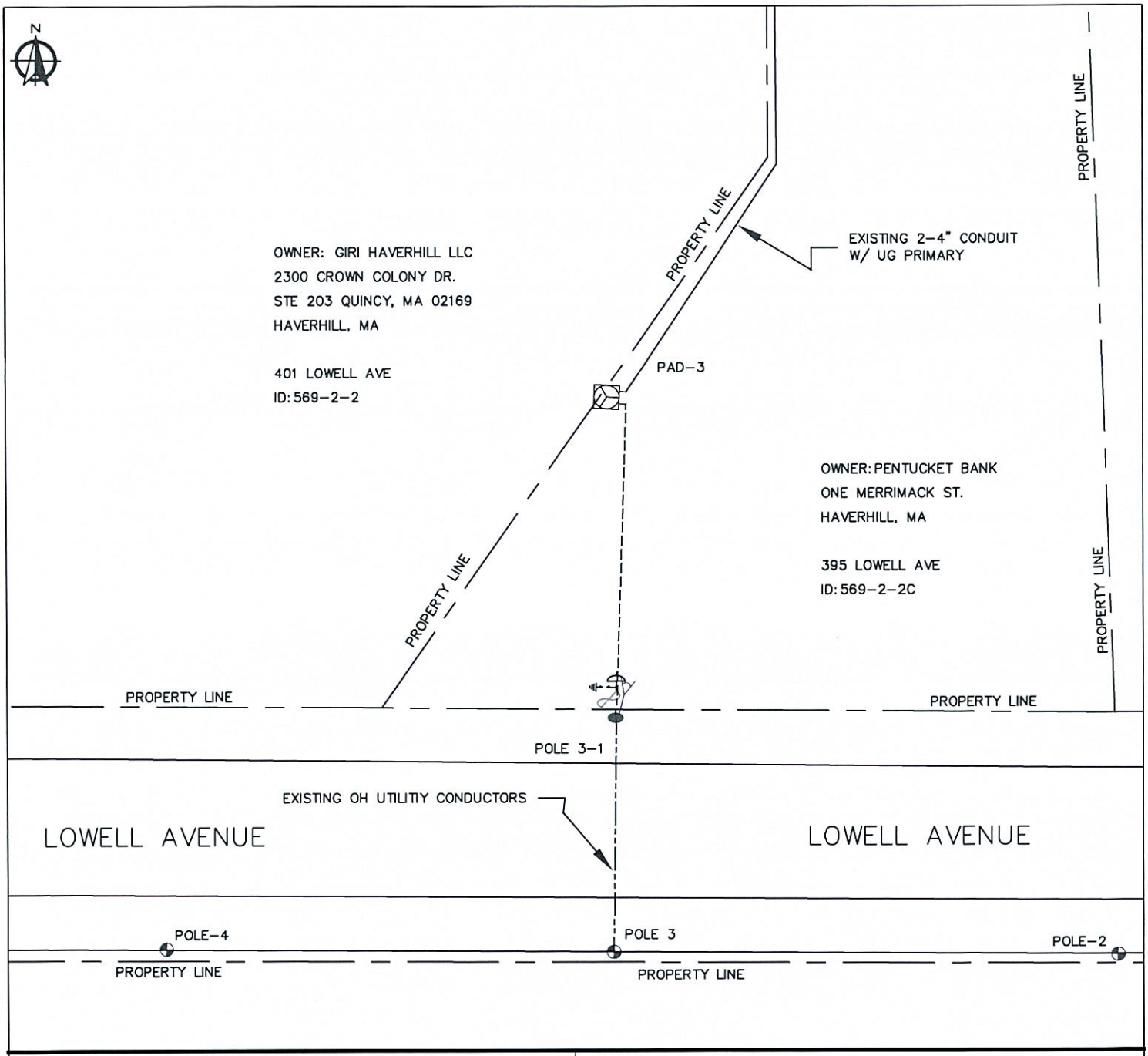
**No.# 31284889**

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 _____
Manager / Right of Way




## OVERHEAD PETITION

| | |
|---|---|
| | **Proposed Anchor and Anchor Guy** |
| | **Proposed J.O Pole w/ Underground Conduit w/ UG Conductor** |
| | **Existing J.O. Pole Locations** |
| | **Existing Padmounted Transformer** |

Nationalgrid to install jointly owned pole 3-1. Pole 3-1 to be located +/-790' north and +/-25'west of the centerline of River St. and Lowell Ave. Pole 3-1 to feed existing padmounted transformer at 395 Lowell Ave. Existing pole that fed padmount transformer pad-1 had to be relocated in order to meet clearances per The Haverhill Fire Department.

DISTANCES ARE APPROXIMATE

**nationalgrid**
**And**
**Verizon New England, Inc.**

| | |
|---|---|
| Date: | 4.13.2026 |
| Work Request Number: | 31284889 |
| To Accompany Petition Dated: | |
| To The: | CITY Of HAVERHILL |
| For Proposed: | J.O Pole: 3-1 Location: LOWELL AVE |

April 20, 2026

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

**ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the City Council Of Haverhill, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 25th day of March, 2026.

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

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

**No.# 31222575**

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:

Lowell Avenue - National Grid to install 1 JO pole on Lowell Ave. beginning at a point approximately 790 feet North of the centerline of the intersection of River Street & Lowell Avenue and continuing approximately 250 feet in a Westerly direction. National Grid will install JO pole # 3-1. P3-1 to feed existing padmounted transformer at 395 Lowell Avenue. Existing pole that fed padmount transformer pad-1 had to be relocated to meet clearance per the Haverhill Fire Department.

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

12.2

nationalgrid

HAV CITY CLRK JUN 5'26 8:39

April 20, 2026

To the City Council of Haverhill, Massachusetts

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

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

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

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

If this petition meets with your approval, please return an executed copy to:

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

Very truly yours,

Dave Johnson

Dave Johnson
Supervisor, Distribution Design

Enclosures

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

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

To the City Council of Haverhill, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Lowell Avenue - Haverhill, Massachusetts.

The following are the streets and highways referred to:

**WR# 31284889**

Lowell Avenue - National Grid will install underground facilities beginning at a point approximately 790 feet North of the centerline of the intersection of River Street and Lowell Avenue and continuing approximately 250 feet in a Westerly direction. National Grid to install +/- 15' of 2-4" conduit with underground primary in the public way at 395 Lowell Ave. to existing transformer pad-1 at 395 Lowell Avenue, Haverhill, MA.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID Dave Johnson
BY _____
Engineering Department

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

Dated: April 20, 2026

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 14th day of April, 2026.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Lowell Avenue - Haverhill, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

**WR# 31284889**

Lowell Avenue - National Grid will install underground facilities beginning at a point approximately 790 feet North of the centerline of the intersection of River Street and Lowell Avenue and continuing approximately 250 feet in a Westerly direction. National Grid to install +/- 15' of 2-4" conduit with underground primary in the public way at 395 Lowell Ave. to existing transformer pad-1 at 395 Lowell Avenue, Haverhill, MA

I hereby certify that the foregoing order was adopted at a meeting of the .....

.....

....., held on the ..... day of ....., 20 .....

....., ....., 20 .....

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

Attest: .....

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

at ....., a public hearing was held on the petition of

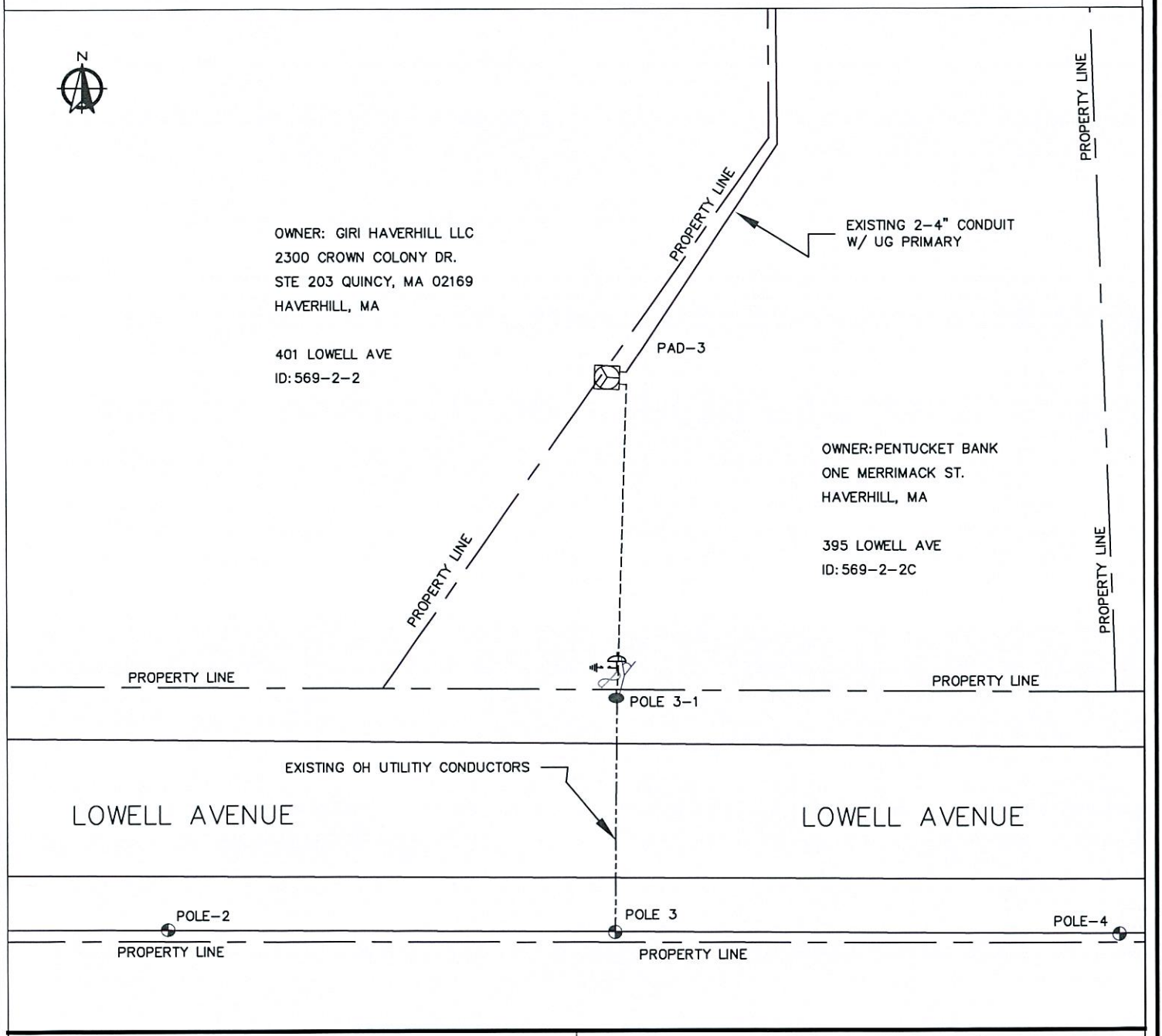
Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the

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 construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....

.....

.....




## UNDERGROUND PETITION

| | |
|---|---|
| | **Proposed Anchor and Anchor Guy** |
| | **Proposed J.O Pole w/ Underground Conduit w/ UG Conductor** |
| | **Existing J.O. Pole Locations** |
| | **Existing Padmounted Transformer** |

Nationalgrid to Install approximately +/- 15' of 110' of 2-4" conduit w/ UG primary in the public way on Lowell Ave to existing transformer pad-1 at 395 Lowell Ave. Haverhill, MA 01832

DISTANCES ARE APPROXIMATE

**nationalgrid**
**And**
**Verizon New England, Inc.**

Date: 4.13.2026

Work Request Number: 31284889

To Accompany Petition Dated:

To The: CITY Of HAVERHILL

For Proposed: J.O Pole: 3-1 Location: LOWELL AVE

**Planned Development District [PDD] ReZoning Amendment Proposal**

# PDD-26-1

Submitted On: May 7, 2026

**Applicant**

Russell Channen
9783142070
@ rchannen@pgclawoffice.com

**Primary Location**

931 BOSTON RD
Bradford, MA 01835

12.3

## IMPORTANT: PLEASE READ BEFORE STARTING YOUR APPLICATION

## Applicant Information

JUN 24 PM8:50
HAVCITYCLERK

**What is Your Role in This Process?**
Attorney/Agent

**Applicant Business/Firm Name**
Pentucket North Development LLC

**Applicant Business/Firm Phone**
9788080722

**Applicant Business/Firm Address**
12 Ruby Circle

**Applicant Business/Firm City**
Bradford

**Applicant Business/Firm State**
Massachusetts

**Applicant Business/Firm Zip**
01835

**Client Name**
Ronald Mailloux

**Client Business Name**
Ronald Mailloux

**Client Phone**
9788080722

**Client Email**
ron@mbcbuilders.com

**Client Address**
12 Ruby Circle

**Client City**
Bradford

**Client State**
Massachusetts

**Client Zip**
01835

**Client County**
Essex

**Client Business Structure**
Limited Liability Corporation (LLC)

**Has There Been a Pre-Application Review?**
Yes

**Type of Project**
PRD: Residential Only or Residential with Business or Commercial

## Property Information

**How Long Owned by Current Owner?**
Over 50 years

**Type of Planned Development District**
Planned Residential Development District (PRD)

**Lot Dimension(s)**
207.36' (frontage, South), 293.53' (W), 174.07' (N), 291.63' (E)000 square feet/

**Registry Plat Number, Block & Lot**
754-2-21

**Zoning District Where Property Located**
CN - Commercial Neighborhood

**Proposed Street Name(s)**

TBD

**Proposed Housing Plan Name**

TBD (To be determined)

**Type of Dwelling(s) Planned in Project**

Single Family

**Deed Recorded in Essex South Registry: Block Number**

6023

**Deed Recorded in Essex South Registry: Page**

614

**Does the Property Have Multiple Lots?**

Yes

**IF YES, How Many Lots?**

2

**IF YES, What Is/Are the Map, Block Lot (MBL) Number(s)?**

754-2-21, 754-2-21A and 754-2-21C

**IF YES, Provide Additional Addresses if Different Than "Location" (or Enter NONE")**

None

**Thoroughly Describe the Reason(s) for the Special Permit**

There is a large parcel of land owned by Cedardale, Inc.. Incorporated into this large parcel is a rectangular section of land adjoining Cedardale's main location at 931 Boston Road. The entire parcel is currently zoned, Commercial Highway.
This application is filed to allow for a portion of the rectangular section of land to be developed in accordance with Chapter 255 Section 8.5 (The Planned Development (PD) District and specifically the Planned Residential Development District (PRD). PD's purpose is to allow for the development of commercial, busienss resideintial sites allowing some flexibility in the development of individual tracts of land. A review of the City's GEO Map shows that the proposed site abuts single family homes and is surrounded by the RH Zone. The proposed site and development would be consistent with the neighboring homes; would provide desparately needed housing; and would increase the city tax base. Access to the proposed site would be off of Boston Road and would not create any additional traffic to the area.

**Property Description**

The Proposed area is roughly 55,000 square feet and would allows for the construction of 6 duplexes and 2 single family units.

**Current Property Use**

Vacant

**TOTAL Number of Units Planned**

14

**TOTAL Number of Parking Spaces Planned**

28

**Does the Property Contain Wetlands**

No

## Planned Lot Use

**Lot Number**

Lot 1

**Lot Plat Number, Bock, Lot**

754-2-21

**Lot Dimensions**

207.36'(Frontage, South); 293.53' (W); 174.07' (N), 291.63' (E)uare feet)

**Number of Existing Buildings on Lot**

0

**Size of Existing Building(s) on Lot**

none

**Number of Buildings Planned for Lot**

8

**Size of Proposed Building(s)**

Each Units exterior foot print is 20/ x 36'.quare feet. Each unit will have approximately 1,840 square feet of living space

**Number of Families to be Accommodated**

14

**Extent of Proposed Alterations**

New Construction: Residential

**IF OTHER ALTERATIONS, Please Describe**

--

**Types of Units Planned on Lot**

Condominiums (for sale)

**Number of Units Planned on Lot**

14

## Special Circumstances

**Building Coverage**

--

**Dimensional Variance**

--

**Front Yard Setback**

--

**Side Yard Setback**

--

**Rear Yard Setback**

false

**Lot Frontage**

--

**Lot Depth**

--

**Lot Area**

--

**Building Height**

false

**Floor Area Ratio**

--

**Open Space**

--

**Parking**

--

**Sign Size**

--

**Use**

--

**Other**

--

## Hearing Waiver

**Agrees**

Yes

## Agreement & Signature

**Agrees**

true

## PLEASE READ

12.4

**City Council Special Permit**

# CCSP-26-6

Submitted On: Jun 19, 2026

**Primary Location**

512 WASHINGTON ST
Haverhill, MA 01832

## Important: Please Read Before Starting Your Application

## Applicant Information

**What is Your Role in This Process?**
Attorney/Agent

**Applicant Business/Firm Name**
Downey Law Group, LLC

**Applicant Business/Firm Phone**
978-887-1000

**Applicant Business/Firm Address**
462 Boston Street

**Applicant Business/Firm City**
Topsfield

**Applicant Business/Firm State**
MA

**Applicant Business/Firm Zip**
01983

**Client Name**
Essex County Habitat for Humanity

**Client Business Name**
Essex County Habitat for Humanity

**Client Phone**
9786818858

**Client Email**
meegan@essexcountyhabitat.org

**Client Address**
14 Park Street

**Client City**
Danvers

**Client State**
MA

**Client Zip**
01923

**Client County**
Essex

**Client Business Structure**
Corporation

**New Field**
Not For Profit Corporation

## Property Information

**Proposed Housing Plan Name**
512 Washington Street

**Proposed Street Name(s)**
Washington Street

**How Long Owned by Current Owner?**
2 months

**Type of Dwelling(s) Planned in Project**
Condominiums

**Lot Dimension(s)**
120 ft x 198 ft x 120 ft x 180 ft

**Registry Plat Number, Block & Lot**
504-245-3

**Zoning District Where Property Located**
RH - Residential High Density

**Deed Recorded in Essex South Registry: Block Number**
43285

**Deed Recorded in Essex South Registry: Page**

**Does the Property Have Multiple Lots?**

146

No

**Thoroughly Describe the Reason(s) for thre Special Permit**

Applicant/owner is proposing a multifamily dwelling on the property which under the Haverhill Zoning Code is an allowable use in the RH district if granted a Special Permit by the City Council.

**Property Description**

The land with the buildings thereon known as 512 Washington Street, Haverhill, Essex County, Massachusetts more particularly described as follows:

Southerly by the said land of Bartlett, one hundred and twenty (120) feet to land now or formerly of the heirs of Edwin Bowley; thence

Easterly by the land last name about one hundred and ninety-eight (198) feet to land now or formerly of James H. Robinson; thence

Northerly by said land of Robinson about one hundred twenty (120) feet to said Washington Street; thence

Westerly by said Street one hundred and eighty (180) feet to the point begun at.

**Current Property Use**

Vacant

**TOTAL Number of Units Planned**

7

**TOTAL Number of Parking Spaces Planned**

13

## Planned Lot Use

**Lot Number**

Lot 1

**Lot Plat Number, Bock, Lot**

504-245-3

**Lot Dimensions**

120ft x 198ft x 120ft x 180ft

**Number of Existing Buildings on Lot**

2

**Size of Existing Building(s) on Lot**

60ft x 40ft Approx

**Number of Buildings Planned for Lot**

3

**Size of Proposed Building(s)**

Two 35ft x 35ft duplexes

**Number of Families to be Accommodated**

7

**Extent of Proposed Alterations**

New Construction: Residential

**IF OTHER ALTERATIONS, Please Describe**

With renovation of existing home structure. Garage to be torn down.

