



**CITY OF HAVERHILL
CITY COUNCIL AGENDA**

September 26, 2023 at 7:00 PM

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

In-Person/Remote Meeting

This meeting/hearing of Haverhill City Council will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING

5. COMMUNICATIONS FROM THE MAYOR:

5.1. Mayor Fiorentini announces that the housing lottery for 44 affordable housing units for adults 62 and over at Merrimack Place, part of Merrivista Senior Living complex, is now open and will remain open through March 1 2024. Applications will be available at the Community Development office as well as on the City's website.

5.2. Mayor Fiorentini submits Order regarding the Ernest DiBurro Pickleball/Tennis Facility Use Agreement *related communication from William Cox, City Solicitor*

5.2.1. Order authorize Mayor to enter into and execute the 'ERNEST DIBURRO PICKLEBALL/TENNIS FACILITY USE AGREEMENT" on behalf of the City with the Haverhill School Committee for construction of facility at 137 Monument School, also known as Haverhill High School – approved at School Committee meeting on August 24th

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

6.1. Council President Jordan to introduce Herb Berg of the *Haverhill Education Foundation* seeking approval of a bingo night fundraiser to be held on Friday, October 20, 2023 from 6-10 PM at the Amvets, 576 Primrose st



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7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

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

10. HEARINGS AND RELATED ORDERS:

10.1. Document 79; Attorney Robert Harb, for applicant Jared Fish, Trustee of Eight Vine st Realty Trust, requests Special Permit, CCSP 23-6, for property at 8 Vine st, Assessor's Map 108-15-12, to build a new three story, six- unit, multifamily dwelling *Comments from City Depts are included* *Continued from September 19th*

10.2. Document 81; Attorney Michael Migliori for applicant JGG Investments LLC request Special Permit CCSP 23-8 to build 6 condos for residential housing at 94 Gile st in the RM zone *Comments from City Depts are included*

11.APPOINTMENTS:

11.1. **Confirming Appointments:**

11.2. **Non-Confirming:**

11.3. **Resignations**

11.4. **PETITIONS**

11.4.1.1. CCSP 23-12; Hearing for Special Permit from Gordon Glass for Richard Early to allow the demolition of a single-story defunct commercial structure – formerly a hair salon – and replacement of the same with a two-story, three-family residential structure at 462 Washington st
Hearing Oct 24, 2023

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

11.6. **Amusement/Event Application** - *with Police approval*

11.6.1. EVNT 23-29, James Carbone/Whittier Birthplace for *Big Dog Show*, Public Art Exhibit of Dale Roger's Sculptures at Bradford Common, Saturday, October 28th, 9 am to 4 pm and requests any additional fees be waived



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-
- 11.7. **Auctioneer License:**
- 11.8. **Tag Days:** *with Police approval*
- 11.9. **One Day Liquor License –** *with License Commission & Police approval*
- 11.10. **Annual License Renewals:**
- 11.10.1. **Hawker Peddlers License- Fixed location –** *w/approval*
- 11.10.2. **Coin-Op License Renewals –** *with Police approval*
- 11.10.3. **Christmas Tree Vendor –** *with Police approval*
- 11.10.4. Charles Hibbert for 297 Lincoln av, Nov 24th to Dec 24th;
Monday-Sunday, 9 am to 9 pm
- 11.10.5. **Taxi Driver Licenses for 2023:** *with Police approval*
- 11.10.6. **Taxi/Limousine License** *with Police approval:*
- 11.10.7. **Junk Dealer /Collector License** *with Police approval*
- 11.10.8. **Sunday Pool**
- 11.10.9. **Bowling**
- 11.10.10. **Sunday Bowling**
- 11.10.11. **Buy & Sell Second Hand Articles** *with Police approval*
- 11.10.12. **Buy & Sell Second Hand Clothing**
- 11.10.13. **Pawnbroker license -** *with police approval*
- 11.10.14. **Fortune Teller** *with - Police approval*
- 11.10.15. **Buy & Sell Old Gold –** *with Police approval*
- 11.10.16. **Roller Skating Rink**
- 11.10.17. **Sunday Skating**
- 11.10.18. **Exterior Vending Machines/Redbox Automated
Retail, LLC**
- 11.10.19. **Limousine/Livery License/Chair Cars** *with Police approval*