**Types of Units Planned on Lot**

Condominiums (for sale)

**Number of Units Planned on Lot**

7

## Special Circumstances

**Building Coverage**

--

**Dimensional Variance**

true

**Front Yard Setback**

--

**Side Yard Setback**

false

**Rear Yard Setback**

--

**Lot Frontage**

--

**Lot Depth**

false

**Lot Area**

true

**Building Height**

--

**Floor Area Ratio**

--

**Open Space**

--

**Parking**

--

**Sign Size**

--

**Use**

true

**Other**

false

## Hearing Waiver

**Agrees**

Yes

## Agreement & Signature

**Agrees**

true

## PLEASE READ

12.6.1

City of Haverhill, MA

June 26, 2026

## Record No: EVNT-26-4

Event Permit

Status: Active

Submitted On: 3/17/2026

### Primary Location

100 ELLIOTT ST
Haverhill, MA 01830

### Owner

COMMONWEALTH OF MASS BOARD OF REG COMM COLL
ELLIOTT ST 100
HAVERHILL, MA 01830

### Applicant

Lynette McRae
978-857-3881
lmcrae@larchebostonnorth.org
57 Wingate Street
#404
Haverhill, Massachusetts 01832

## Organization Information

**Organization***

L'Arche Boston North

**Organization Phone***

9783730552

**Organization Address***

57 Wingate Street

**Organization City***

Haverill

**Organization State***

MA

**Organization Zip***

01832

**Is the Organization Tax Exempt?***

Yes

**Is the Organization Non-Profit?***

Yes

**Is the Organization a House of Worship?***

No

## Contact Information

**Contact Name***

Lynette McRae

**Contact Title***

Executive Director | Community Leader

**Contact Phone***

9788573881

**Contact Email***

lmcrae@larchebostonnorth.org

**Contact Address***

57 Wingate Street, Unit 404

**Contact City***

Haverhill

**Contact State***

MA

**Contact Zip***

01832

## Property Owner Information

**Property Owner Name***

Northern Essex Community College

**Property Owner Phone***

978-556-3964

**Property Owner Address***

100 Elliott St

**Property Owner City***

Haverhill

**Property Owner State***

MA

**Property Owner Zip***

01830

**Is the Applicant the Property Owner?**

No

# Event Information

**Description of event***

The Longest Table fundraiser for L'Arche Boston North

**Type of Event***

Other

**IF OTHER, Please Specify***

Fundraiser

**Event Date***

08/20/2026

**Event Location***

100 Elliot St

**is the Event on Bradford Common?***

No

**Is the Event on City Property?***

No

**Event Venue***

Outdoor

**Number of Anticipated Attendees***

350

**Do attendees need to purchase a ticket to attend?**

Yes

**Is this event open to the public? Or private?**

Private

**Event Start Time***

8:00 am

**Event End Time***

10:00 pm

**Will Food Be Served/Sold at the Event?***

Yes

**IF YES TO FOOD, By What Means?***

Vendors

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

Other

**IF OTHER COOKING, Please Explain***

combination off site and gas grill

**Are you planning to serve alcohol?***

Yes

**Any Helpful Comments about Food**

**Special Considerations (i.e. fireworks)***

QUAD area on site

Tent- 100x60 from Access Tent

Need to call dig safe

**Are You Requesting Additional Fees Be Waived? (APPLICATION FEE IS NOT WAIVABLE)***

Yes

## Parking Information

**Number of Parking Spaces Onsite***

2000

**Have Off-site Parking Arrangements Been Made?***

No

**Are There Charges/Fees for Parking?***

No

## Sanitation Information

**Number of Public Restrooms Available***

16

**Type of Toilets***

Both

**Please Describe Plans for Solid Waste Disposal & Recycling***

NECC bldg C has handicap accessible bathroom. 3 stalls in each. We will also be getting the restroom trailer again. Same as last year. Throne Depot -10 stalls trailer

NECC is allowing us to use their dumpsters on-site. 4 locations

**IF PORTABLE TOILETS, Who is the Vendor?***

Throne Depot

## General Release & Indemnity Agreement

**Yes***

☑

## Terms of Understanding

**Yes***

☑

City of Haverhill, MA

June 24, 2026

# City Clerk Approval

Record No.**EVNT-26-4**

**Status** Completed

**Type** Approval

**Assignee** Kaitlin Wright Esposito

**Became Active** March 17, 2026

**Due Date** None

## Record No: EVNT-26-4

Event Permit

Status: Active

Submitted On: 3/17/2026

### Primary Location

100 ELLIOTT ST
Haverhill, MA 01830

### Owner

COMMONWEALTH OF MASS BOARD OF REG COMM COLL
ELLIOTT ST 100 HAVERHILL, MA 01830

### Applicant

Lynette McRae
978-857-3881
lmcrae@larchebostonnorth.org
57 Wingate Street
#404
Haverhill, Massachusetts 01832

## Messages

**Melissa Cerasuolo** May 6, 2026 at 1:51 pm

HI! Ok yes! Just sent an email with details and doc.

Thank you again!

**Kaitlin Wright Esposito** May 6, 2026 at 10:21 am

Hi Melissa, if you provide me with the updated information, I will update the application for you. You can also email me the any related documents and I will add to the portal - kwright@haverhillma.gov.

**Melissa Cerasuolo** May 6, 2026 at 10:17 am

Hi Kaitlin! So sorry for my delay. Finally nailed down NECC details and got letter. (plus with the funeral last week trying to give space to the L'arche community) My question is.... how do I edit this permit request? Or should I just start a new one? Please let me know and thank you so much!
All my best, Melissa Cerasuolo

**Kaitlin Wright Esposito** April 1, 2026 at 12:53 pm

Language for general release and indemnity agreement:

In consideration of a permit granted by the Haverhill City Council as requested herein, _____hereby remises, releases and forever discharges the City of Haverhill, its respective employees, agents and attorneys from all manner of actions, causes of actions, debts, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries resulting from the same.

This should be signed by a representative of L'Arche.

**Kaitlin Wright Esposito** April 1, 2026 at 12:52 pm

Spoke with Melissa on the phone on 04/01/2026. Explained we will need a complete general release and indemnity agreement (will provide language in seperate comment) and property owner's written consent once a location has been selected. We will hold off on scheduling a meeting until all departments have commented on the PPR-26-20 application.

**Kaitlin Wright Esposito** April 1, 2026 at 8:20 am

Lynette, let me confer with the relevant department heads over a date and time based off what you have suggested and I will follow up by end of day tomorrow!

**Kaitlin Wright Esposito** 🔒 **Internal** March 31, 2026 at 6:41 pm

Tom, what time? 8:15 AM?

**Tom Bridgewater** 🔒 **Internal** March 31, 2026 at 5:45 pm

Kaitlin , let's meet in my office on the 6th

**Lynette McRae** March 31, 2026 at 4:19 pm

Hi Kaitlin,

I hope you're doing well! I'm looping in Melissa Cerasuolo, our Event Planner for the Longest Table.

We'd love to connect and currently have availability on Monday, 4/6 between 8:30 AM–12:00 PM, and Tuesday, 4/7 between 9:00 AM–2:00 PM. Please let us know what works best for you and the team.

We're looking forward to meeting with you and the other city officials to discuss the event and planning requirements.

Kind regards,
Lynette

**Kaitlin Wright Esposito** March 31, 2026 at 12:29 pm

Hi Lynette, Following up on my comment from March 24th. The block party paperwork is not necessary. I would suggest that we set up a time to meet with relevant departments to discuss your event and what will be required. Please provide me with some dates and times that you are available the week of March 30th and April 6th.

Please provide the general release and indemnity agreement. You will want to include language like this:

Name and Date of Event

The Above organization in consideration of the permit granted by the City Council as above requested hereby remises, releases and forever discharges the City of Haverhill, its respectful employees, agents and attorneys from all manner of actions, causes of actions, debts,, dues, claims

and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries.

Licensee
is solely responsible for the cost of any damage that occurs to public property
or extraordinary expense necessary for the public safety as a result of the public event, exhibition, show or amusement. Licensee shall be responsible for
the cost of any police or fire official(s) required by the City Council to be attendance at the event.

**Kaitlin Wright Esposito** March 24, 2026 at 3:44 pm

Also, the block party paperwork is not necessary. I would suggest that we set up a time to meet with relevant departments to discuss your event and what will be required. Please provide me with some dates and times that you are available the week of March 30th and April 6th. Please note, I am away March 25 through March 27th. I will follow up to schedule upon my return.

**Kaitlin Wright Esposito** March 24, 2026 at 3:42 pm

Hi Lynette, Please provide the general release and indemnity agreement. You will want to include language like this:

Name and Date of Event

The Above organization in consideration of the permit granted by the City Council as above requested hereby remises, releases and forever discharges the City of Haverhill, its respectful employees, agents and attorneys from all manner of actions, causes of actions, debts,, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries.

Licensee
is solely responsible for the cost of any damage that occurs to public property
or extraordinary expense necessary for the public safety as a result of the public event, exhibition, show or amusement. Licensee shall be responsible

for
the cost of any police or fire official(s) required by the City Council to be attendance at the event.

**Kaitlin Wright Esposito** 🔒 **Internal** March 24, 2026 at 11:22 am

@Kevin Lynch Following - can you review the document under property owner permission? Seems they are using a PD form and I am not sure it is necessary.

**Kaitlin Wright Esposito** 🔒 **Internal** March 17, 2026 at 2:36 pm

@Kevin Lynch can you review the document under property owner permission? Seems they are using a PD form and I am not sure it is necessary.

**Nicholas Flynn** March 17, 2026 at 11:17 am

If you will be serving alcohol again, please remember to apply for the One-Day
license: https://haverhillma.portal.opengov.com/categories/1094/record-types/1006442

City of Haverhill, MA June 24, 2026

# Building Inspector Approval

Record No.EVNT-26-4

**Status** Completed

**Type** Approval

**Assignee** Tom Bridgewater

**Became Active** March 31, 2026

**Due Date** None

## Record No: EVNT-26-4

Event Permit

Status: Active

Submitted On: 3/17/2026

### Primary Location

100 ELLIOTT ST
Haverhill, MA 01830

### Owner

COMMONWEALTH OF MASS BOARD OF REG COMM COLL
ELLIOTT ST 100 HAVERHILL, MA 01830

### Applicant

Lynette McRae
978-857-3881
lmcrae@larchebostonnorth.org
57 Wingate Street
#404
Haverhill, Massachusetts 01832

## Messages

**Melissa Cerasuolo** June 12, 2026 at 12:43 pm

Hi- Checking in on next steps on our part. Can we please connect? Thank you.

**Melissa Cerasuolo** April 5, 2026 at 6:54 pm

Hi- will do. Thank you!
All my best,
Melissa Cerasuolo
Event Producer

**Tom Bridgewater** April 5, 2026 at 10:55 am

Please call me Monday morning to discuss where you are at 978-420-3670

**Tom Bridgewater** Internal April 3, 2026 at 3:42 am

Kaitlin, call me this morning to discuss this

City of Haverhill, MA June 24, 2026

# Fire Inspector Approval

Record No.**EVNT-26-4**

**Status** Completed

**Type** Approval

**Assignee** Justin Borden

**Became Active** March 31, 2026

**Due Date** None

## Record No: EVNT-26-4

Event Permit

Status: Active

Submitted On: 3/17/2026

### Primary Location

100 ELLIOTT ST
Haverhill, MA 01830

### Owner

COMMONWEALTH OF MASS BOARD OF REG COMM COLL
ELLIOTT ST 100 HAVERHILL, MA 01830

### Applicant

Lynette McRae
978-857-3881
lmcrae@larchebostonnorth.org
57 Wingate Street
#404
Haverhill, Massachusetts 01832

# Messages

**Justin Borden** May 20, 2026 at 6:34 pm

Hi Melissa, I'm out of the office until Monday, but I will reach out Monday and we can certainly schedule a time to meet. Is there a best time to call you?

**Melissa Cerasuolo** May 20, 2026 at 11:37 am

Hi Justin! I finally got the tent company out to site today! I have been chasing them for weeks. I submitted the tent request under my name but its for L'Acrche North of Boston Longest Table. I added all of Access Tents/Jon Howarth info. Please let me know if everything looks correct. Also, I have a couple of kitchen equipment logistics questions. Could I schedule time to meet with you? Please let me know. Thank you again!
All my best,
Melissa Cerasuolo cell- 978.478.8184

**Justin Borden** May 6, 2026 at 4:34 pm

A tent permit will also be required.

**Justin Borden** May 6, 2026 at 4:33 pm

No outside recreation fires are allowed. Approval is based
on information provided on application. Additional permits may be required for storage of
propane if necessary.

Any vendor carrying
more than 42lbs of propane must obtain a permit from the Fire Department. Any
questions please contact the office at 978-373-8460.

Propane (for cooking) may require
a permit.

A fire Detail will be required for this event. Details must be pre-paid and hired at least 24 Hrs prior to the event. Call the office at 978-373-8460 to schedule your detail.

Will the tent have sides and/or heaters?

City of Haverhill, MA

June 24, 2026

# Health Inspector Approval

Record No.**EVNT-26-4**

**Status** Completed

**Became Active** March 31, 2026

**Type** Approval

**Due Date** None

**Assignee** Mark Tolman

## Record No: EVNT-26-4

Event Permit

Status: Active

Submitted On: 3/17/2026

### Primary Location

100 ELLIOTT ST
Haverhill, MA 01830

### Owner

COMMONWEALTH OF MASS BOARD OF REG COMM COLL
ELLIOTT ST 100 HAVERHILL, MA 01830

### Applicant

Lynette McRae
978-857-3881
lmcrae@larchebostonnorth.org
57 Wingate Street
#404
Haverhill, Massachusetts 01832

# Messages

**Melissa Cerasuolo** June 22, 2026 at 4:39 pm

Thank you so much Mark!

**Mark Tolman** June 22, 2026 at 3:43 pm

Hi Melissa,

Nice meeting with you!

As per discussion:

1) All food establishments must apply for a temporary food permit which they all know how to do (As like previous years events). All vendors should have their permits secured at least 2 weeks prior to the event.

2) Food will be stored and prepared in a separate area away from the dinning area as per submitted lay out plan.

3) ADA compliant bathrooms will be located in the campus building and a commercial rental bathroom trailer and hand wash setup will be used and accessible to the general public and food vendors as per submitted lay out plan.

4) A college trash barrels will be used and picked up and disposed of by the college.

5) A City Inspectional Services Inspector will be on site during the whole event conducting inspections etc...

Any other questions or comments please let me know.

Mark

**Melissa Cerasuolo** June 22, 2026 at 10:14 am

Hi! Checking in. Just stopped in to see you. I will pop by at 3pm. Thank you!

**Melissa Cerasuolo** June 15, 2026 at 3:57 pm

Hi Mark- Any chance you are free tomorrow at 11am? I can pop by the office? Please let me know. Thank you!
Melissa Cerasuolo

City of Haverhill, MA

June 24, 2026

# Police Department Approval

Record No.**EVNT-26-4**

**Status** Completed

**Became Active** March 31, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: EVNT-26-4

Event Permit

Status: Active

Submitted On: 3/17/2026

### Primary Location

100 ELLIOTT ST
Haverhill, MA 01830

### Owner

COMMONWEALTH OF MASS BOARD OF REG COMM COLL
ELLIOTT ST 100 HAVERHILL, MA 01830

### Applicant

Lynette McRae
978-857-3881
lmcrae@larchebostonnorth.org
57 Wingate Street
#404
Haverhill, Massachusetts 01832

## Messages

No comments yet.

City of Haverhill, MA

June 24, 2026

# Public Works Director Approval

Record No.**EVNT-26-4**

**Status** Completed

**Became Active** March 31, 2026

**Type** Approval

**Due Date** None

**Assignee** Robert Kimball

## Record No: EVNT-26-4

Event Permit

Status: Active

Submitted On: 3/17/2026

### Primary Location

100 ELLIOTT ST
Haverhill, MA 01830

### Owner

COMMONWEALTH OF MASS BOARD OF REG COMM COLL
ELLIOTT ST 100 HAVERHILL, MA 01830

### Applicant

Lynette McRae
978-857-3881
lmcrae@larchebostonnorth.org
57 Wingate Street
#404
Haverhill, Massachusetts 01832

## Messages

No comments yet.

City of Haverhill, MA June 24, 2026

# Recreation Department Approval

Record No.**EVNT-26-4**

**Status** Completed

**Type** Approval

**Assignee** Ben Delaware

**Became Active** March 31, 2026

**Due Date** None

## Record No: EVNT-26-4

Event Permit

Status: Active

Submitted On: 3/17/2026

### Primary Location

100 ELLIOTT ST
Haverhill, MA 01830

### Owner

COMMONWEALTH OF MASS BOARD OF REG COMM COLL
ELLIOTT ST 100 HAVERHILL, MA 01830

### Applicant

Lynette McRae
978-857-3881
lmcrae@larchebostonnorth.org
57 Wingate Street
#404
Haverhill, Massachusetts 01832

## Messages

No comments yet.

City of Haverhill, MA

June 24, 2026

# City Council Approval

Record No.**EVNT-26-4**

**Status** Active

**Type** Approval

**Assignee** Kaitlin Wright Esposito

**Became Active** June 22, 2026

**Due Date** None

## Record No: EVNT-26-4

Event Permit

Status: Active

Submitted On: 3/17/2026

### Primary Location

100 ELLIOTT ST
Haverhill, MA 01830

### Owner

COMMONWEALTH OF MASS BOARD OF REG COMM COLL
ELLIOTT ST 100 HAVERHILL, MA 01830

### Applicant

Lynette McRae
978-857-3881
lmcrae@larchebostonnorth.org
57 Wingate Street
#404
Haverhill, Massachusetts 01832

# Messages

**Melissa Cerasuolo** June 24, 2026 at 2:42 pm

Hi! Thank you so much for your quick response! And sounds good.

Our team of Melissa Seavey and Eva Montibello will be present at the meeting. I will be running late from my other job and Lynette will watch online.

I did chat with Tim yesterday too to share the progress of the event.

Ok good to hear and yes I am sure Molly will follow up.

Thank you again for everything!

**Kaitlin Wright Esposito** June 24, 2026 at 2:26 pm

Yes, you are all set for the June 30th agenda. The meeting starts at 7 PM. Our agenda is structured where event permits are always under item #12. I do not have all the documents for the agenda yet from other departments, so I don't yet know where that leaves you in the order of the agenda. I can ask President Jordan to call you up first or one of the first items, at least.

Yes, link to the meeting is here - https://meet.google.com/jeq-uait-izo

I believe I reserved our tickets - yay! Waiting to hear back from Molly on which table. Thank you! :)

**Melissa Cerasuolo** June 24, 2026 at 11:46 am

Hi- just want to confirm we are on the City Council agenda on Tuesday, June 30th. Do I/we need to prepare anything to support the permit? Also, to confirm its at 7pm? Are we 1st up or is it later on agenda? And is there a zoom link or live feed we can view? Lynette is on vacation but wants to listen in. AND did you get your tickets? Which table?

Ok, please let me know next steps and thank you again for everything!
All my best,
Melissa Cerasuolo

**Kaitlin Wright Esposito** June 16, 2026 at 8:55 am

Will be on June 30th council agenda, pending Health Inspector approval. @Mark Tolman when you return from vacation, please review and sign off!

# CITY OF HAVERHILL

## Application for Road Race, Walk, or Block Party

Please apply through the

**Haverhill Police Department**

40 Bailey Blvd. – 978-373-1212

**Name of Organization:** L'Arche Boston North

**Address of Organization:** 53 Wingate St, Haverhill, MA 01832

**Requesting Permit for:** Longest Table Fundraiser

○ **Road Race** ○ **Walk** ◉ **Block Party**

**Date and Time of Event:** 8/20/2026

**Location of Event:** (please be specific if a race/walk, provide map of route and requested street closings and times. If for block party, provide requested street closing and times.)

70 Washington Street, Haverhill, MA 01832

**Authorized Contact Person**

**Name:** Lynette McRae

**Phone Number:** 978-857-3881

**Address:** 53 Wingate St. Haverhill, MA 01832

**Email:** lmcrae@larchebostonnorth.org

**General release and Indemnity Agreement**

The Above organization in consideration of the permit granted by the Haverhill Police Department as above requested hereby remises, releases and forever discharges the City of Haverhill, its respectful employees, agents and attorneys from all manner of actions, causes of actions, debts, dues, claims and demands both in law and equity, more especially any and all claims as a result of the issuance of this permit and or use of any City Property, including, but not limited to, property damages and personal injuries resulting from the same.

Lynette McRae — **Signature of Authorized Agent of Organization:**

3/17/2026 — **Date:**

Molly LeBlanc-Medeiros — **Signature Witnessed by:**

3/17/2026 — **Date:**

## *Office use only*

**Permit approved on:** _____

**Proof of Insurance (if required) (Policy Number/Exp. Date):** _____

**Number of detail officers:** _____

**Attendance limited to:** _____

**Other restrictions/requirements:**

_____ _____

Signed by Chief of Police or Designee: Issued on:

### Other sign offs required by Police Department:

_____ _____

Department: Date:

_____ _____

Department: Date:

Outlook

## Good Standing Letter - 016641

**From** MA Charities No-Reply <ma_charities_donotreply@noreply.mass.gov>
**Date** Tue 4/15/2025 11:50 AM
**To** jmatthes@larchebostonnorth.org <jmatthes@larchebostonnorth.org>; Vanessa Henry <vhenry@larchebostonnorth.org>; info@fd-cpa.com <info@fd-cpa.com>



THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL

ANDREA JOY CAMPBELL
ATTORNEY GENERAL

ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

(617) 727-2200
www.mass.gov/ago

AG #:016641

L'ARCHE BOSTON NORTH, INC.
53 Wingate Street
HAVERHILL, Massachusetts 01831-

To Whom It May Concern:

Massachusetts General Laws Chapter 12, Sections 8E and 8F requires all non-profit charitable organizations to initially register and file annual reports with the Non-Profit Organizations / Public Charities Division ("Division") of the Office of the Attorney General. Massachusetts General Laws Chapter 68, Section 19, requires a Certificate of Solicitation from the Division prior to engaging in charitable solicitations.

Please be advised that the L'ARCHE BOSTON NORTH, INC. is registered with the Division as a public charity and assigned AG #:016641 up to date with its annual filings, and has a Certificate of Solicitation valid through 5/15/2026.

Please feel free to contact me at oliver.roy@mass.gov if you have any questions or concerns.

Sincerely,

Oliver Roy
Non-Profit Organizations/Public Charities Division
Massachusetts Office of the Attorney General

All forms and publications can be found on our website at www.mass.gov/ago/charities.

Northern Essex
Community College

Allison Gagne
Director of Auxiliary Services
Northern Essex Community College
100 Elliott Street
Haverhill, MA 01830

April 29, 2026

To Whom It May Concern,

Northern Essex Community College is pleased to provide space at our Haverhill campus for L'Arche to host its Longest Table event on August 20, 2026.

If you have any questions, please feel free to contact me by email at agagne@necc.mass.edu.

Thank you,

Allison Gagne
Director of Auxiliary Services

ACORD

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
James Page Insurance Agency, Inc.
191 Merrimack St, Suite 306
Haverhill, MA 01830
License #: 1780398

CONTACT NAME: James Traver
PHONE (A/C, No, Ext): (978)373-3893 FAX (A/C, No): 9789127902
E-MAIL ADDRESS: jtraver@jamespageins.com

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Philadelphia Insurance | |
| INSURER B : | |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

INSURED
L'Arche Boston North
P.O. Box 1177
Haverhill, MA 01831

**COVERAGES** **CERTIFICATE NUMBER: 00066390-260225144719** **REVISION NUMBER: 1**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY | Y | | PHPK2618694 | 10/27/2025 | 10/27/2026 | EACH OCCURRENCE | $ 1,000,000 |
| | CLAIMS-MADE X OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ |
| | | | | | | | MED EXP (Any one person) | $ 5,000 |
| | | | | | | | PERSONAL & ADV INJURY | $ 1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ 2,000,000 |
| | X POLICY PRO-JECT LOC | | | | | | PRODUCTS - COMP/OP AGG | $ 2,000,000 |
| | OTHER: | | | | | | | $ |
| | AUTOMOBILE LIABILITY | | | | | | COMBINED SINGLE LIMIT (Ea accident) | $ |
| | ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | OWNED AUTOS ONLY / SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ |
| | HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| | UMBRELLA LIAB OCCUR | | | | | | EACH OCCURRENCE | $ |
| | EXCESS LIAB CLAIMS-MADE | | | | | | AGGREGATE | $ |
| | DED RETENTION $ | | | | | | | $ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N | | | | | | PER STATUTE / OTH-ER | |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N/A (Mandatory in NH) | | | | | | E.L. EACH ACCIDENT | $ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Haverhill is added as an additional insured for the 2026 Longest Table event held on 8/22/2026.

CERTIFICATE HOLDER
City of Haverhill
4 Summer St
Haverhill, MA 01830

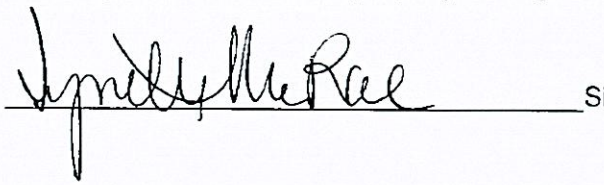
CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
(JPT)


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**General Release & Indemnity Agreement**

In consideration of a permit granted by the Haverhill City Council as requested herein, _L'Arche Boston North__ (name of organization) hereby remises, releases and forever discharges the City of Haverhill, its respective employees, agents and attorneys from all manner of actions, causes of actions, debts, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries resulting from the same.



Signed by agent of organization

12.6.2

**Event Permit**

# EVNT-26-19

Submitted On: May 27, 2026

**Applicant**

Joseph LeBlanc
978-376-6741
@ homer2140@mac.com

**Primary Location**

70 WASHINGTON ST
HAVERHILL, MA 01832

JUN 24 PM3:33
HAVCITYCLERK

## Organization Information

**Organization**
Team Haverhill

**Organization Phone**
978-376-6741

**Organization Address**
PO Box 5034

**Organization City**
Haverhill

**Organization State**
MA

**Organization Zip**
01835

**Is the Organization Tax Exempt?**
Yes

**Is the Organization Non-Profit?**
Yes

**Is the Organization a House of Worship?**
No

## Contact Information

**Contact Name**
Joe LeBlanc

**Contact Title**
River Ruckus chair

**Contact Phone**
978-376-6741

**Contact Email**
homer2140@mac.com

**Contact Address**
18 Hawthorne Street

**Contact City**
Haverhill

**Contact State**
MA

**Contact Zip**
01835

## Property Owner Information

**Property Owner Name**
City of Haverhill

**Property Owner Phone**
978

**Property Owner Address**
City Hall

**Property Owner City**
Haverhill

**Property Owner State**
MA

**Property Owner Zip**
01832

**Is the Applicant the Property Owner?**
No

## Event Information

**Description of event**

An all day festival with food, music, wine and beer garden, car show, HHS Crew Team exhibition, HHS Chorus, children's activities, non-profits area, fireworks.

**Type of Event**

Festival

**Event Date**

09/12/2026

**Event Location**

Riverfront parking lot

**is the Event on Bradford Common?**

No

**Is the Event on City Property?**

Yes

**Event Venue**

Outdoor

**Number of Anticipated Attendees**

5000

**Do attendees need to purchase a ticket to attend?**

No

**Is this event open to the public? Or private?**

Public

**Event Start Time**

9 a.m.

**Event End Time**

9 p.m.

**Will Food Be Served/Sold at the Event?**

Yes

**IF YES TO FOOD, By What Means?**

Vendors

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

Truck Stoves/Grills

**Are you planning to serve alcohol?**

Yes

**Any Helpful Comments about Food**

Food vendors will comply with all local health regulations. Many if not all vendors have participated in the past.

**Special Considerations (i.e. fireworks)**

Fireworks at the close of the festival, noon-3 p.m. closing of Washington Street alcove for Community Corner, noon to 3 p.m. closing of Washington Street for car show, noon to 3 p.m. closing of Columbus Park for Kids Zone. We are requesting that police and fire detail costs be waived.

## Parking Information

**Number of Parking Spaces Onsite**

1000

**Have Off-site Parking Arrangements Been Made?**

Yes

**IF YES, Please Provide Details of Offsite Arrangements**

MVRTA garage (subject to 2026 approval) typically waives fees for the day.

**Are There Charges/Fees for Parking?**

No

## Sanitation Information

**Number of Public Restrooms Available**

15

**Type of Toilets**

Portable

**Please Describe Plans for Solid Waste Disposal & Recycling**

Reworld will provide trash receptacles. Mirra will handle disposal of recycling materials. City pick-up of trash will be necessary Saturday evening or Sunday.

**IF PORTABLE TOILETS, Who is the Vendor?**

Mr. Portable Restroom, Haverhill

## General Release & Indemnity Agreement

**Yes**

true

## Terms of Understanding

**Yes**

true

City of Haverhill, MA June 24, 2026

# City Clerk Approval

Record No.**EVNT-26-19**

**Status** Completed

**Type** Approval

**Assignee** Rose Leonard-Flynn

**Became Active** May 27, 2026

**Due Date** None

## Record No: EVNT-26-19

Event Permit

Status: Active

Submitted On: 5/27/2026

### Primary Location

70 WASHINGTON ST
HAVERHILL, MA 01832

### Owner

City of Haverhill
Riverfront parking lot Haverhill, MA 01832

### Applicant

Joseph LeBlanc
978-376-6741
homer2140@mac.com
18 Hawthorne Street
Haverhill, MA 01835

## Messages

**Joseph LeBlanc** June 17, 2026 at 2:25 pm

Do you anticipate this coming up to the City Council before or after the License Commission meets on 7/2? - Joe LeBlanc

City of Haverhill, MA

June 24, 2026

# License Commission Notification

Record No.**EVNT-26-19**

**Status** Completed

**Type** Approval

**Assignee** Nicholas Flynn

**Became Active** May 27, 2026

**Due Date** None

## Record No: EVNT-26-19

Event Permit

Status: Active

Submitted On: 5/27/2026

### Primary Location

70 WASHINGTON ST
HAVERHILL, MA 01832

### Owner

City of Haverhill
Riverfront parking lot Haverhill, MA 01832

### Applicant

Joseph LeBlanc
978-376-6741
homer2140@mac.com
18 Hawthorne Street
Haverhill, MA 01835

## Messages

**Nicholas Flynn** 🔒 Internal — June 4, 2026 at 3:08 pm

LCDL-26-15 pending approval

**Joseph LeBlanc** — May 27, 2026 at 3:23 pm

Hi Nick, Working on it this afternoon. Hope to submit it soon. - Joe

**Nicholas Flynn** — May 27, 2026 at 3:05 pm

Hi Joe, please don't forget to apply for your One-Day license. If you want cocktails, don't forget to pick All Alcohol!

The next available License Commission meetings are July 2nd, August 6th, and September 3rd.

City of Haverhill, MA June 24, 2026

# Building Inspector Approval

Record No.**EVNT-26-19**

**Status** Completed

**Type** Approval

**Assignee** Tom Bridgewater

**Became Active** May 28, 2026

**Due Date** None

## Record No: EVNT-26-19

Event Permit

Status: Active

Submitted On: 5/27/2026

### Primary Location

70 WASHINGTON ST
HAVERHILL, MA 01832

### Owner

City of Haverhill
Riverfront parking lot Haverhill, MA 01832

### Applicant

Joseph LeBlanc
978-376-6741
homer2140@mac.com
18 Hawthorne Street
Haverhill, MA 01835

## Messages

No comments yet.

City of Haverhill, MA

June 24, 2026

# Fire Inspector Approval

Record No.**EVNT-26-19**

**Status** Completed

**Became Active** May 28, 2026

**Type** Approval

**Due Date** None

**Assignee** Justin Borden

## Record No: EVNT-26-19

Event Permit

Status: Active

Submitted On: 5/27/2026

### Primary Location

70 WASHINGTON ST
HAVERHILL, MA 01832

### Owner

City of Haverhill
Riverfront parking lot Haverhill, MA 01832

### Applicant

Joseph LeBlanc
978-376-6741
homer2140@mac.com
18 Hawthorne Street
Haverhill, MA 01835

## Messages

**Joseph LeBlanc** June 17, 2026 at 2:22 pm

Thanks for your mesages dated 6/8 and 6/15. Our committee will be working to meet all of the guidelines you outline.

**Justin Borden** June 15, 2026 at 2:13 pm

1. 12 hr boat detail for Fire Dept.
2. three (3) 4 hr detail for fire truck during fire works

Please confirm who will be paying for above details

Fire Department to cover cost of 3 additional Fire prevention Details for Fireworks/Event

Through this online portal, apply for a Standard Fire Permit, under fire dept- to request the details above

Any food vendor with propane over 42 pounds must apply for permit with fire dept. prior to event. Please confirm with each vendor if they will exceed this requirement.

Please reach out to Trinity/Pridestar- the city ambulance service and inform them of the event-

**Justin Borden** Internal June 15, 2026 at 10:55 am

I don't believe so, I'm still going over this one with the Assistant Chief, which is why I have not yet approved my part.

**Nicholas Flynn** Internal June 15, 2026 at 8:58 am

@Justin Borden Hi Justin, does applicant need to apply for any other permits before you give approval?

**Justin Borden** June 8, 2026 at 4:39 pm

No outside recreation fires are allowed. Approval is based
on information provided on application. Additional permits may be required for
storage of propane if necessary.

Any vendor using propane/cooking must have a fire extinguisher. Any vendor carrying more than 42lbs of propane must obtain a permit from the Fire Department. Any questions please contact the office at 978-373-8460.

City of Haverhill, MA

June 24, 2026

# Health Inspector Approval

Record No.**EVNT-26-19**

**Status** Completed

**Became Active** May 28, 2026

**Type** Approval

**Due Date** None

**Assignee** Mark Tolman

## Record No: EVNT-26-19

Event Permit

Status: Active

Submitted On: 5/27/2026

### Primary Location

70 WASHINGTON ST
HAVERHILL, MA 01832

### Owner

City of Haverhill
Riverfront parking lot Haverhill, MA 01832

### Applicant

Joseph LeBlanc
978-376-6741
homer2140@mac.com
18 Hawthorne Street
Haverhill, MA 01835

## Messages

**Joseph LeBlanc** June 17, 2026 at 2:24 pm

Thank you for this approval.

**Mark Tolman** June 16, 2026 at 12:37 pm

Same setup / layout with porta potties and rubbish storage and disposal as previous years.

**Kaitlin Wright Esposito** June 16, 2026 at 10:53 am

@Mark Tolman Please review and sign off, so this can be moved forward to Council.

City of Haverhill, MA

June 24, 2026

# Police Department Approval

Record No.**EVNT-26-19**

**Status** Completed

**Became Active** May 28, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: EVNT-26-19

Event Permit

Status: Active

Submitted On: 5/27/2026

### Primary Location

70 WASHINGTON ST
HAVERHILL, MA 01832

### Owner

City of Haverhill
Riverfront parking lot Haverhill, MA 01832

### Applicant

Joseph LeBlanc
978-376-6741
homer2140@mac.com
18 Hawthorne Street
Haverhill, MA 01835

## Messages

No comments yet.

City of Haverhill, MA June 24, 2026

# Public Works Director Approval

Record No.**EVNT-26-19**

**Status** Completed

**Type** Approval

**Assignee** Robert Kimball

**Became Active** May 28, 2026

**Due Date** None

## Record No: EVNT-26-19

Event Permit

Status: Active

Submitted On: 5/27/2026

### Primary Location

70 WASHINGTON ST
HAVERHILL, MA 01832

### Owner

City of Haverhill
Riverfront parking lot Haverhill, MA 01832

### Applicant

Joseph LeBlanc
978-376-6741
homer2140@mac.com
18 Hawthorne Street
Haverhill, MA 01835

## Messages

No comments yet.

City of Haverhill, MA

June 24, 2026

# Recreation Department Approval

Record No.**EVNT-26-19**

**Status** Completed

**Became Active** May 28, 2026

**Type** Approval

**Due Date** None

**Assignee** Ben Delaware

## Record No: EVNT-26-19

Event Permit

Status: Active

Submitted On: 5/27/2026

### Primary Location

70 WASHINGTON ST
HAVERHILL, MA 01832

### Owner

City of Haverhill
Riverfront parking lot Haverhill, MA 01832

### Applicant

Joseph LeBlanc
978-376-6741
homer2140@mac.com
18 Hawthorne Street
Haverhill, MA 01835

## Messages

No comments yet.

City of Haverhill, MA June 24, 2026

# Mayor Approval for Use of City Property

Record No.**EVNT-26-19**

**Status** Active

**Became Active** June 24, 2026

**Type** Approval

**Due Date** None

**Assignee** Effie Miscowski

## Record No: EVNT-26-19

Event Permit

Status: Active

Submitted On: 5/27/2026

### Primary Location

70 WASHINGTON ST
HAVERHILL, MA 01832

### Owner

City of Haverhill
Riverfront parking lot Haverhill, MA 01832

### Applicant

Joseph LeBlanc
978-376-6741
homer2140@mac.com
18 Hawthorne Street
Haverhill, MA 01835

## Messages

No comments yet.

# City Council Approval

Record No.**EVNT-26-19**

**Status** Active

**Type** Approval

**Assignee** Kaitlin Wright Esposito

**Became Active** June 16, 2026

**Due Date** None

## Record No: EVNT-26-19

Event Permit

Status: Active

Submitted On: 5/27/2026

### Primary Location

70 WASHINGTON ST
HAVERHILL, MA 01832

### Owner

City of Haverhill
Riverfront parking lot Haverhill, MA 01832

### Applicant

Joseph LeBlanc
978-376-6741
homer2140@mac.com
18 Hawthorne Street
Haverhill, MA 01835

## Messages

**Joseph LeBlanc** June 24, 2026 at 3:10 pm

Thank you!

**Kaitlin Wright Esposito** June 24, 2026 at 2:30 pm

Will be on Council agenda for June 30th meeting.

Have a project #?