12.MOTIONS AND ORDERS:

- 12.1. Order – pay bills and authorize payment from current year
departmental appropriations as listed:

<u>Vendor</u>	<u>Amount</u>	<u>Account</u>
Reimbursement-E Tarpy	103.49	Fire Dept
Comm of MA Dept Fire Serv	100.00	Police Dept
Northeast Computer Serv	3, 310.00	Police Dept



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13. ORDINANCES (FILE 10 DAYS)

14. COMMUNICATIONS FROM COUNCILLORS:

- 14.1. Councillor Bevilacqua requests a discussion regarding a proposal to recognize deceased members of the *Haverhill City Council*
- 14.2. Councillor Sullivan and Council Vice President Michitson request the Mayor and Water/Sewer Dept update the Council on the status of plans and the timeline to address existing drainage issues causing property damage to homeowners and businesses as well as plans to proactively prevent future drainage issues
- 14.3. Council President Jordan, Council Vice President Michitson, and Councillor Lewandowski request an update from the Mayor on Eliot Services for Haverhill, and the hiring of the NFI Director, and restarting of the *Opioid Task Force*

15. UNFINISHED BUSINESS OF PRECEDING MEETING:

- 15.1.1. Document 78-E; Attorney Thomas Fallon, Assistant City Solicitor, submits a proposed amendment to Zoning; 8.3 entitled INCLUSIONARY ZONING *continued from 9/19/2023*
 - 15.1.1.1. Document 78-F; Ordinance re: Inclusionary Zoning *continued from 9/19/2023*
 - 15.1.1.2. Document 78-FF; Ordinance re: Inclusionary Zoning Chapter 255,8.3 *continued from 9/19/2023*

16. RESOLUTIONS AND PROCLAMATIONS:

- 16.1. Proclamation – September 15-October 15, 2023 as *National Hispanic Heritage Month*



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17.COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

18.DOCUMENTS REFERRED TO COMMITTEE STUDY

19.LONG TERM MATTERS STUDY LIST

20.ADJOURN :

JAMES J. FIORENTINI
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

5.1

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

March 10, 2023

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

RE: Merrimack Place-Merrivista Senior Housing Complex

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

Mayor Fiorentini would like to announce that the housing lottery for 44 affordable housing units for adults 62 and over at Merrimack Place, part of the Merrivista Senior Living complex, is now open and will remain open through March 1, 2024. Applications will be available at the Community Development office as well as on the City's website.

Very truly yours,

James J. Fiorentini
Mayor

JJF/lyf

JAMES J. FIORENTINI
MAYOR



**CITY OF HAVERHILL
MASSACHUSETTS**

512
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@CITYOFHAVERHILL.COM
WWW.CITYOFHAVERHILL.COM

September 22, 2023

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

RE: Order to Authorize Mayor Fiorentini to Sign the Ernest DiBurro Pickleball-Tennis Facility Use Agreement

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

Please see attached an order to authorize Mayor Fiorentini to sign the Ernest DiBurro Pickleball-Tennis Facility Use Agreement with the Haverhill School Committee. The building itself has been donated by Ernest DiBurro and will be located at the Haverhill High School campus. The Ernest DiBurro pickleball-tennis facility, through the Recreation Department, will be open for public use not less than 30 hours per week. I recommend approval.

Very truly yours,

James J. Fiorentini
Mayor

JJF/lyf

Related Communication

CITY OF HAVERHILL

MASSACHUSETTS

CITY SOLICITOR'S OFFICE

145 South Main Street

Bradford, MA 01835

(978) 373-2360


FAX: 978/372-0688

EMAIL: billcoxlaw@aol.com

WILLIAM D. COX, JR.
CITY SOLICITOR

August 24, 2023

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

FROM: William D. Cox, Jr., Esq., City Solicitor 

RE: Order - Ernest DiBurro Pickleball/Tennis Facility Agreement

I am submitting an Order seeking City Council authorization for the Mayor to sign the Ernest DiBurro Pickleball/Tennis Facility Use Agreement with the Haverhill School Committee. The building itself has been generously donated by Mr. DiBurro, and, with this Agreement the facility will be located on the Haverhill High School campus, 137 Monument Street, and allow for joint use by the School Department and the general public. Currently, the City owns the real property which is under the control of the School Committee, which necessitates this Agreement.