**Event Permit**

Step 10 of 11 ·

## Terms of Understanding

As licensee, I understand that it is my sole responsibilit
property or extraordinary expense necessary for the p
or amusement. As Licensee, I also understand the I am
required by the Haverhill City Council to be in attendar

**Yes ***

☑

‹ Back

**City of Haverhill, MA**

**Your Profile**

Your Records
(/dashboard/r

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INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: APR 14 2013

TEAM HAVERHILL INC
C/O TEAM HAVERHILL
51 LEROY AVE
BRADFORD, MA 01835

Employer Identification Number:
37-1665975
DLN:
102107049
Contact Person:
DANIEL RENNER ID# 31697
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
January 12, 2012
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

TEAM HAVERHILL INC

Sincerely,

Holly O. Paz
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

Ruckus property permission placeholder

ACORD

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/17/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | |
|---|---|
| PRODUCER<br>James Page Insurance Agency, Inc.<br>191 Merrimack St, Suite 306<br>Haverhill, MA 01830<br>License #: 1780398 | CONTACT NAME: James Traver<br>PHONE (A/C, No, Ext): (978)373-3893 FAX (A/C, No): 9789127902<br>E-MAIL ADDRESS: jtraver@jamespageins.com |
| INSURED<br>Team Haverhill, Inc<br>Kevin Burke<br>PO Box 5034<br>Haverhill, MA 01835 | INSURER(S) AFFORDING COVERAGE — NAIC #<br>INSURER A : Nautilus Insurance Company<br>INSURER B :<br>INSURER C :<br>INSURER D :<br>INSURER E :<br>INSURER F : |

**COVERAGES** **CERTIFICATE NUMBER: 00066834-250509102126** **REVISION NUMBER: 3**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | | |
|---|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY | Y | | TBD | 07/10/2025 | 09/15/2025 | EACH OCCURRENCE | $ | 1,000,000 |
| | CLAIMS-MADE X OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ | 100,000 |
| | | | | | | | MED EXP (Any one person) | $ | 5,000 |
| | | | | | | | PERSONAL & ADV INJURY | $ | 1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ | 2,000,000 |
| | POLICY PRO-JECT LOC | | | | | | PRODUCTS - COMP/OP AGG | $ | Included |
| | OTHER: | | | | | | | $ | |
| | AUTOMOBILE LIABILITY | | | | | | COMBINED SINGLE LIMIT (Ea accident) | $ | |
| | ANY AUTO | | | | | | BODILY INJURY (Per person) | $ | |
| | OWNED AUTOS ONLY / SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ | |
| | HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ | |
| | | | | | | | | $ | |
| | UMBRELLA LIAB OCCUR | | | | | | EACH OCCURRENCE | $ | |
| | EXCESS LIAB CLAIMS-MADE | | | | | | AGGREGATE | $ | |
| | DED RETENTION $ | | | | | | | $ | |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N | | | | | | PER STATUTE OTH-ER | | |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH) | | | | | | E.L. EACH ACCIDENT | $ | |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ | |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Haverhill is an addition insured for the River Ruckus Event on September 12, 2026.

**CERTIFICATE HOLDER**

City of Haverhill
4 Summer St
Haverhill, MA 01830

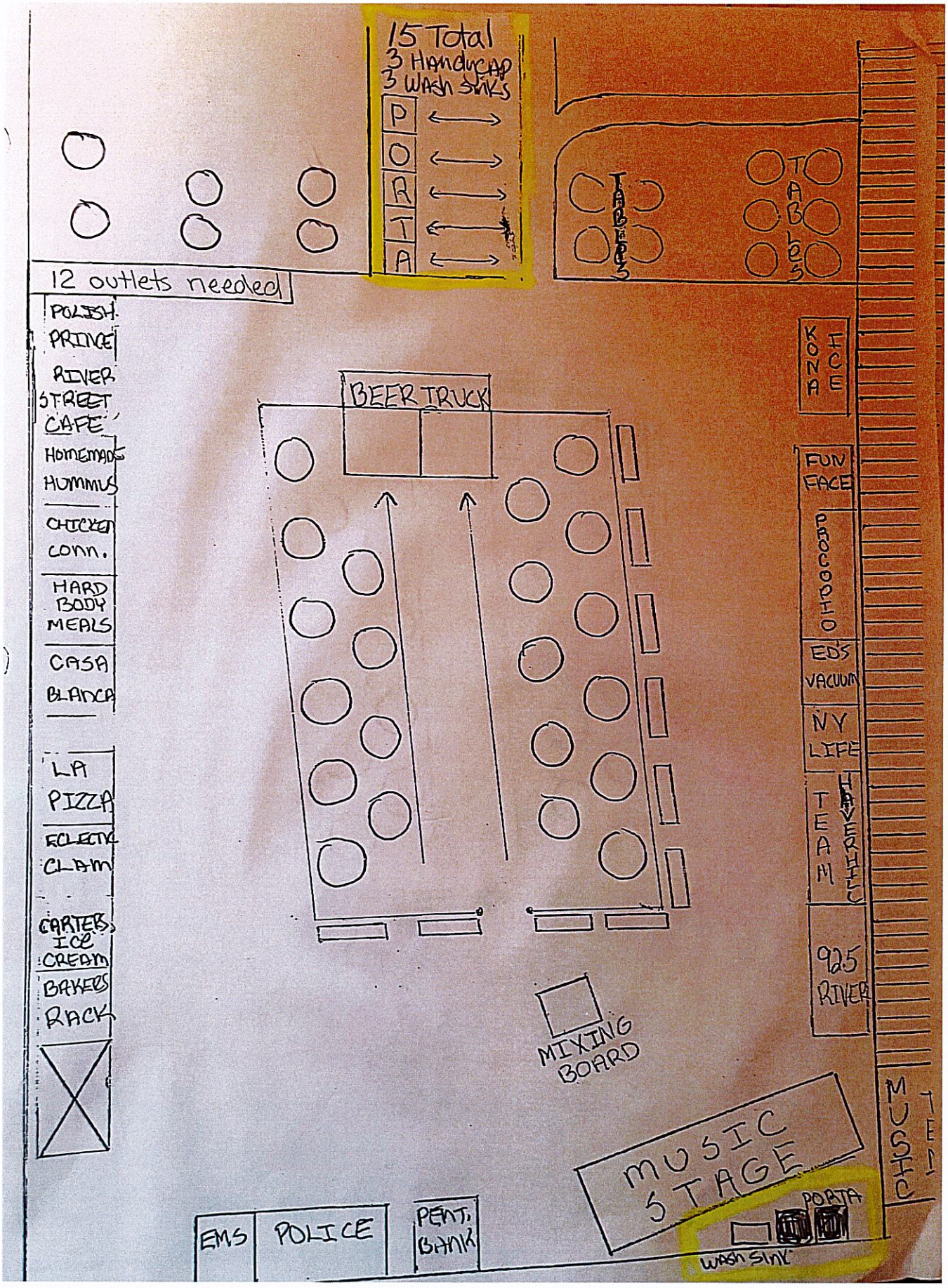
**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

(JPT)


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15 Total
3 Handicap
3 Wash Sinks
PORTA
TABLES
TABLES
12 outlets needed
POLISH
PRINCE
RIVER STREET CAFE
HOMEMADE HUMMUS
CHICKEN CONN.
HARD BODY MEALS
CASA BLANCA
LA PIZZA
ECLECTIC CLAM
CARTER'S ICE CREAM
BAKERS RACK
BEER TRUCK
KONA ICE
FUN FACE
PROGRESSIVE
ED'S VACUUM
NY LIFE
TEAM HAVERHILL
92.5 RIVER
MIXING BOARD
MUSIC STAGE
MUSIC TENT
PORTA
WASH SINK
EMS
POLICE
PENT. BANK

12.8.1

**Tag Day Permit**

# TAGD-26-10

Submitted On: Jun 8, 2026

**Applicant**

Courtney Salerno
978-852-1122
@ mandy.breton@gmail.com

JUN 16 AM10:40
HAVCITYCLERK

## Organization Information

**Organization**
Haverhill Elite Cheer

**Organization Phone**
978-382-9565

**Organization Address**
46 Rogers Rd

**Organization City**
Haverhill

**Organization State**
mass

**Organization Zip**
01835

**Is the Organization Tax Exempt?**
Yes

**Is the Organization Non-Profit?**
Yes

**Is your organization affiliated with the Haverhill Public School system?**
No

**Is the Applicant a Haverhill Resident**
Yes

## Off-Street Locations Information [OFF-STREET LOCATIONS NOT PERMITTED]

**How Many Locations Will You Cover?**
3

**Location 1**
Market Basket Riverside

**Location 2**
Market Basket Westgate

**Location 3**
Market Basket Central Plaza

## Date Information -MAXIMUM 3 CONSECUTIVE DAYS

**How Many Dates Will the Event Include?**
3

**Date #1**
07/24/2026

**Date #2**
07/25/2026

**Date #3**
07/26/2026

City of Haverhill, MA June 16, 2026

# City Clerk Approval

Record No.TAGD-26-10

**Status** Completed

**Type** Approval

**Assignee** Kaitlin Wright Esposito

**Became Active** June 9, 2026

**Due Date** None

## Record No: TAGD-26-10

Tag Day Permit

Status: Active

Submitted On: 6/8/2026

### Primary Location

No location

### Owner

No owner information

### Applicant

Courtney Salerno
978-852-1122
mandy.breton@gmail.com
26 Village Woods Rd
Haverhill, MA 01832

City of Haverhill, MA

June 16, 2026

# Police Approval

Record No.TAGD-26-10

**Status** Completed

**Became Active** June 9, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: TAGD-26-10

Tag Day Permit

Status: Active

Submitted On: 6/8/2026

### Primary Location

No location

### Owner

No owner information

### Applicant

Courtney Salerno
978-852-1122
mandy.breton@gmail.com
26 Village Woods Rd
Haverhill, MA 01832

May 27, 2026

Mandy Breton
Elite Cheer & Athletic Training
Mandy.breton@gmail.com

Dear Mandy:

This letter is to inform you that your organization has been granted permission to hold a fund-raising event at the store listed below between the hours of 9:00AM – 3:00PM. **However, it is the responsibility of the organization to acquire the appropriate permits if required by the town**. At the request of our customers, we have put into effect the following guidelines your volunteers are required to adhere to. Demoulas Super Markets, Inc. has the right to curtail any fund-raising events we feel necessary.

1. Upon arriving at the store you must check in with the store manager.
2. Children under the age of fourteen are required to have adult supervision with them at all times.
3. There should never be more than two people from your organization at the store at any given time.
4. Fund-raising events should take place outside the store at least 10 feet away from the entrance/exit doors. Do not interrupt the flow of traffic entering and exiting the building.
5. All volunteers representing your organization must be well groomed and properly attired. They should present themselves in a courteous and friendly manner at all times.
6. Volunteers must allow the customer to approach them.
7. The person representing you should be located at the entrance door only.
8. If a table is being set up, discuss with the store manager where it should be located.
9. **Due to the numerous requests we receive to fundraise, if you must reschedule the dates you were approved for you will need to resubmit a new letter with new dates at least 2 weeks in advance.**

If you have any questions pertaining to this notice, please contact Lori Page at (978) 851-8000 or fundraising@demoulasmaketbasket.com. We wish you luck in your endeavor!

Demoulas Super Markets, Inc.

STORE LOCATION: Haverhill #9 DATE(S): July 24-25

May 27, 2026

Mandy Breton
Elite Cheer& Athletic Training
Mandy.breton@gmail.com

Dear Mandy:

This letter is to inform you that your organization has been granted permission to hold a fund-raising event at the store listed below between the hours of 9:00AM – 3:00PM. **However, it is the responsibility of the organization to acquire the appropriate permits if required by the town**. At the request of our customers, we have put into effect the following guidelines your volunteers are required to adhere to. Demoulas Super Markets, Inc. has the right to curtail any fund-raising events we feel necessary.

1. Upon arriving at the store you must check in with the store manager.
2. Children under the age of fourteen are required to have adult supervision with them at all times.
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4. Fund-raising events should take place outside the store at least 10 feet away from the entrance/exit doors. Do not interrupt the flow of traffic entering and exiting the building.
5. All volunteers representing your organization must be well groomed and properly attired. They should present themselves in a courteous and friendly manner at all times.
6. Volunteers must allow the customer to approach them.
7. The person representing you should be located at the entrance door only.
8. If a table is being set up, discuss with the store manager where it should be located.
9. **Due to the numerous requests we receive to fundraise, if you must reschedule the dates you were approved for you will need to resubmit a new letter with new dates at least 2 weeks in advance.**

If you have any questions pertaining to this notice, please contact Lori Page at (978) 851-8000 or fundraising@demoulasmaketbasket.com. We wish you luck in your endeavor!

Demoulas Super Markets, Inc.

STORE LOCATION: Haverhill #15 DATE(S): July 24-25

May 27, 2026

Mandy Breton
Elite Cheer & Athletic Training
Mandy.breton@gmail.com

Dear Mandy:

This letter is to inform you that your organization has been granted permission to hold a fund-raising event at the store listed below between the hours of 9:00AM – 3:00PM. **However, it is the responsibility of the organization to acquire the appropriate permits if required by the town**. At the request of our customers, we have put into effect the following guidelines your volunteers are required to adhere to. Demoulas Super Markets, Inc. has the right to curtail any fund-raising events we feel necessary.

1. Upon arriving at the store you must check in with the store manager.
2. Children under the age of fourteen are required to have adult supervision with them at all times.
3. There should never be more than two people from your organization at the store at any given time.
4. Fund-raising events should take place outside the store at least 10 feet away from the entrance/exit doors. Do not interrupt the flow of traffic entering and exiting the building.
5. All volunteers representing your organization must be well groomed and properly attired. They should present themselves in a courteous and friendly manner at all times.
6. Volunteers must allow the customer to approach them.
7. The person representing you should be located at the entrance door only.
8. If a table is being set up, discuss with the store manager where it should be located.
9. **Due to the numerous requests we receive to fundraise, if you must reschedule the dates you were approved for you will need to resubmit a new letter with new dates at least 2 weeks in advance.**

If you have any questions pertaining to this notice, please contact Lori Page at (978) 851-8000 or fundraising@demoulasmaketbasket.com. We wish you luck in your endeavor!

Demoulas Super Markets, Inc.

STORE LOCATION: Haverhill #48 DATE(S): July 24-25

**Taxi Driver License**

# TDL-26-1

Submitted On: May 16, 2026

**Applicant**

Daniel Merchant
9783320297
@
danielmerchantdanielmerchant@yahoo.com

**Primary Location**

103 FREEMONT ST
Haverhill, MA 01832

12.10.4.1

JUN 16 AM10:40
HAVCITYCLERK

## Application Form

**MA Driver's license**

[redacted]

**Applicant Home Address**

103 Freemont st. Haverhill MA. 01832

**Business Address Street**

145B winter st

**Business Address City**

Haverhill

**Business Address State**

Ma

**Business Address Zipcode**

01830

**Business Phone**

9783777785

**Business Name**

Haverhill Taxi

City of Haverhill, MA

June 16, 2026

# Police Department Approval

Record No.**TDL-26-1**

**Status** Completed

**Type** Approval

**Assignee** Kevin Lynch

**Became Active** May 16, 2026

**Due Date** None

## Record No: TDL-26-1

Taxi Driver License

Status: Active

Submitted On: 5/16/2026

### Primary Location

103 FREEMONT ST
Haverhill, MA 01832

### Owner

MERCHANT DANIEL L-ETUX MERCHANT MONIQUE
FREEMONT ST 103
HAVERHILL, MA 01832

### Applicant

Daniel Merchant
978-332-0297
danielmerchantdanielmerchant@yahoo.com
103 Freemont St.
Haverhill, Massachusetts 01832

City of Haverhill, MA

June 16, 2026

# City Clerk Review

Record No.**TDL-26-1**

**Status** Completed

**Became Active** June 9, 2026

**Type** Inspection

**Due Date** None

**Assignee** Kaitlin Wright Esposito

## Record No: TDL-26-1

Taxi Driver License

Status: Active

Submitted On: 5/16/2026

### Primary Location

103 FREEMONT ST
Haverhill, MA 01832

### Owner

MERCHANT DANIEL L-
ETUX MERCHANT
MONIQUE
FREEMONT ST 103
HAVERHILL, MA 01832

### Applicant

Daniel Merchant
978-332-0297
danielmerchantdanielmerchant@yahoo.com
103 Freemont St.
Haverhill, Massachusetts 01832

**Taxi Driver License**

# TDL-26-2

Submitted On: May 17, 2026

**Applicant**

David McLaughlin
9784787995
@ mclaughlinju19@gmail.com

**Primary Location**

145 WINTER ST
Unit Unit B
Haverhill, MA 01830

12.10.4.2

JUN 16 AM10:39
HAVCITYCLERK

## Application Form

**MA Driver's license**

[redacted]

**Applicant Home Address**

15 Grandview Rd Haverhill, MA 01832

**Business Address Street**

Winter

**Business Address City**

Haverhill

**Business Address State**

MA

**Business Address Zipcode**

01832

**Business Phone**

9783777785

**Business Name**

Haverhill Taxi LLC

City of Haverhill, MA

June 16, 2026

# Police Department Approval

Record No.**TDL-26-2**

**Status** Completed

**Became Active** May 17, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: TDL-26-2

Taxi Driver License

Status: Active

Submitted On: 5/17/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC - Haverhill Taxi
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

David McLaughlin
978-478-7995
mclaughlinju19@gmail.com
15 Grandview Rd
Haverhill, MA 01832

City of Haverhill, MA June 16, 2026

# City Clerk Review

Record No.**TDL-26-2**

**Status** Completed

**Type** Inspection

**Assignee** Kaitlin Wright Esposito

**Became Active** June 7, 2026

**Due Date** None

## Record No: TDL-26-2

Taxi Driver License

Status: Active

Submitted On: 5/17/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC - Haverhill Taxi
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

David McLaughlin
978-478-7995
mclaughlinju19@gmail.com
15 Grandview Rd
Haverhill, MA 01832

**Taxi Driver License**

# TDL-26-3

Submitted On: May 19, 2026

**Applicant**

Wisvel Joseph
19786013996
@ haverhilltaxi77@gmail.com

**Primary Location**

145 WINTER ST
Unit Unit B
Haverhill, MA 01830

12.10.43

JUN 16 AM10:38
HAVCITYCLERK

## Application Form

**MA Driver's license**

[redacted]

**Applicant Home Address**

43 Greenough St

**Business Address Street**

145 Winter St

**Business Address City**

Haverhill

**Business Address State**

Mass

**Business Address Zipcode**

01830

**Business Phone**

978-377-7785

**Business Name**

Haverhill Taxi L.L.C

City of Haverhill, MA June 16, 2026

# Police Department Approval

Record No.**TDL-26-3**

**Status** Completed

**Type** Approval

**Assignee** Kevin Lynch

**Became Active** May 19, 2026

**Due Date** None

## Record No: TDL-26-3

Taxi Driver License

Status: Active

Submitted On: 5/19/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

Wisvel Joseph
+1 978-601-3996
haverhilltaxi77@gmail.com
145 winter street unit B
266 River St Haverhill, Mass
Haverhill, MA 01830

City of Haverhill, MA June 16, 2026

# City Clerk Review

Record No.**TDL-26-3**

**Status** Completed

**Type** Inspection

**Assignee** Kaitlin Wright Esposito

**Became Active** June 7, 2026

**Due Date** None

## Record No: TDL-26-3

Taxi Driver License

Status: Active

Submitted On: 5/19/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

Wisvel Joseph
+1 978-601-3996
haverhilltaxi77@gmail.com
145 winter street unit B
266 River St Haverhill, Mass
Haverhill, MA 01830

**Taxi Driver License**

# TDL-26-4

Submitted On: May 21, 2026

**Applicant**

Rachael Trongeau
978-872-7473
@ rachaeltrongeau@gmail.com

**Primary Location**

52 NEWCOMB ST
Haverhill, MA 01830

12.10.4.4

JUN 16 AM10:37
HAVCITYCLERK

## Application Form

**MA Driver's license**

[redacted]

**Applicant Home Address**

52 Newcomb st

**Business Address Street**

145 B Winter St

**Business Address City**

Haverhill

**Business Address State**

MA

**Business Address Zipcode**

01830

**Business Phone**

(978) 377-7785

**Business Name**

Haverhill Taxi

City of Haverhill, MA

June 16, 2026

# Police Department Approval

Record No.TDL-26-4

**Status** Completed

**Became Active** May 25, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: TDL-26-4

Taxi Driver License

Status: Active

Submitted On: 5/21/2026

### Primary Location

52 NEWCOMB ST
Haverhill, MA 01830

### Owner

NEWCOMB ST VENTURES LLC
P.O. BOX 31 HAVERHILL, MA 01831

### Applicant

Rachael Trongeau
978-872-7473
rachaeltrongeau@gmail.com
52 Newcomb Street
3
Haverhill, MA 01830

## Messages

No comments yet.

City of Haverhill, MA

June 16, 2026

# City Clerk Review

Record No.TDL-26-4

**Status** Completed

**Type** Inspection

**Assignee** Kaitlin Wright Esposito

**Became Active** June 7, 2026

**Due Date** None

## Record No: TDL-26-4

Taxi Driver License

Status: Active

Submitted On: 5/21/2026

### Primary Location

52 NEWCOMB ST
Haverhill, MA 01830

### Owner

NEWCOMB ST VENTURES LLC
P.O. BOX 31 HAVERHILL, MA 01831

### Applicant

Rachael Trongeau
978-872-7473
rachaeltrongeau@gmail.com
52 Newcomb Street
3
Haverhill, MA 01830

**Taxi Driver License**

# TDL-26-5

Submitted On: May 21, 2026

**Applicant**

Steven Pefine
8574520409
@ twinangels33@gmail.com

**Primary Location**

145 WINTER ST
Unit Unit B
Haverhill, MA 01830

## Application Form

**MA Driver's license**

[redacted]

JUN 16 AM10:45
HAVCITYCLERK

12.10.4.5

**Applicant Home Address**

52 Washington st 4B Haverhill ma 01832

**Business Address Street**

145 Winter st unit b

**Business Address City**

Haverhill

**Business Address State**

Massachusetts

**Business Address Zipcode**

01830

**Business Phone**

9783777785

**Business Name**

Haverhill Taxi

City of Haverhill, MA

June 16, 2026

# Police Department Approval

Record No.TDL-26-5

**Status** Completed

**Became Active** June 9, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: TDL-26-5

Taxi Driver License

Status: Active

Submitted On: 5/21/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
Winter st 145 HAVERHILL, MA 01830

### Applicant

Steven Pefine
857-452-0409
twinangels33@gmail.com
52 Washington st
4b
Haverhill, Ma 01832

City of Haverhill, MA

June 16, 2026

# City Clerk Review

Record No.**TDL-26-5**

**Status** Completed

**Type** Inspection

**Assignee** Kaitlin Wright Esposito

**Became Active** June 15, 2026

**Due Date** None

## Record No: TDL-26-5

Taxi Driver License

Status: Active

Submitted On: 5/21/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
Winter st 145 HAVERHILL, MA 01830

### Applicant

Steven Pefine
857-452-0409
twinangels33@gmail.com
52 Washington st
4b
Haverhill, Ma 01832

**Taxi Driver License**

# TDL-26-6

Submitted On: May 27, 2026

**Applicant**

Jayshawn Gomez
9786013920
@ windymuniz173@gmail.com

**Primary Location**

145 WINTER ST
Unit Unit B
Haverhill, MA 01830

12.10.4.6

JUN 15 AM 10:34
HAVCITYCLERK

## Application Form

**MA Driver's license**

[redacted]

**Applicant Home Address**

115 lowell ave

**Business Address Street**

145 winter st

**Business Address City**

haverhill

**Business Address State**

ma

**Business Address Zipcode**

01830

**Business Phone**

9783777785

**Business Name**

haverhill taxi llc

City of Haverhill, MA

June 16, 2026

# Police Department Approval

Record No.TDL-26-6

**Status** Completed

**Became Active** May 27, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: TDL-26-6

Taxi Driver License

Status: Active

Submitted On: 5/27/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

Jayshawn Gomez
978-601-3920
windymuniz173@gmail.com
115 Lowell Ave
Haverhill , ma 01832

City of Haverhill, MA

June 16, 2026

# City Clerk Review

Record No.**TDL-26-6**

**Status** Completed

**Type** Inspection

**Assignee** Kaitlin Wright Esposito

**Became Active** June 7, 2026

**Due Date** None

## Record No: TDL-26-6

Taxi Driver License

Status: Active

Submitted On: 5/27/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

Jayshawn Gomez
978-601-3920
windymuniz173@gmail.com
115 Lowell Ave
Haverhill , ma 01832

**Taxi Driver License**

# TDL-26-7

Submitted On: May 27, 2026

**Applicant**

Windy Smith
9786013920
@ windymuniz173@icloud.com

**Primary Location**

145 WINTER ST
Unit Unit B
Haverhill, MA 01830

## Application Form

**MA Driver's license**

[redacted]

JUN 16 AM10:33
HAVCITYCLERK

12.104.7

**Applicant Home Address**

115 Lowell Ave

**Business Address Street**

145 Winte St

**Business Address City**

Haverhill

**Business Address State**

Mass

**Business Address Zipcode**

01830

**Business Phone**

978-377-7785

**Business Name**

Haverhill Taxi L.L.C

City of Haverhill, MA

June 16, 2026

# Police Department Approval

Record No.**TDL-26-7**

**Status** Completed

**Type** Approval

**Assignee** Kevin Lynch

**Became Active** May 27, 2026

**Due Date** None

## Record No: TDL-26-7

Taxi Driver License

Status: Active

Submitted On: 5/27/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

Windy Smith
978-601-3920
windymuniz173@icloud.com
115 Lowell Ave
Haverhill, MA 01832

City of Haverhill, MA

June 16, 2026

# City Clerk Review

Record No.**TDL-26-7**

**Status** Completed

**Type** Inspection

**Assignee** Kaitlin Wright Esposito

**Became Active** June 7, 2026

**Due Date** None

## Record No: TDL-26-7

Taxi Driver License

Status: Active

Submitted On: 5/27/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

Windy Smith
978-601-3920
windymuniz173@icloud.com
115 Lowell Ave
Haverhill, MA 01832

**Taxi Driver License**

# TDL-26-8

Submitted On: May 31, 2026

**Applicant**

eric sayers
19784769462
@ zebsayers@yahoo.com

**Primary Location**

145 WINTER ST
Unit Unit B
Haverhill, MA 01830

12.10.4.8

JUN 16 AM 10:35
HAVCITYCLERK

## Application Form

**MA Driver's license**

[redacted]

**Applicant Home Address**

762 B Washington St Haverhill Mass 01832

**Business Address Street**

145 Winet St

**Business Address City**

Haverhill

**Business Address State**

ma

**Business Address Zipcode**

01830

**Business Phone**

978-377-7785

**Business Name**

Haverhill Taxi L.L.C

City of Haverhill, MA

June 16, 2026

# Police Department Approval

Record No.**TDL-26-8**

**Status** Completed

**Became Active** May 31, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: TDL-26-8

Taxi Driver License

Status: Active

Submitted On: 5/31/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

eric sayers
+1 978-476-9462
zebsayers@yahoo.com
762 B Wahington St
haverhill, MA 01832

## Messages

No comments yet.

City of Haverhill, MA

June 16, 2026

# City Clerk Review

Record No.TDL-26-8

**Status** Completed

**Type** Inspection

**Assignee** Kaitlin Wright Esposito

**Became Active** June 7, 2026

**Due Date** None

## Record No: TDL-26-8

Taxi Driver License

Status: Active

Submitted On: 5/31/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
CEDAR ST #1 138 HAVERHILL, MA
01830

### Applicant

eric sayers
+1 978-476-9462
zebsayers@yahoo.com
762 B Wahington St
haverhill, MA 01832

**Taxi Driver License**

# TDL-26-9

Submitted On: Jun 3, 2026

**Applicant**

Richard Ploof
6038198408
@ bigdaddyruss09@gmail.com

**Primary Location**

145 WINTER ST
Unit Unit B
Haverhill, MA 01830

12.10.49

JUN 16 AM10:36
HAVCITYCLERK

## Application Form

**MA Driver's license**

[redacted]

**Applicant Home Address**

6 Timothy street Danville nh 03819

**Business Address Street**

145 b winter street

**Business Address City**

Haverhill

**Business Address State**

Ma

**Business Address Zipcode**

01830

**Business Phone**

9783777785

**Business Name**

Haverhill Taxi

City of Haverhill, MA

June 16, 2026

# City Clerk Review

Record No.**TDL-26-9**

**Status** Completed

**Type** Inspection

**Assignee** Kaitlin Wright Esposito

**Became Active** June 7, 2026

**Due Date** None

## Record No: TDL-26-9

Taxi Driver License

Status: Active

Submitted On: 6/3/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
HAVERHILL, MA 01830

### Applicant

Richard Ploof
603-819-8408
bigdaddyruss09@gmail.com
6 Timothy street
Danville , Nh 03819

City of Haverhill, MA

June 16, 2026

# Police Department Approval

Record No.TDL-26-9

**Status** Completed

**Became Active** June 3, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: TDL-26-9

Taxi Driver License

Status: Active

Submitted On: 6/3/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
HAVERHILL, MA 01830

### Applicant

Richard Ploof
603-819-8408
bigdaddyruss09@gmail.com
6 Timothy street
Danville , Nh 03819

## Messages

No comments yet.

**Taxi Driver License**

# TDL-26-10

Submitted On: Jun 12, 2026

**Applicant**

Peter Loring
9786013196
@ peterloring58@gmail.com

**Primary Location**

145 WINTER ST
Unit Unit B
Haverhill, MA 01830

JUN 16 AM10:45
HAVCITYCLERK

12.10.4.10

## Application Form

**MA Driver's license**

[redacted]

**Applicant Home Address**

65 moore st

**Business Address Street**

145 winter st

**Business Address City**

haverhill

**Business Address State**

Mass

**Business Address Zipcode**

01830

**Business Phone**

9783777785

**Business Name**

Haverhill Taxi L.L. C

City of Haverhill, MA

June 16, 2026

# Police Department Approval

Record No.**TDL-26-10**

**Status** Completed

**Became Active** June 12, 2026

**Type** Approval

**Due Date** None

**Assignee** Kevin Lynch

## Record No: TDL-26-10

Taxi Driver License

Status: Active

Submitted On: 6/12/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

Peter Loring
978-601-3196
peterloring58@gmail.com
65 Moore St
Haverhill, Massachusetts 01830

City of Haverhill, MA

June 16, 2026

# City Clerk Review

Record No.TDL-26-10

**Status** Completed

**Type** Inspection

**Assignee** Kaitlin Wright Esposito

**Became Active** June 15, 2026

**Due Date** None

## Record No: TDL-26-10

Taxi Driver License

Status: Active

Submitted On: 6/12/2026

### Primary Location

145 WINTER ST Unit Unit B
Haverhill, MA 01830

### Owner

145 WINTER STREET LLC
CEDAR ST #1 138 HAVERHILL, MA 01830

### Applicant

Peter Loring
978-601-3196
peterloring58@gmail.com
65 Moore St
Haverhill, Massachusetts 01830

**Taxi/Limousine Business License**

# TLLB-26-1

Submitted On: May 11, 2026

**Applicant**

Adelson Augustin
7744942546
@ legrandmultiservicesllc@gmail.com

**Primary Location**

30 ARCH ST
Haverhill, MA 01832

12.10.5.1

JUN 16 AM9:00
HAVCITYCLERK

## Applicant Information

**Relationship to Owner**

Owner

## Business Information

**Business Name**

Legrand Services LLC

**Business Phone**

774-494-2546

**Business Address**

30 Arch St

**Business City**

Haverhill

**Business State**

MA

**Business Zip**

01832

**Legal Structure**

Limited Liability Company

**Number of Employees**

1

**Business Type**

Limousine

**Total Number of Vehicles**

1

**Number of Taxis**

0

**Number of Limosines**

1

## Vehicle Information

**Vehicle Make**

Chevrolet

**Vehicle Model**

Suburban

**Vehicle Year**

2026

**Was Vehicle Purchased New?**

Yes

**Vehicle Color**

Black

**Vehicle License Number**

LVD7245

## Signature

**Agree**

true

City of Haverhill, MA

June 16, 2026

# City Clerk Approval

Record No.**TLLB-26-1**

**Status** Completed

**Type** Approval

**Assignee** Kaitlin Wright Esposito

**Became Active** May 11, 2026

**Due Date** None

## Record No: TLLB-26-1

Taxi/Limousine Business License

Status: Active

Submitted On: 5/11/2026

### Primary Location

30 ARCH ST
Haverhill, MA 01832

### Owner

REYES REYNALDO ANTONIO DE JESUS
NORTH ST 11 HAVERHILL, MA 01830

### Applicant

Adelson Augustin
774-494-2546
legrandmultiservicesllc@gmail.com
32 arch st
FLOOR 2
Haverhill , MA 01832

City of Haverhill, MA

June 16, 2026

# Police Approval

Record No.TLLB-26-1

**Status** Completed

**Type** Approval

**Assignee** Kevin Lynch

**Became Active** May 11, 2026

**Due Date** None

## Record No: TLLB-26-1

Taxi/Limousine Business License

Status: Active

Submitted On: 5/11/2026

### Primary Location

30 ARCH ST
Haverhill, MA 01832

### Owner

REYES REYNALDO ANTONIO DE JESUS
NORTH ST 11 HAVERHILL, MA 01830

### Applicant

Adelson Augustin
774-494-2546
legrandmultiservicesllc@gmail.com
32 arch st
FLOOR 2
Haverhill , MA 01832

# COMMONWEALTH OF MASSACHUSETTS
# CITY OF HAVERHILL
# BUSINESS CERTIFICATE

**Issue Date: January 12, 2026**
**Expiration Date: January 12, 2030**

**Certificate Number: BUSC-26-10**
**Fee: $$60.00**

**LEGRAND SERVICES**

**32 ARCH ST HAVERHILL, MA 01832**

**Phone: 774-494-2546**

**In conformity with the provisions of Chapter 110, Section 5 of the MGL, as amended, the undersigned hereby declares that a business is conducted under the title of:**

**LEGRAND SERVICES at 32 ARCH ST - HAVERHILL, 01832 by ADELSON AUGUSTIN**

***I/We certify under the penalties of perjury that I/we, to the best of my/our knowledge and belief, have filed all state tax returns and paid all state taxes required under law.***

gnature(s): Adelson Augustin

**ADELSON AUGUSTIN**

## COMMONWEALTH OF MASSACHUSETTS

On January 12, 2026, ADELSON AUGUSTIN appeared before me and presented satisfactory evidence of identification which was a , proving the person(s) whose name(s) is signed above and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

NATALIA HERNANDEZ
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
November 27, 2031

Notary Seal

Natalia Hernandez
November 27, 2031
**Notary Signature and Seal Expiration Date**

Kaitlin M. Wright
**Kaitlin M. Wright, Haverhill City Clerk**

**THIS DOCUMENT MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC WHO CAN AFFIX HIS/HER SEAL. IF A NOTARY PUBLIC OTHER THAN THE HAVERHILL CITY CLERK'S OFFICE WITNESSES THE SIGNATURE, THE DOCUMENT MUST BE BROUGHT TO THE HAVERHILL CITY CLERK'S OFFICE.**

In accordance with the provisions of Chapter 337 of the Acts of 1985 and Chapter 110, Section 5 of Massachusetts General Laws, Business Certificates shall be in effect for four (4) years from the date of issue and shall be renewed each four (4) years thereafter. A statement under oath must be filed with the Haverhill City Clerk upon discontinuing, retiring or withdrawing from such business or partnership.
Copies of such Certificates shall be available at the address at which such business is conducted and shall be furnished on request during regular business hours to any person who has purchased goods or services from such business. Violations are subject to a fine of not more than three hundred dollars ($300) for each month during which such violation continues. The aforementioned business owner or agent is required to notify the Haverhill City Clerk in the event that the business is discontinued, changes location, changes the name, changes residence, withdraws from the business or partnership, or is deceased.

**This certificate must be renewed every four (4) years.**

**This Business Certificate does not confer zoning approval for conducting of this business at the above address.**

**Zoning Compliance may only be determined and issued by the Haverhill Building Inspector.**

REGISTRY OF MOTOR VEHICLES

# CERTIFICATE OF REGISTRATION

M.G.L. Chapter 90 Section 24B makes it a crime to alter this Certificate
MASSACHUSETTS DEPARTMENT OF TRANSPORTATION

| EXTERNAL CODE | REGISTRATION TYPE | PLATE NUMBER | EFFECTIVE DATE | TITLE NUMBER | EXPIRES ON |
|---|---|---|---|---|---|
| LVN | Livery Normal | LVD7245 | 17-Nov-2025 | | 31-May-2027 |

| MODEL YEAR | MAKE | MODEL | MODEL NUMBER | BODY STYLE | COLOR | VEHICLE IDENTIFICATION NUMBER |
|---|---|---|---|---|---|---|
| 2026 | CHEV | SUBURBAN | CK1090 | SUV | BLACK | 1GNS6BED6TR128958 |

RESIDENTIAL ADDRESS (IF DIFFERENT THAN MAILING)

TOTAL REGISTERED WEIGHT FOR A COMMERCIAL VEHICLE OR TRAILER

GARAGE ADDRESS
30 ARCH ST FL 1 HAVERHILL MA 01832-5546

US DOT NUMBER FOR COMMERCIAL VEHICLE

NAME(S) OF OWNER(S) AND MAILING ADDRESS
ADELSON AUGUSTIN SR
30 ARCH ST FL 1
HAVERHILL MA 01832-5546

INSURANCE COMPANY
Pilgrim Insurance Company

MAXIMUM SEATING CAPACITY FOR VEHICLES FOR HIRE

LESSEE/IN CUSTODY OF

Colleen J. Gilmore Registrar of Motor Vehicles

SPECIAL MESSAGE

CHANGE OF ADDRESS ☐ RESIDENTIAL ☐ MAILING ☐ GARAGE

## Important information for vehicle owners

- Certificate of Registration: Every person operating a motor vehicle shall have the Certificate of Registration for the motor vehicle and/or trailer, in the vehicle, in some easily accessible place. The records of the RMV constitute the official status of the vehicle registration.
- Change of Address: By law, you must report any change of address to the RMV within 30 days. Visit Mass.Gov/RMV to change your address. Once you have reported the address change to the RMV, please write corrected address in box provided above.
- No Insurance Card Required: Massachusetts law does not require an insurance card. M.G.L. Chapter 90, Section 34, and Chapter 175, Section 113A, requires the vehicle's owner to maintain a compulsory motor vehicle liability insurance policy or bond for bodily injury coverage and property damage insurance. The insurer is required by law to electronically notify the Registry of Motor Vehicles if coverage lapses. The vehicle owner is then notified by the RMV to obtain new insurance within 10 days or the registration will be revoked. Bonds are filed with the State Treasurer's Office.
- Transferring Your Plates: Massachusetts General Law (M.G.L. Chapter 90, Section 2) allows you to transfer valid registration plates from this vehicle to a newly acquired new or used motor vehicle or trailer while you obtain insurance and a new registration. See the Transferring a Registration Section on the RMV's website at Mass.Gov/RMV for more information.
- Cancel the registration plates if:
  - The vehicle has been sold or junked and the registration is not going to be transferred to another vehicle.
  - You move to another state and you register the vehicle in that state.
  - The insurance policy is not renewed or is cancelled and there is no plan to obtain a new policy.

Skip the Line, Go Online! Visit Mass.Gov/RMV for list of available transactions.

**Junk Dealer/Collector License**

# JUNK-26-2

Submitted On: Jun 24, 2026

**Applicant**

James Smtih
603-785-1202
@ jaclyn.leray@amedisys.com

**Primary Location**

39 HALE ST
Haverhill, MA 01830

12.10.6.1

## Business Information

**Applicant's Relationship to Owner**

Owner

**Name of Business**

TJS Metal Recycling

**Type of Business Structure**

Sole Proprietor

**Business Owner Address**

17 East Derry Road Derry, NH 03038

**Type of Business**

Junk Dealer

## Application Information

**Type of Application**

Renewal

# City Clerk Approval

Record No.**JUNK-26-2**

**Status** Completed

**Type** Approval

**Assignee** Kaitlin Wright Esposito

**Became Active** June 24, 2026

**Due Date** None

## Record No: JUNK-26-2

Junk Dealer/Collector License

Status: Active

Submitted On: 6/24/2026

### Primary Location

39 HALE ST
Haverhill, MA 01830

### Owner

TJS Metal Recycling
Hale Street 39 Haverhill, MA 01830

### Applicant

James Smith
603-785-1202
jaclyn.leray@amedisys.com
39 Hale Street
Haverhill, MA 01830

## Messages

No comments yet.