Specifically, the Agreement provides for the City shouldering the cost of preparing the site, assembly of the building and construction of the facility. In addition, the Agreement details the cost sharing of utilities, maintenance and upkeep of the facility by the parties, and the City being responsible for any extraordinary expenses in excess of \$50,000. More importantly, the Agreement provides for specific periods of use by the schools, and, by the general public, with the City's Recreation Department responsible for general public usage.

Please feel free to contact me with any questions or concerns you may have about the Order. Thank you.

cc: James J. Fiorentini, Mayor



DOCUMENT

512.1

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the Mayor be and is hereby authorized to enter into and execute the "ERNEST DIBURRO PICKLEBALL/TENNIS FACILITY USE AGREEMENT", hereafter "Agreement", on behalf of the City of Haverhill with the Haverhill School Committee for the construction and use of a facility to be located on real property located at 137 Monument Street, Haverhill, also known as Haverhill High School, a copy of which is attached hereto and incorporated herein. Said Agreement having been approved by the Haverhill School Committee at their August 24, 2023 meeting.

Ernest DiBurro Pickleball/Tennis Facility
Use Agreement

This Ernest DiBurro Pickleball/Tennis Facility Use Agreement (this "Agreement") is entered into on this _____ day of September, 2023, by and between the **City of Haverhill**, a Massachusetts municipal corporation located in the Commonwealth of Massachusetts having a mailing address of City Hall, 4 Summer Street, Haverhill, Massachusetts 01830 (the "City"), and **Haverhill School Committee**, having all the rights, powers and duties of a school committee as provided by the General Laws, the city charter, or any amendments thereto, having a mailing address of City Hall, 4 Summer Street, Haverhill, Massachusetts 01830 ("Committee") (collectively referred to as the "Parties" and singularly as a "Party").

Recitals

WHEREAS, the City is the owner of certain real property known as the Haverhill High School located at 137 Monument Street, Haverhill Massachusetts ("HHS");

WHEREAS, said HHS property is currently under the exclusive use and control of the Committee for educational purposes;

WHEREAS, the City is in possession of an unassembled building for the purposes of use as a Pickleball/Tennis Facility ("Facility") generously donated by Ernest DiBurro; and,

WHEREAS, the Parties desire to assemble and locate the building on the campus of HHS for the joint use of students and the general public; and,

WHEREAS, the Parties desire to enter into a written Agreement as to terms of governing the use of the Facility, maintenance, operation and promotion of the Facility.

NOW, THEREFORE, for consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Committee agree as follows:

1. The Facility shall be erected on a specific site located ("location") on the HHS campus to the joint satisfaction of all parties.

2. The City shall be responsible for any and all costs of preparing the site for the assembly of the building and the construction of the Facility including but not limited to excavation, utilities, water and sewer, retaining walls, foundation, replacement of existing parking and additional parking for courts, all concrete work and any other work and materials associated with the erection of the building and the courts, the erection of the building, connection and provision of all necessary utilities, installation of security systems, and the costs of any additional fixtures, equipment or furniture necessary for the initial proper use of the Facility.

3. The City shall have site control of the location during the construction of the Facility solely for the purposes of overseeing the erection of the building and any other necessary work to complete the Facility. However, said site control shall not interfere with the daily operation of Haverhill High School. Prior to an occupancy certificate issuing, the Committee shall inspect and review the Facility and accept same in writing to the City.

4. Upon acceptance of the Facility by the Committee, the Committee shall be responsible for the maintenance and upkeep of the Facility, including but not limited to, custodial services, security services and repairs to the interior and exterior of the Facility as may be necessary to keep the buildings and other structures in good repair and condition, except as to extraordinary repairs. The City shall provide security and custodial staff for the Facility during the hours the Facility is open to the public. Responsibility for extraordinary repairs in excess of Fifty Thousand (\$50,000.00) Dollars shall be paid by the City.