City of Haverhill, MA June 26, 2026

# Police Approval

Record No.**JUNK-26-2**

**Status** Completed

**Type** Approval

**Assignee** Kevin Lynch

**Became Active** June 25, 2026

**Due Date** None

## Record No: JUNK-26-2

Junk Dealer/Collector License

Status: Active

Submitted On: 6/24/2026

### Primary Location

39 HALE ST
Haverhill, MA 01830

### Owner

TJS Metal Recycling
Hale Street 39 Haverhill, MA 01830

### Applicant

James Smith
603-785-1202
jaclyn.leray@amedisys.com
39 Hale Street
Haverhill, MA 01830

## Messages

No comments yet.

# Haverhill

Robert E. Ward, DPW Director
Phone: 978-374-2382 Fax: 978-521-4083
rward@haverhillMA.gov

13.1

Date: June 22, 2026

To: The Honorable Melinda E. Barrett
Mayor of Haverhill

From: Robert E. Ward REW.
DPW Director

Subject: Request for Transfer of Wastewater Capital Funds

Attached is a proposed City Council Order authorizing the transfer of FY26 Wastewater Enterprise Funds to various Capital Fund accounts.

The requested transfer will fund the repair and replacement of equipment at the wastewater treatment facility, sewer system repairs, and small neighborhood stormwater improvements. The following projects are currently planned and anticipated to be substantially completed during Fiscal Year 2027:

| PROJECT | ESTIMATED COST |
|---|---|
| Centrifuge Conveyor Rehabilitation Project | $150,000.00 |
| Modulating Gate Actuator Replacement Project | $300,000.00 |
| Secondary Clarifier Mechanism Rehabilitation Project | $50,000.00 |
| Stormwater System Improvements | $100,000.00 |

These projects require careful evaluation, development of detailed scopes of work, and bid specifications prior to procurement. Because equipment at the WWTP can be 20+ years old, it is often difficult and time-consuming to find replacement parts and systems.

The proposed improvements are necessary to maintain reliable operations, protect critical infrastructure, support stormwater management initiatives, and ensure continued compliance with the City's NPDES permit requirements.

If acceptable, please forward the attached City Council Order to the City Clerk for placement on the June 30, 2026, City Council agenda.

If you need additional information, please do not hesitate to call me at extension 2328 or via email at rward@haverhillma.gov.

Attachment

cc: Angel A. Perkins, City Auditor/Finance Director, aperkins@haverhillMA.gov
Christine M. Lindberg, MPA, MCPPO, clindberg@haverhillMA.gov
Lynn Spitalere, Treasurer/Collector, lspitalere@haverhillMA.gov
Allana McOsker, Business Manager – Water/Wastewater ajmcosker@haverhillMA.gov

DOCUMENT

# CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the sum of six hundred sixty-two thousand two hundred nineteen dollars ($662,219) be transferred from the listed accounts in the ***Wastewater Fund*** to the listed ***Wastewater Capital Funds***.

JUN 26 AM 10:41
HAVCITYCLERK

| **Transfer From** | **Line Item** | **Amount** |
|---|---|---|
| Wastewater Capital Outlay | 6010040.1.0444.5831 | $400,000.00 |
| Wastewater Infrastructure Expense | 6010040.1.0444.5840 | $113,285.00 |
| Computer Hardware/Software | 6010040.1.0444.5870 | $48,934.00 |
| Storm Water – Capital | 6010040.1.0443.5870 | $100,000.00 |

| **Transfer To** | **Line Item** | **Amount** |
|---|---|---|
| Wastewater Capital Outlay | 3220014.1.0000.5001 | $448,934.00 |
| Sewer Rehab & Repair | 3211015.1.0000.5001 | $113,285.00 |
| Stormwater System Improvements | 3220423.1.0000.5001 | $100,000.00 |

Document

CITY OF HAVERHILL

In Municipal Council

13.2

**Ordered:**

That $60,745 will be transferred from Refuse contract disposal 101.1.0430.5303 to Highway capital 101.1.0422.5832 to replace the failing fuel system.

JUN 24 PM 12:49
HAVCITYCLERK

13.3

JUN 26 PM1:58
HAVCITYCLERK

Document

CITY OF HAVERHILL

In Municipal Council

**Ordered:**

That $63,000 will be transferred to Outdoor Lighting Expense (Department 424) and $22,000 will be transferred to Vehicle Maintenance Expense (Department 425) to fund remaining fiscal 2026 operating costs. Funding will be transferred from Refuse Expense (Department 430) in the amount of $85,000.

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

15.1

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

# CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

JUN 24 AM10:40
HAVCITYCLERK

June 23, 2026

To: President and Members of the City Council

Councilors Lewandowski, Toohey, and Vice President Michitson wish to discuss public safety, e-bikes and Governor Healey's Ride Safe Act.

Melissa J. Lewandowski
Councilor Melissa J. Lewandowski

Shaun P. Toohey
Councilor Shaun P. Toohey

John A. Michitson
Vice President John A. Michitson

(Meeting: 6.30.26)

# RIDE SAFE.

## KNOW THE LAWS. SAVE LIVES.




## ⚠ E-BIKES, MOTORIZED BIKES & GAS-POWERED VEHICLES

KNOW THE LAWS. RIDE RESPONSIBLY. STAY SAFE.

### E-BIKES



E-BIKES ARE ELECTRIC BICYCLES WITH A MOTOR AND ARE SUBJECT TO THE SAME RULES OF THE ROAD AS TRADITIONAL BICYCLES.

### MOPEDS & MOTORIZED BIKES



MOPEDS AND MOTORIZED BIKES WITH ENGINES UP TO 50CC MAY REQUIRE REGISTRATION AND A VALID LICENSE OR LEARNER'S PERMIT.

### GAS-POWERED BIKES & SCOOTERS



GAS-POWERED VEHICLES WITH LARGER ENGINES MAY REQUIRE MOTORCYCLE REGISTRATION, LICENSE, INSPECTION, AND INSURANCE.

### MASSACHUSETTS LAW

- E-Bikes must follow the same rules of the road as traditional bicycles
- Riders must obey all traffic signals and signs
- Helmets are strongly encouraged and required for riders 16 years old and under
- E-Bikes are not permitted to be operated recklessly, on sidewalks in congested areas, or in a manner that endangers pedestrians or motorists
- Modified or high-speed bikes that exceed legal limits may be considered motor vehicles and subject to registration and licensing requirements

### REGISTRATION & CC LAWS

Gas-powered bikes, mopeds, and motorized scooters may require registration depending on engine size (CCs) and vehicle classification.

- Motorized bikes and mopeds with engines up to 50cc generally require registration and a valid driver's license or learner's permit.
- Larger engine sizes may require motorcycle registration, licensing, inspection, and insurance.
- Unregistered or improperly operated motorized vehicles may be subject to enforcement action.

### ⚠ THE DANGERS

- Excessive speeds
- Riders failing to obey traffic laws
- Distracted operation
- Multiple riders on one bike
- Operating at night without lights or reflective gear
- Young operators riding vehicles beyond their skill or legal ability

**HIGH SPEEDS. REAL CONSEQUENCES.**
SERIOUS INJURIES CAN HAPPEN IN SECONDS.

### SAFETY TIPS

- Always wear a helmet
- Ride with traffic, not against it
- Use lights and reflective clothing at night
- Stay alert and avoid distractions
- Never assume vehicles can see you
- Slow down in crowded areas
- Ensure your bike or scooter is properly registered if required by law



LET'S WORK TOGETHER TO KEEP OUR ROADS, SIDEWALKS, AND NEIGHBORHOODS SAFE FOR EVERYONE.

**RIDE RESPONSIBLY. ARRIVE ALIVE.**

HAVERHILL

SEE SOMETHING? SAY SOMETHING.

15.2

**CITY COUNCIL**
**Timthoy J. Jordan,** *President*
**John A. Michitson,** *Vice President*
**Thomas J. Sullivan**
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**CITY OF HAVERHILL**
HAVERHILL, MASSACHUSETTS 01830-5843

June 25, 2026

JUN 24 AM10:41
HAVCITYCLERK

To: President and Members of the City Council

Vice President Michitson wishes to announce the Planning and Development Committee meeting on Tuesday, July 7, 2026 at 6PM in Room 202, City Council Chambers.

John A. Michitson
Vice President John A. Michitson

(Meeting: 6.30.26)

**CITY COUNCIL**
**Timothy J. Jordan,** *President*
**John A. Michitson,** *Vice President*
**Thomas J. Sullivan**
**Colin F. LePage**
**Melissa J. Lewandowski**
**Catherine P. Rogers**
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# CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

June 12, 2026

TO: Kaitlin M. Wright, City Clerk

RE: Planning and Development Committee Meeting -
**Tuesday, July 7, 2026, 6:00 PM**

Dear Ms. Wright:

Please be advised, I have scheduled a Planning and Development Committee meeting for **Tuesday, July 7, 2026, at 6:00 PM in the City Council Chambers, Room 202, City Hall, 4 Summer Street.**

The purpose of the meeting is to discuss and review the following:

- **Doc. 21-B Motion by Councilor Sullivan to send for further discussion Chapter 255-Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)**

You can also join the meeting remotely by using the link: https://meet.google.com/tym-zahy-gyq

Sincerely,
John A. Michitson
John A. Michitson, Chairperson
Planning and Development Committee

JAM/lar
Attachments

C: P&D Committee Members, City Council, Mayor Melinda E. Barrett, Fire Department, Engineering Department, Planning Department

**Lori Robertson**

---

**From:** Erinn Scott <escott@haverhillcommunitytv.org>
**Sent:** Friday, June 12, 2026 8:00 AM
**To:** Lori Robertson; Matt Belfiore; Dave Shultz; cbowden; cellson; Lindsay Paris; Escott@haverhillcommunitytv.org
**Subject:** Planning & Development Meeting - Tuesday, July 7, 2026, at 6PM

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

Here is the link to join the Planning & Development meeting on Tuesday, July 7, 2026, at 6PM.

https://meet.google.com/tym-zahy-gyq

Or open Meet and enter this code: tym-zahy-gyq

Dial in (audio only): (US) +1 252-528-8041 PIN: 690 115 579#

Erinn E. Scott, Office Manager
escott@haverhillcommunitytv.org
HC Media
60 Elm St.
Haverhill, MA 01830
(978) 372-8070 Ex. 202

## Document # 21-B

Ordinance: re: Amend Chapter 255 Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)– by inserting a new section 7.9 Battery Energy Storage Systems, amending section 3.1.3 Table of Use and Parking regulations by allowing a Tier 1, Tier 2 and Tier 3 BESS and amending the Zoning Map to include the BESS Overlay District. The overlay district will be creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), adding to the table the overlay district with the allowed Tiers and updating the zoning map to include the BESS Overlay District, or take any other action related to

**IN CITY COUNCIL: March 24, 2026**

**File for 14 Days + Council hearing for May 19th**

9 **YEAS, 0 NAYS, 1 ABSENT,** 1 ABSTENTATION

Attest: Kaitlin M. Wright

Kaitlin M. Wright, CMC
City Clerk

10.3

Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

978.463.7700
www.mtclawyers.com

March 16, 2026

MAR 20 AM9:10
HAVCITYCLERK

By Electronic Delivery

Tim Jordan
City Council President
Haverhill City Council
4 Summer Street,
Room 204
Haverhill, MA 01830

Re: Zoning Amendment / Battery Energy Storage Systems ("BESS")

Dear Mr. Jordan:

Reference is made to the above captioned matter. In that connection, on January 7, 2025 the former Economic Development Director submitted a Battery Energy Storage System Ordinance to the Council for your consideration. Since that time, the Mayor's office along with the Planning Director and myself have revised the 2025 submission. Additionally, the Department of Energy Resources has further issued guidance on BESS Zoning Ordinances. Finally, the Mayor has received comments from a potential developer of a BESS facility in the City.

I have attached for your advertisement and consideration a revised BESS Zoning Ordinance. I would ask that you table indefinitely the January 2025 Ordinance at the opening of the public hearing on this revised Ordinance, Further, I ask that the Council refer this Ordinance to the Planning Board for a public hearing and thereafter schedule a public hearing for the Council as well.

The Planning Director and I look forward to addressing questions you might have at the time of the public hearing.

Sincerely,

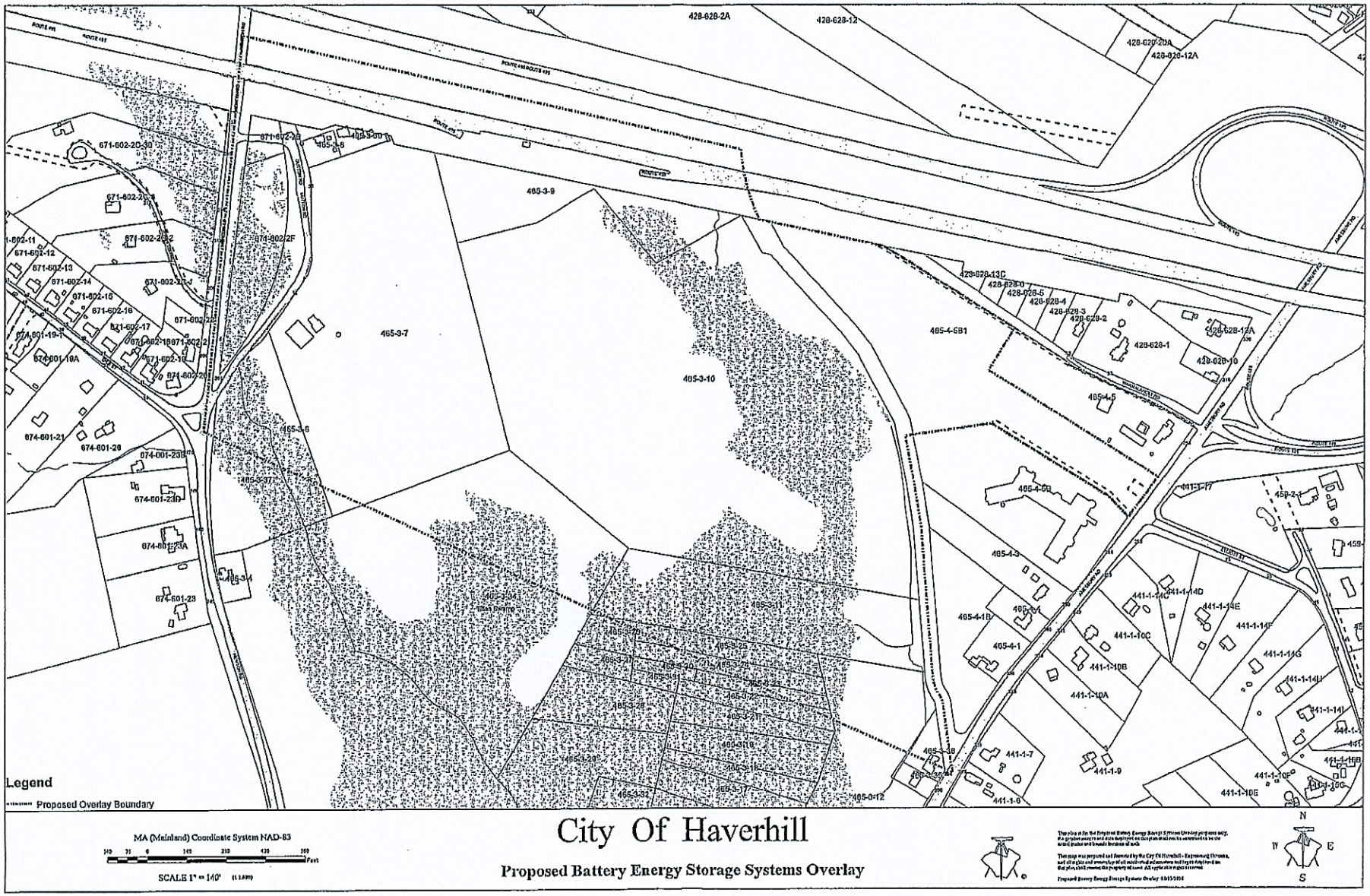
Atty. Lisa Mead, City Solicitor

Enclosure(s)

cc: Melinda E. Barrett, Mayor
Jacki Byerly, Planning Director

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

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


Legend
Proposed Overlay Boundary
MA (Mainland) Coordinate System NAD-83
SCALE 1" = 140'
City Of Haverhill
Proposed Battery Energy Storage Systems Overlay
N
W
E
S

10.3.1

**MUNICIPAL ORDINANCE CHAPTER 255 Zoning**

**AN ORDINANCE RELATING TO AMENDING CHAPTER 255, ZONING BY ADDING A NEW SECTION 7.9 BATTERY ENTERGY 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";**

§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. Establishment of the BESS Overlay District
The BESS Overlay District is an overlay district superimposed over the underlying district set forth in this Zoning Ordinance. Within the BESS, the requirements of the underlying district continue to apply, except when the following uses are proposed then the following provisions of this section 7.9 shall apply:

Tier 1 BESS

Tier 2 BESS and

Tier 3 BESS

§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 redundance capacity of 100 MW shall be treated as a 100 MW system.

1. Tier 1 BESS have an aggregate energy capacity less than or equal to 500 kWh, 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 500kWh and less than 10 MWh, but no greater than 10 MWh;

    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 energy capacity greater than 10 MWh, but no greater than 350MWh;

    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 or subsequent standard.

C. Energy storage system capacities, including array capacity and separation, are limited to the thresholds contained in NFPA 855 or subsequent standard.

§ 7.9.5. Permitting Requirements for Tier 1 BESS

Tier 1 BESS are allowed by right in all zoning districts, including the BESS Overlay District, 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 2 and Tier 3 BESS shall be permitted by Special Permit in the BESS Overlay District in accordance with the requirements below.

§ 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 the BESS Overlay District 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 3BESS:

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 150 feet from all side, rear, and front lot lines; except that Tier 2 and Tier 3 BESS shall be set back a minimum of 300 feet 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. The Special Permit Granting Authority may waive these setback requirements so long as the approved setbacks protect the health and safety of nearby abutters.

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 accomodate a knox 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. Stormwater Management. The applicant shall submit a stormwater management plan consistent with the Massachusetts Stormwater Management Policy.

R. 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.

S. 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.

T. 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 certified verification that there is a fully executed Interconnection Services Agreement ("ISA") with the local utility distribution company. Said certification shall include the cover and signature pages of the ISA.

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, 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.

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.

   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 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

AGGREGATE ENERGY CAPACITY: Total amount of energy stored that can be stored in all batteries that are a part of the BESS measured in kilowatt-hours (kWh) or megawatt-hours (MWh).

BATTERY or BATTERIES: A single cell or group of cells connected electrically in series, in parallel, or combination of both, which can charge, discharge and store energy electrochemically. For the purpose of this Ordinance, batteries utilized in consumer products are excluded from these requirements.

BATTERY ENERGY STORAGE SYSTEM ("BESS") – A system containing one of more battery modules for storing electrical energy, any equipment needed to support the safe and proper function or usage of the battery modules, and one or moe physical container(s) providing secondary containment to any of the above. It may be a primary use or an Accessory Use to a solar generating facility, power generation facility, electrical substation, or other similar uses. 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.