5. The Committee shall pay for all electricity and heat used at the Facility. The City shall pay the Committee the cost for it's share of the electricity and heat, which shall be a percentage of the total cost based on the number of hours per week that the Facility is open to the public divided by the number of hours that the Facility is open per week.

6. The Committee and City agree that the activities of the Committee shall be given absolute priority over use of the Facility when school is in session during the regular school year, and for other times as required by the Athletic Director. Public use hours shall be given absolute priority during any period when school is not in session, including evening and school vacation periods, but excluding ½ hour before or after school sessions during the regular school year. School activities shall be allowed in the Facility at no charge to the Committee or City.

The Athletic Director may utilize the Facility during public use hours, with the agreement of the Recreation Director.

7. The City, through its Recreation Department, shall have the right to schedule public use of the facility for not less than thirty (30) hours per week. Public use hours may include any evenings, but shall not be scheduled during any period when school is in session or for ½ hour before or after school sessions during the regular school year. The City's Recreation Director may schedule the use of the facility beyond 30 hours per week with the agreement of the Athletic Director. The City's Recreation Director shall notify the School Department's Athletic Director of an annual schedule of public use hours no later than June 30th of each year for the following year. The Recreation Director shall be responsible for providing adequate staffing for the reasonable and safe use of the Facility during public use hours, as well as any costs related thereto, and all staff shall be required to be CORI'd and comply with school staff requirements. Staff provided by the School Department shall be charged back to the City monthly.

Public use during school hours shall require members of the public to provide identification and all members of the public must comply with the policies, rules, and regulations of the Haverhill Public Schools.

8. The rental or lease of the Facility for any non-Haverhill Public School sponsored activities shall be jointly agreed upon by the Committee, Superintendent and the Mayor. Any revenues realized from school related activities or non-Haverhill Public School sponsored activities, shall be returned to the Committee. Any fees collected from the public for public use hours shall belong to the Recreation Department to assist in defraying the costs of staffing and other expenses for such periods.

9. The Committee shall not make any alterations or additions to the Facility, without first obtaining the written consent of the City which shall not be withheld unreasonably. City consents to the installation, at Committee's sole cost and expense, of temporary interior and exterior signs for the purpose of selling advertising.

10. All notices, demands and requests to be given hereunder by either party shall be in writing. All such notices, demands and requests sent to City shall be addressed to the attention of its Mayor. All such notices, demands and requests sent to Committee shall be addressed to the attention of its Superintendent.

11. Any changes or modifications to this Agreement must be agreed to in writing by the Committee, Mayor and City Council.

For the Haverhill School Committee:

For the City of Haverhill:

By Its Vice Chairperson

By Its Mayor

Approved as to Legality:

City Solicitor

CITY COUNCIL

Timothy J. Jordan

President

John A. Michitson

Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

6.1
CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.COM

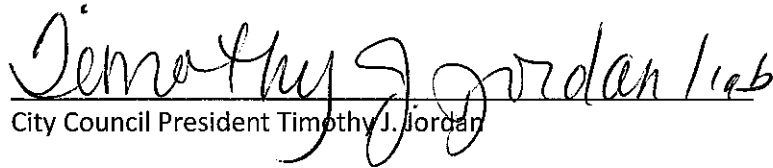
CITYCNCL@CITYOFHAVERHILL.COM

HAU CITY CLK SEP 8 2023 PM 201

September 8, 2023

To: President and Members of the City Council

Council President Jordan to introduce Herb Bergh of the Haverhill Education Foundation seeking approval of a bingo night fundraiser to be held on October 20, 2023 from 6-10 PM at the Amvets, 576 Primrose Street.