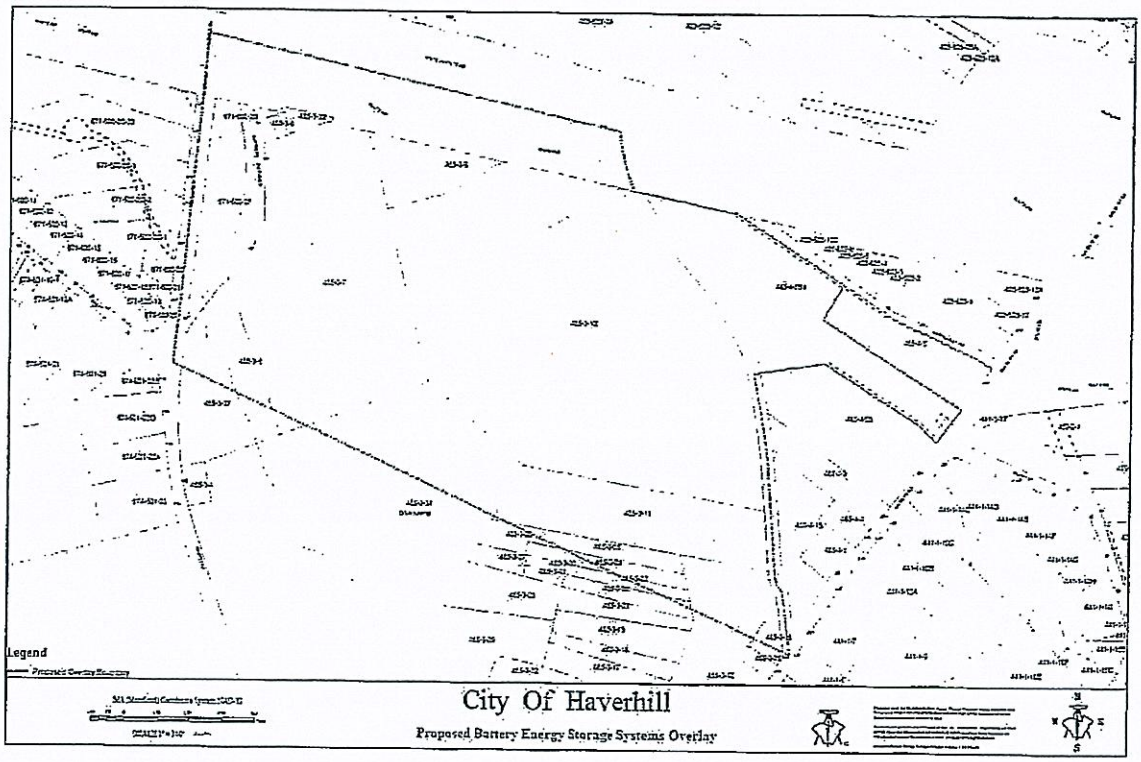
**And further to amend section 3.1.3, Table of Use and Parking regulations by allowing Tier 1, Tier 2 and Tier 3 BESS in the districts as follows:**

BESS Overlay District - OD

| | RS | RR | RL | RM | RH | RU | CN | CH | CG | CC | CM | OP | BG | BP | BESS OD | PC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| L MISCELLANEOUS COMMERCIAL USES (cont'd) | | | | | | | | | | | | | | | | |
| 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 |
| 24. Battery Energy Storage Systems: Tier 1 | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y | Y | None |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 25. Battery Energy Storage Systems: Tier 2 | N | N | N | N | N | N | N | N | N | N | N | N | N | N | CC | None |
| 26. Battery Energy Storage Systems: Tier 3 | N | N | N | N | N | N | N | N | N | N | N | N | N | N | CC | None |

**And further to amend the City of Haverhill Zoning Map to include the BESS Overlay District as set forth below:**



DOCUMENT

# CITY OF HAVERHILL

In Municipal Council

ORDERED:

Municipal Ordinance Chapter 255

An Ordinance Relating to Amend Chapter 255 Zoning Ordinance and Zoning Map

Ordinance: re: Amend Chapter 255 Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)– by inserting a new section 7.9 Battery Energy Storage Systems, amending section 3.1.3 Table of Use and Parking regulations by allowing a Tier 1, Tier 2 and Tier 3 BESS and amending the Zoning Map to include the BESS Overlay District. The overlay district will be creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), adding to the table the overlay district with the allowed Tiers and updating the zoning map to include the BESS Overlay District, or take any other action related to.

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 14 days

Advertise in Gazette:
Thursday April 16th and Thursday April 23rd

Attest:

Kaitlin M. Wright, CMC
City Clerk

## Kaitlin Wright

**From:** North of Boston <noreply@wave2adportal.com>
**Sent:** Monday, March 23, 2026 10:49 AM
**To:** CityClerk
**Cc:** cmacdonald@northofboston.com; Kaitlin Wright; Natalia Hernandez
**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:
**W0142797**
Business Type:
All Other Public Notices
Notice Size:
Public Notices
Notice Estimate:
$196.16
Referral Code:
**Amend Chapter 255 Zoning Ord**

### Account Details

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

### Schedule for notice number W01427970

**Thu Apr 16, 2026**
**Haverhill Gazette Public Notices**
*All Zones*

**Thu Apr 23, 2026**
**Haverhill Gazette Public Notices**
*All Zones*

**CITY OF HAVERHILL**
**In Municipal Council**
**ORDERED:**
**Municipal Ordinance Chapter 255**
An Ordinance Relating to Amend Chapter 255 Zoning Ordinance and Zoning Map

Ordinance re: Amend Chapter 255 Zoning Ordinance and Zoning Map - Battery Energy Storage Systems Overlay District (BESS)-by inserting anew section 7.9 Battery Energy Storage Systems, amending section 3.1.3 Table of Use and Parking regulations by allowing a Tier 1, Tier 2 and Tier 3 BESS and amending the Zoning Map to include the BESS Overlay District. The overlay district will be creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), adding to the table the overlay district with the allowed Tiers and updating the zoning map to include the BESS Overlay District, or take any other action related to.

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PLACED ON FILE for at least 14 days

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

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

Mead, Talerman & Costa, LLC
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Newburyport, MA 01950
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TO: Pres. Jordan and Members of the Council
FR: Lisa L. Mead, City Solicitor
CC: Mayor Barrett
Jacki Byerly, Planning Director
RE: BESS Zoning amendment
DA: May 12, 2026

MAY 14 PM2:19
HAVCITYCLERK

Reference is made to the above captioned matter. In that connection, the Council has before it 2 proposed amendments to the Zoning Ordinance related to Battery Energy Storage Systems ("BESS"). I request that you receive and file the proposed ordinance from January 2025. I request that the Council act on the Ordinance filed last month. The Planning Board has held their public hearing and voted to recommend that the Council adopt the Ordinance.

**Why a BESS Zoning Ordinance?**

The City currently has no Zoning Ordinance regulating the location and use of a BESS facility or any size. In the case of Duxbury Energy Storage, LLC v. the Town of Duxbury Zoning Board of Appeals, Land Court Misc. 000643 (2025) the Land Court decided that the exemption set forth in G. L. c. 40A sec. 3 par. 9 for solar facilities applied to BESS as well. Noting that the Supreme Judicial Court in the case of Tracer Lane II Realty, LLC v. Waltham, 489 Mass 781 determined that Waltham's zoning code violates the Solar Energy Provision, concluding that "[a]n outright ban ... restricts rather than promotes the legislative goal of promoting solar energy. In the absence of a reasonable basis grounded in public health, safety, or welfare, such a prohibition is impermissible under the provision." *Id.* at 782. Further the Court in Duxbury provided that "...evaluating a bylaw's validity under G.L. c. 40A, § 3 requires balancing "the interest that the ordinance or bylaw advances and the impact on the protected use." *Id.* at 781. This requires assessing whether a restriction genuinely furthers a legitimate municipal interest and is rationally related to it, or if it impermissibly restricts the establishment of uses protected by the provision, and so is unreasonable. *Id.*, citing *Rogers v. Norfolk*, 432 Mass. 374, 379 (2000).(at 15). It is with this background that the Duxbury court determined that the exemption under G.L. c. 40A sec. 3 par. 9 applies to BESS facilities. Specifically, they said;

> The Solar Energy Provision specifically protects "***the building of structures*** that facilitate the collection of solar energy" (emphasis added). This means any aspects of a project that involve building qualifying structures gain the statute's protection.13 This interpretation aligns with how appellate courts have construed other provisions of the Dover Amendment. For instance, in *Watros v. Greater Lynn Mental Health & Retardation Assoc., Inc.*, 421 Mass. 106, 114 (1995), the Supreme Judicial Court held that where G.L. c. 40A, § 3, second par. explicitly exempted "land or structures" from certain zoning regulations, an accessory structure intended for

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*New Bedford Office*
227 Union Street, Suite 606
New Bedford, MA 02740

> educational use qualified for protection, even though it shared a lot with other unprotected residential structures. Thus, even if only the battery cabinets are considered structures – a point the Board 19 concedes and cannot reasonably dispute – building such structures at the Project site would be protected from prohibition or unreasonable regulation, provided they "facilitate the collection of solar energy. Id 18-19.

As a result and based upon the determination in Tracer Lane and its application to BESS facilities in Duxbury, the City should have an Ordinance reasonably regulating BESS facilities on a reasonable amount of land area. Otherwise the City would be at the will of someone who wants to locate one of these facilities anywhere in the City it so choses given the uses exemption under G.L. c. 40A sec. 3 par. 9.

Further, over the past year, the Department of Energy Resource ("DOER") has promulgated new consolidated permitting regulations related to Solar and BESS facilities, among other energy generating facilities, with which the City must comply by October of this year. The intent of the Act is to streamline and expedite the permitting of such facilities by allowing permit applicants to submit a single, Consolidated Local Permit Application. Municipalities will still handle all local permitting required for "small" projects, which are generally generation projects up to 25MW, battery storage projects up to 100 MWh, transmission or distribution infrastructure in existing rights of way less than 10 miles in length, or a new right of way of less than 1 mile. The state Energy Facilities Siting Board will handle all state and local permitting needed for "large" projects which exceed these thresholds.

Municipal implementation of the consolidated permitting program is anticipated to begin on July 1, 2026, and municipalities must accept consolidated permitting applications by **October 1, 2026.** Under the proposed framework, Applicants will initiate the consolidated permitting process by filing a Notice of Intent with the designated local government representative, identifying basic project features and describing community outreach efforts. The process includes meetings with municipal officials to review project details, identify required permits, and discuss stakeholder engagement. Applicants will conduct a preliminary site suitability assessment to be reviewed and approved by DOER, submit the same for review and feedback from the municipality on potential project modifications prior and as a requirement of filing a complete application. This process must be completed not more than 60 days prior to filing with the municipality, or the application shall be denied without prejudice. Applicants will file a pre-filing checklist with the municipality which must be reviewed by the municipality within 10 days of submission for completeness. If the prefiling requirements are not complete, the applicant will have an additional 30 days to complete the required items on the checklist, subject to an additional 30-day extension by the municipality. A determination that the pre-filing requirements has not been completed may be contested by the applicant. A single consolidated application will be used statewide and will encompass all approvals required for small clean energy facility projects. Municipalities will designate a permitting authority or coordinating official responsible for serving as a gatekeeper and managing the review process and ensuring coordination among local boards and departments. The municipality must issue a determination regarding completeness within 30 days of receiving an application or within 30 days of receiving any additional materials provided in response to a determination that the application is incomplete.

Notwithstanding the consolidated application process, municipal boards and departments will continue to apply existing state statutes and local bylaws, including but not limited to zoning, wetlands protection, historic preservation, and health regulations. Decisions of individual boards

under any such locally administered processes will be incorporated into a single consolidated local permit decision issued by the municipality.

Under the DOER framework, upon determination by the municipality's designated gatekeeper, that the application is complete, the municipality must issue a final decision under any local permitting scheme within twelve (12) months, absent extensions authorized by statute or regulation, or as may be agreed to by the Applicant. The Planning Director and I will be providing to the Council in the near future, any changes required to the Ordinance to reflect the requirements of the consolidated permitting required by DOER.

**Proposed Zoning Ordinance**

As a result of the foregoing, without yet providing the Council with a proposed Ordinance related to the Consolidated Permitting, but in light of the fact that there is a developer of BESS examining the possibility of coming into Haverhill, we proposed the attached Ordinance. It should be noted that the Mayor, City staff, Fire, Building, Health, Conservation, Planning, and many more have been intimately involved in the development of this ordinance.

Overall, the proposed ordinance establishes a comprehensive local regulatory framework governing the siting, permitting, construction, operation, maintenance, and decommissioning of Battery Energy Storage System facilities within the City, as noted in the Planning Board report. The ordinance provides for a permitting framework for various sizes of BESS facilities, Tier 1, Tier 2, and Tier 3 classifications, which are defined based upon the size or capacity of the system. Importantly, and in compliance with Tracer Lane as well as the litany of cases governing the exemptions under G.L. c. 40A sec. 3, smaller Tier 1 systems are permitted by right subject to Site Plan Review and applicable code requirements, while larger Tier 2 and Tier 3 facilities require a Special Permit and are limited to the proposed BESS Overlay District.

There is a noted change in the permitting process, different from that which the Council has followed in the past. In the proposed ordinance, an Applicant must file with the Council for a Special Permit after it has been determined that a complete application has been filed. The Council will then schedule and open its public hearing. Following an overview of the application, the public hearing will be continued and the application referred to the Development Review Committee which must thereafter provide to the Council its recommendations on the Applications within 90 days of referral to the Committee. By incorporating the Development Review Committee process into the Special Permit process, any conditions or changes recommended by the Committee will then, if the Council determines they are appropriate or desired, be included in the final decision.

All Tier 2 and Tier 3 BESS are subject to both Special Permit and Major Site Plan Review. The Applicants are required to comply with the Ordinance general special permit criteria as well as the specific Special Permit criteria of the BESS section.

It should be noted that the design requirements, lighting, vegetation, setbacks, emergency access, lot size and other dimensional requirements, fencing and screening, safety requirements and the like were all well vetted by the Fire, Police, Building, Electrical and other code professionals. The decommissioning plan, fund and insurance were modeled after previously approved and enacted ordinances and bylaws and best practices as well.

I look forward to discussing this with you next week.

# Haverhill

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

MAY 14 AM9:24
HAVCITYCLERK

To: City Council

From: Jacki Byerley, AICP, Planning Director JB

Re: Zoning Ordinance and Map amendment - Battery Energy Storage Systems

Date: May 14, 2026

Following review of the proposed amendment to Chapter 255 of the City of Haverhill Zoning Ordinance to add a new Section 7.9 entitled "Battery Energy Storage Systems" ("BESS"), the Planning Board forwards a favorable recommendation to the City Council for adoption of the ordinance as drafted.

The proposed ordinance establishes a comprehensive local regulatory framework governing the siting, permitting, construction, operation, maintenance, and decommissioning of Battery Energy Storage System facilities within the City. The ordinance is intended to address emerging energy infrastructure technologies while ensuring that appropriate public safety, environmental and land use protections are in place.

The ordinance appropriately distinguishes between small-scale accessory systems and larger utility-scale facilities through the establishment of Tier 1, Tier 2, and Tier 3 classifications based on system capacity and operational characteristics. Smaller Tier 1 systems are permitted by right subject to Site Plan Review and applicable code requirements, while larger Tier 2 and Tier 3 facilities require a Special Permit and are limited to the proposed BESS Overlay District.

The Planning Board finds that the ordinance incorporates significant public safety standards consistent with current industry practices and guidance issued by the Massachusetts Department of Energy Resources ("DOER"). The ordinance requires compliance with all applicable building, fire and electrical codes.

The ordinance further provides the City Council, acting as the Special Permit Granting Authority, with the ability to review larger-scale proposals on a case-by-case basis through the Special Permit and Development Review process to ensure that impacts to surrounding properties and neighborhoods are appropriately addressed.

Accordingly, the Planning Board respectfully recommends that the City Council vote to adopt the proposed Battery Energy Storage Systems Ordinance and Overlay District as drafted.

Haverhill
Economic Development and Planning
Phone: 978-374-2330

**CITY OF HAVERHILL**
**PLANNING BOARD MINUTES**
May 13, 2026 – 7:00 PM
City Hall, City Council Chambers, Room 202

DRAFT

**Call to Order:**

The meeting was called to order at 7:02 PM by Chairman Howard.

**Roll Call:**

Present were Chairman Paul Howard; Members Mike Morales, Bill Evans, April Der Boghosian, Freddy Perez. Bobby Brown, Nate Robertson, and Ismael Matías were absent. Also present were Planning Director Jacki Byerley and Head Clerk Melanie Sloan and Head Clerk Samantha Limberti.

**Conduct of Hearing:**

The Board read the standard conduct of hearing procedures into the record.

**Public Hearing:**

**Amend Chapter 255 Zoning Ordinance and Zoning Map-**

Chairman Howard opened the public hearing for the Amend Chapter 255 Ordinance and Zoning Map.

The planning director explained that the battery storage that was previously presented to the board for recommendation which hasn't been approved by City Council and included all the BP districts. We have 4 BP districts in the city. This new hearing is to create an overlay district over one of the BP District, as an overlay there will be changes to the underlying district.

There were no public comments.

Planning Director Byerley recommended approval based on the information by the City Solicitor and the draft she would recommend the Board recommend approval to City Council.

On a motion by Member Evans, seconded by Member Morales, the Board voted to approve the Battery Storage Systems.

**Approval of Minutes: for March 11, 2026**
On a motion by Member Evans, seconded by Member Morales, the Board voted to approve the March 11, 2026, meeting minutes. Vote: (5-0)

**Approval of Minutes for April 8, 2026**
On a motion by Member DerBoghosian, seconded by Member Perez, the Board voted to approve the April 8, 2026, meeting minutes. Vote: (5-0)

**Escrows:**

**Any other matter:**

**Adjournment:**
On a motion by Member DerBoghosian, seconded by Member Morales, the Board voted to adjourn. Vote: (5-0)

The meeting was adjourned.

DRAFT

# Haverhill

Economic Development and Planning
Phone: 978-374-2330
wpillsbury@HaverhillMA.gov

10.1

FEB 24 AM 10:02
HAVCITYCLERK

February 20, 2025
City Council President Thomas Sullivan
& City Councilors
City of Haverhill

**RE: Zoning Amendments-**

Members Present: Michael Morales
Ismael Matias
Nate Robertson
Bill Evans
April DerBoghosian
Paul Howard

Members Absent: Carmen Morales
Bobby Brown

Also Present: William Pillsbury Jr. Director of Economic Development and Planning
Melanie Sloan, Head Clerk

Dear City Council President and Councilors:
Please note at the February 12, 2025, Planning Board meeting held at 7:00 pm in the City Council Chambers the board considered the recommendation of the Planning Director, William Pillsbury, Jr. to forward a favorable recommendation to the city council on the proposed amendments. Nate Robertson read the rules of the meeting on record.

Paul: Thank you, Nate. Our first hearing is Zoning.

Bill: Mr. Chairman, if I might, I want to talk about the first 5 hearings, if we could from the zoning amendments tonight except for the battery energy storage proposal ordinance each of the other 4 zoning amendments before the board tonight for recommendations, address a variety of technical zoning changes and/or corrections. Or modifications only. These are follow-ups to the major zoning changes and recodification that we approved previously, and as is true of any major set of changes several items now require minor modifications or clarifications as they are implemented on a day-to-day basis by the building inspector and by the city department. So, these are some of the things that we have caught up with over the time period since we did the major new recodification. I'll explain each of them as part of the hearing but wish to be very clear, none of the first 4 hearings create any significant change to zoning. There are no changes to density or new allowed uses. In most cases, there was a word omission or a

Haverhill
Economic Development and Planning
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scribners error which became apparent as we applied the new ordinance to actual cases of situations. We worked closely with the city solicitor's office to prepare the proper language to clarify or correct these minor deficiencies. The ADU amendment simply takes the city' current ordinance and incorporates required compliance by the city with the new state law regarding ADIU'S the city solicitor incorporated the areas that need to be updated to bring the city's ordinance into compliance with the state law. Each of these items are necessary and important and at the conclusion of the hearings I will recommend that we send favorable recommendation in the city council on each one. A new with it regards to battery storage, this is A litile different. This proposal is a new zoning category in response to new technological development, and this requires a new regulatory framework to allow for a detailed review in permitting criteria, it's called potential projects that might be filed with the city. The prosed ordinance has been developed by the city solicitor with input from the city departments. That will be heard at the city council hearing, they'll be much more debate at the city council hearing, which will happen on March 18th where the other city department will present to raise some of the issues that they have. However, what is important at this time is that the city adopted an ordinance an ordinance to put something in place for a review permitting framework because without that framework in place applicant could attempt to pursue a project in the area where the city would not be protected or found acceptable. So, the ordinance goes into great details to the size, type, and location of any proposed battery storage project tiers 2 and 3 large megawatt projects can only be in the business park zone upon a minimum specified acreage, and by special permit of the city council full development review including peer review of all technical considerations in the ordinance is required prior to action by the city council on the special permit so that all detailed information for the city specialist is in the hands of the city council. Prior to there being asked to act additional information and adjustments to this ordinance will be necessary as the new and emerging technologies continue to evolve but it is of critical importance to adopting a basic regulatory framework at this time to assure a maximum, protection for a year. As such, I'll be recommending that the board sends a favorable recommendation in the city council at the conclusion with tonight's hearing.

So again, the first hearing Mr. Chairman, as you called is for a zone line adjustment waterfront C. Let's talk about this one first. Basically, what we have with the first one is the situation when we created the waterfront zone was to include all the parcels that actually were for sale as part of the city's disposition package for the downtown. The zone lines for sub zone C ended up at Parkway and it did not incorporate the parcel adjacent to the police station which now has a temporary parking lot on it. So, between the police station and Pentucket Medical there' a parcel that was in this disposition agreement but was not included in the zone lines. The zone lines need to be adjusted to incorporate that parcel, and thereby it'll be redrawn to come up Haverhill Place along the Baily boulevard frontage and go back to Parkway, so it is basically just an adjustment including this parcel which was originally intended to be included which was not included in the waterfront C map. So, it's really a change to the map.

President Jordan asked if the applicant would be ready by July 14th. Jony Perez stated that he remains confident the project will be ready by that date, although the project is currently waiting on a landscape engineer to finalize plans related to the planting of three shrubs in the parking lot. Jacki Byerley addressed the council and provided an update on the review process for the daycare project. She explained that the proposal will undergo a Planning Board site plan review under Section 10.8 of the zoning ordinance. As part of the process, multiple city departments will review the application and provide feedback. She noted that while the applicant believes concerns previously raised by the Police Department have been addressed, the department still needs to complete its formal review. She stated that a meeting has been scheduled for June 2nd to allow departments to discuss any remaining concerns and determine whether additional information is needed from engineering or other parties. The project is then expected to go before the Planning Board on July 8th for further review. She emphasized that landscaping is not the only outstanding issue still under consideration. President Jordan again asked whether, given the remaining reviews and requirements, the applicant still felt confident about meeting the July 14th timeline. He responded that he does remain confident, stating that the project team has prepared a site plan, addressed stormwater management requirements, and responded to concerns raised by the Police Department. He added that he expects the project to perform well during the June review meeting.

MOTION BY COUNCILOR SULLIVAN TO CONTINUE TO JULY 14TH, SECOND BY COUNCILOR LEPAGE
PASSED YEAS 11, NAYS 0, ABSENT 0

10.2. **Doc 21-B:** Jacki Byerley, *Planning Director*, requests a hearing for the following Zoning Amendment – Battery Energy Storage Systems

10.2.1. **Ordinance: re: Amend Chapter 255 Zoning Ordinance and Zoning Map –** Battery Energy Storage Systems Overlay District (BESS)– by inserting a new section 7.9 Battery Energy Storage Systems, amending section 3.1.3 Table of Use and Parking regulations by allowing a Tier 1, Tier 2 and Tier 3 BESS and amending the Zoning Map to include the BESS Overlay District. The overlay district will be creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), adding to the table the overlay district with the allowed Tiers and updating the zoning map to include the BESS Overlay District, or take any other action related to

***Councilor Rogers removed herself from the meeting because companies have approached family members regarding their land and she doesn't want to show any conflict of interest. She noted she is going to remove herself from the meeting***

Jacki Byerley, Planning Director, addressed the council. She noted this is a three-part thing with the change to the ordinance by adding section 7.9 changing the table to create the overlay district in the three tiers and a map amendment. She noted this came before the Planning Board at their May 13th meeting and they have recommended approval to the council.
City Solicitor Lisa Mead addressed the council. She noted the original battery storage ordinance was written quickly and is now being replaced with a revised version because the city has done more detailed work with its departments and needs a stronger legal framework. She noted recent Massachusetts court cases clarified that solar projects and now battery energy storage systems too are protected under state zoning law, as exempt uses. That means that city's can

regulate them but can't effectively ban them. She noted they are also updating the rules to align the new state permitting guidance aimed at speeding up approval of energy projects. She stated the takeaway we are swapping in a more complete ordinance because state law and court rulings now require clearer, more permissive regulation of battery energy storage. She noted the zoning proposal responds to concerns about state level permitting authority potentially overriding municipal control for larger energy facilities. **She reviewed the language in the submitted zoning ordinance.**
Councilor Lewandowski stated she is opposed to a proposed battery storage overlay district in her ward, she argued the chosen ward 4 site is environmentally sensitive and was selected without sufficient community or conservation input. She also raised concerns about battery fires and thermal runaway incidents and ultimately stated she will vote no. Attorney Mead stated I am not advocating that this be passed tonight. This is the opening of the public hearing. She noted she is advocating that the City Council has some sort of ordinance. She also noted they will have to comply with Conservation, etc. That is not the problem of the city if they can't meet those regulations. Exemption is a zoning exemption not an overall exemption. By October 2026 we need to have in place a consolidated permitting thing. Before that though you should have an ordinance in place.

**Motion by Councilor Sullivan to send this to Planning and Development Committee, Second by Councilor Toohey**

Vice President Michitson voiced strong opposition to the proposed battery energy storage zoning, citing concerns over technical safety risks including fire hazards, thermal runaway events, toxic smoke, and evacuation challenges. He argued the project poses far greater risks than solar facilities and requires additional review. He added that he supported placing facilities in environmentally constrained areas where development has historically been difficult, referencing efforts that have successfully limited projects in turtle habitats. City Solicitor Mead responded that without zoning regulations directing where battery storage facilities may be located, such projects could potentially be proposed anywhere in the city. Councilor Basiliere discussed conversations regarding whether, similar to MBTA zoning laws, municipalities may be required to adopt certain zoning measures even if they are not supportive of every aspect. He suggested the proposed site was likely selected after significant review because of challenges including permitting restrictions, limited transmission access, lack of solar infrastructure, and environmental constraints. Councilor Ferreira stated he is not opposed to battery energy storage systems overall, but emphasized they are industrial operations that should be located in industrial zones and away from residential neighborhoods. Mead noted that many of those concerns could be addressed through design criteria and regulations. Ferreira also expressed frustration over the repeated delays and continuations of the zoning proposal. Mead explained the delays resulted from the city initially filing zoning protections quickly after a proposal emerged because there had previously been no zoning regulations in place. She said the city later determined the original language was not detailed enough and revised it while simultaneously working on a development agreement, describing the original filing as a defensive measure to ensure the city had some level of control. Ferreira questioned whether the city may have lost an opportunity with a developer during the lengthy process, but Mead responded that she did not believe so and suggested the proposal under discussion was significantly larger than anything else being proposed in New England. Councilor McGonagle remarked that it appeared the intent of the Ward 1 proposal was to place facilities only in locations where development would be extremely difficult. Councilor Diodati questioned whether the city could face legal challenges from the state if the zoning effectively made such projects impossible. Mead replied that state zoning laws require municipalities to allow battery energy storage with reasonable regulations, but noted that other environmental protections, including wetlands and endangered species laws, still apply and are not waived by the state. Councilor Lewandowski stated her opposition to the proposal as written, arguing it could unfairly target one specific area and resemble reverse spot zoning. President Jordan concluded by expressing disappointment that the council had not been involved earlier in the process.

Corey O'Neal (285 North Broadway) addressed the council. He stated I did have something prepared, but I guess there is no licensing for 1160 Boston Road anymore. President Jordan stated what we are being told that is dead. Corey O'Neal stated I look forward to speaking at Planning and Development.

MOTION BY COUNCILOR SULLIVAN TO CONTINUE TO JULY 14TH, SECOND BY COUNCILOR TOOHEY
PASSED YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

MOTION BY COUNCILOR SULLIVAN TO SEND THIS ITEM TO PLANNING AND DEVELOPMENT COMMITTEE, SECOND BY COUNCILOR TOOHEY
PASSED YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

10.3. **Doc 5-B of 2025-** Bill Pillsbury, Economic Development and Planning Director, requests Zoning Amendment- Battery Energy Storage System

**Continued from April 7, 2026**

**President Jordan opened the hearing.**

MOTION BY COUNCILOR SULLIVAN TO LAY THIS ON THE TABLE INDEFINITELY, SECOND BY COUNCILOR LEPAGE
PASSED YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

**11. APPOINTMENTS:**

11.1. **Confirming Appointments:**

11.2. **Non-Confirming Appointments:**

11.2.1. *Haverhill License Commission*, Linda Koutoulas – 358 Gile St expires May 31, 2029 12-h

MOTION BY VICE PRESIDENT MICHITSON TO RECEIVE AND PLACE ON FILE, SECOND BY COUNCILOR SULLIVAN
PASSED YEAS 10, NAYS 0, ABSENT 1 (ROGERS)

11.3. **Constables**

11.4. **Resignations**

**12. PETITIONS:**

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

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

12.2.1. **EVNT-26-14** – Linda Koutoulas for *Duston Dustin Garrison House Association* requesting to hold Annual Muster event from 10:00 AM to 3:00

**CITY COUNCIL**
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**Devan Ferreira**
**Ralph T. Basiliere**

**CITY OF HAVERHILL**
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15.3

JUN 24 AM10:40
HAVCITYCLERK

June 23, 2026

To: President and Members of the City Council

Council Vice President Michitson wishes to provide key take-aways from the Haverhill AI Summit held on June 18th.

John A. Michitson

Vice President John A. Michitson

(Meeting: 6.30.26)

**FOR IMMEDIATE RELEASE**

# Haverhill AI Summit Highlights Workforce Readiness, Business Adoption and Responsible AI

HAVERHILL, MA — The Haverhill AI Summit brought together residents, students, workers, educators, workforce-training partners, businesses, manufacturers and community leaders on June 18 at Pinnacle at Harbor Place to focus on a critical question: how can Haverhill prepare people and businesses for an economy being reshaped by artificial intelligence?

Presented by the Greater Haverhill Chamber of Commerce and the City's Economic Development Task Force, the summit focused on making Haverhill an AI-ready and workforce-ready city—one where businesses can find, recruit and help develop workers across all sectors, and where residents, including underserved students, workers and small businesses, can access training, tools and opportunity.

"AI is not a distant technology trend—it is already reshaping industries, organizations, jobs and the way work gets done," said Scott Latham, Ph.D., UMass Lowell, keynote speaker at the summit. "Communities that understand the scale of this change and prepare their people and businesses will be better positioned to compete in the decade ahead. I have talked about AI disruption across the U.S. over the past year, and this is the first time I have seen a regional city hold such an important event. I commend Haverhill leadership for spurring such an important and timely discussion, and for getting ahead of the AI curve."

"People do not move from uncertainty to action just because technology changes," said Dan Sarofian-Butin, Ph.D., of Merrimack College. "They need curiosity, guided learning, trusted support and practical first steps. That is how communities help residents and workers build confidence and prepare for what comes next."

"The risk is not simply AI taking away jobs," said John Michitson, Haverhill City Council Vice President. "The risk is being outcompeted by people, businesses and communities that know how to use it. The summit was about helping Haverhill prepare, adapt and lead."

"This conversation is just getting started," said Katie Cook, President of the Greater Haverhill Chamber of Commerce. "One of the most encouraging outcomes of the summit was seeing educators, workforce organizations, businesses, manufacturers and community leaders at the same table. We have an opportunity to work together to ensure Haverhill is ready for what's next. That means helping businesses understand and adopt new technologies, supporting workers as skills evolve, and creating pathways for students and residents to access training. If we do this well, Haverhill can position itself as a community ready for the future of work."

The program featured speakers from UMass Lowell, Merrimack College, the Massachusetts AI Hub, Uncommon Catalyst and Support Forge LLC. Topics included AI's impact on jobs and industries, guided learning, free Grow with Google AI training, business productivity, workforce alignment and responsible AI adoption.

Seth Cordes, President and CEO of Uncommon Catalyst, addressed responsible AI use and the risks that concerned many attendees, including data exposure, shadow AI, hallucinations, prompt injection, deepfakes, unauthorized agents and automated attacks. He urged organizations to use practical safeguards such as careful vendor review, least-privilege access, human-in-the-loop oversight, reversibility and incident-response planning.

Perry Bailes of Support Forge LLC concluded the formal speaker portion with examples of AI-powered business applications, showing how small and mid-sized businesses and manufacturers can use AI to improve productivity, operations, customer service, documentation, training and quality.

The summit also included a roundtable with educators, workforce trainers, businesses and community partners focused on what skills employers need and how Haverhill can help prepare people to meet those needs.

Follow-up work will focus on turning the summit into continuing action, including AI-readiness cohorts, business-support sessions, education and workforce pathway development, and use of CLBHub to connect people, organizations, information, training and opportunities beyond the event. CLBHub is the community operating system for career exploration — connecting citizens who want to grow, nonprofits who guide them, and businesses who need them.

The summit was broadcast and recorded by HC Media.

**Media Contacts:**

John Michitson | Haverhill City Council Vice President | Haverhill AI Summit Planning Committee | jmichitson@haverhillma.gov

Katie Cook | President & CEO | Greater Haverhill Chamber of Commerce | haverhillchamber.com

16.1

# Document # 17-H

Ordinance re: Vehicles and traffic: Amend Ch 240, be further amended by **ADDING** the following to § 240-85 schedule B: Parking Restriction and prohibition:

| LOCATION | REGULATION | HOURS / DAYS |
|---|---|---|
| South Elm St: In front of # 146 | No Parking (except for 1- 24 hour handicap parking space) | 24 hours |

## IN CITY COUNCIL: June 16, 2026

## File 10 days

Attest: Kaitlin M. Wright Esposito

Kaitlin M. Wright Esposito, CMC

City Clerk

File 10 days

15.1

# Haverhill

Lisa E. DeMeo, P.E.
City Engineer/Assistant director of Public Works
Phone: 978-374-2335
ldemeo@haverhillma.gov

JUN 10 AM9:26
HAVCITYCLERK

June 10, 2026

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

Subject: ***South Elm Street #146 – HPS-26-12 - Add Handicap Parking***

As requested, attached is the subject Ordinance to add handicap parking.

Please contact me if you have any questions.

Sincerely,

Lisa E DeMeo

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, Lt. Lynch, K. Wright, R. Ward, L. Mead, R. Kimball

DOCUMENT

# CITY OF HAVERHILL

In Municipal Council

ORDERED:

## AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

**BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, §85, Schedule B: Parking Restrictions and Prohibitions, as amended, is hereby further amended by ADDING the following:**

| | | |
|---|---|---|
| **South Elm Street:**<br>**In front of #146** | **No Parking**<br>**(except for 1 24-hour handicap parking space)** | **24 hours** |

APPROVED AS TO LEGALITY

_____

City Solicitor

Outlook

## Thank you for placing your order with us.

**From** North of Boston <noreply@wave2adportal.com>
**Date** Wed 6/10/2026 3:19 PM
**To** CityClerk <cityclerk@haverhillma.gov>
**Cc** cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

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

## THANK YOU for your notice submission!

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

### Job Details

| | |
|---|---|
| Order Number: | W0145141 |
| Business Type: | All Other Public Notices |
| Notice Size: | Public Notices |
| Notice Estimate: | $57.69 |
| Referral Code: | South Elm St Parking Ord. |

### Account Details

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

### Schedule for notice number W01451410

**Thu Jun 18, 2026**
**Haverhill Gazette Public** *All Zones*
**Notices**

**CITY OF HAVERHILL**
**In Municipal Council**

**ORDERED:**

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| | | |
|---|---|---|
| South Elm Street: | No Parking | 24 hours |
| In front of#146 | (except for 1 24-hour handicap parking space) | |

HG - Publication Dates

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# CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

JUN 24 AM10:40
HAVCITYCLERK

## DOCUMENTS REFERRED TO COMMITTEE STUDY

| Document Number | Motion Details | Committee | Date Sent |
|---|---|---|---|
| 103-HH | Motion by Councilor Michitson to send the Home Rule Petition – *An Act Establishing Guidelines for the Installation and Use of Electric Vehicle Charging Stations in the City of Haverhill* to committee in order to coordinate with condominium associations. | A&F | 12/23/23 |
| 40 | Motion by Councilor Lewandowski to send updated *Cannabis Social Equity Best Practices* for the Cannabis Control Commission to A&F for further review. | A&F | 4/2/24 |
| 12-S | Motion by Councilor Ferreira to send the City's Swimming Ordinance (Chapter 193, Article III) and related items at Lake Saltonstall (Plug Pond) to NRPP for further discussion. | NRPP | 6/18/24 |
| 33-F | Motion by Councilor Basiliere to send resident winter parking concerns and offer suggestions for improvements to the Public Health & Safety Committee. | Public Health & Safety | 3/11/25 |
| 33-L | Motion by Councilor Lewandowski to send Bill 3360 (vacancy tax on residential properties) for review, along with further review of the Massachusetts Vacant Storefront Program (MVSP). | Planning & Development | 6/24/25 |
| 33-P | Motion by Councilor Ferreira to send for review the City's local strategies regarding traffic and safety, including evaluation of intersections at Amesbury Line Road and Merrimac Road for public safety improvements. | Public Health & Safety | 9/16/25 |
| 94-B | Motion by Councilor Ferreira to review and update standards of Chapter 250, Article VI of the Haverhill Zoning Code regarding water use restrictions established in 2016. | Planning & Development | 9/16/25 |
| 33-T | Motion by Councilor Lewandowski to establish a working group, as previously discussed, to implement a control management plan for vegetation in Riverside Park / Edible Avenue along the river. | NRPP | 9/30/25 |
| 85-E | Motion by Councilor Michitson to send Judi Barrett's progress report on the fiscal impact analysis prepared for the Council for further discussion. | Planning & Development | 12/9/25 |
| 1-F | Motion by Councilor Lewandowski to send for discussion the establishment or formalization of an ordinance regarding a water conservation program. | Planning & Development | 1/27/26 |
| 1-Q / 1-QQ | Motion by Councilor Lewandowski to send for further discussion amendments to Chapter 216 – Snow and Ice Removal, including changes to Sections 1-16, Article 1, Chapter 1 (General Provisions), to increase fines for violations. | Public Health & Safety | 3/17/26 |

Updated: June 23, 2026

**CITY COUNCIL**
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# CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

| Document Number | Motion Details | Committee | Date Sent |
|---|---|---|---|
| 21-B | Motion by Councilor Sullivan to send for further discussion Chapter 255-Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS) | Planning & Development | 5/19/26 |
| 32-C | Motion by Councilor McGonagle to send for further discussion fixed vendor locations | NRPP | 6/16/26 |

Updated: June 23, 2026