City Council President Timothy J. Jordan

(meeting 9.26.2023)

Massachusetts State Lottery Commission

CHARITABLE GAMING DIVISION
P.O. BOX 859012
BRAINTREE, MASSACHUSETTS 02185-9012
TEL. 781-849-5555



DEBORAH B. GOLDBERG
Treasurer and Receiver General

APPLICATION FOR LICENSE TO CONDUCT A ONE DAY GAME COMMONLY CALLED "BEANO"

PLEASE TYPE OR PRINT IN BLACK INK

IMPORTANT: PLEASE FILL OUT FORM COMPLETELY AND ACCURATELY. FAILURE TO DO SO WILL DELAY PROCESSING OF YOUR LICENSE APPLICATION

NAME OF ORGANIZATION:

HAVERHILL Education Foundation, Inc.

STREET ADDRESS:

PO BOX 18164

CITY/TOWN:

HAVERHILL, MA 01831

OCCASION ADDRESS:

576 PRIMROSE ST.

CITY/TOWN/ZIP:

HAVERHILL MA 01830

MAILING AND SHIPPING ADDRESS:

PO BOX 18164

CITY/TOWN/ZIP:

HAVERHILL MA 01831

NAME OF HEAD OF ORGANIZATION:

HERB BERGIT, PRESIDENT

MAILING ADDRESS:

15 FOREST AVE.

CITY/TOWN/ZIP:

HAVERHILL MA 01830

NAME OF MEMBER IN CHARGE:

KALYN RYLL, CLERK

MEMBER IN CHARGE OF BEANO ADDRESS:

39 HYATT AVE.

CITY/TOWN/ZIP:

HAVERHILL MA 01835

NAME OF BOOKKEEPER:

TINA FULLER, TREASURER

MAILING ADDRESS:

9 PLEASANT ST.

CITY/TOWN/ZIP:

GROVELAND, MA 01834

DATE ORG. CHARTERED:

11/16/1990

ORGANIZATION F.I.D.:

22-3152599

OCCASION DAY:

10/20/23

ORG. TELEPHONE:

978-697-5045

BEANO HALL PHONE:

978-374-9807

Check one:

6:00 P.M. TO 12:00 MID. ☒1:00 P.M. TO 6:00 P.M. ☐
LICENSE FEE - \$50.00

HOME PHONE:

978-697-5045

BUSINESS PHONE:

SAME

EMAIL ADDRESS:

HBERGIT@HAVERHILL EDUCATION FOUNDATION.ORG

HOMEPHONE:

978-857-7001

BUSINESS PHONE:

SAME

EMAIL ADDRESS:

KRYLL@HAVERHILL EDUCATION FOUNDATION.ORG

HOMEPHONE:

978-697-5620

BUSINESS PHONE:

SAME

EMAIL ADDRESS:

TFULLER@HAVERHILL EDUCATION FOUNDATION.ORG

FOR MASSACHUSETTS STATE LOTTERY COMMISSION USE ONLY

EFFECTIVE DATE

INVEST.

COUNTY	CITY/TOWN	TYPE	LICENSE NUMBER

APPLICATION FOR LICENSE TO SELL LOTTERY TICKETS CALLED "THE CHARITY GAMES"

IN ADDITION TO A LICENSE TO OPERATE BEANO, IT IS REQUESTED THE ABOVE ORGANIZATION BE LICENSED TO SELL SPECIAL LOTTERY TICKETS FOR CHARITABLE, RELIGIOUS AND EDUCATIONAL PURPOSES PURSUANT TO SECTION 37 OF CHAPTER 10 OF THE GENERAL LAWS. SUCH LOTTERY TICKETS MAY BE SOLD ONLY AT AND DURING LICENSED BEANO GAMES AND OTHER EVENTS HELD ON THE PREMISES AND PURSUANT TO THE RULES AND REGULATIONS OF THE COMMISSION.

☐ CHECK

PLEASE CHECK () WHICH BEST DESCRIBES YOUR ORGANIZATION:

- | | |
|--|---|
| 001 <input type="checkbox"/> FRATERNAL ORGANIZATION | 006 <input type="checkbox"/> NON-PROFIT ORGANIZATION FOR THE INTEREST OF DIFFERENTLY ABLED CITIZENS |
| 002 <input type="checkbox"/> CHURCH OR RELIGIOUS ORGANIZATION | 007 <input type="checkbox"/> NON-PROFIT ATHLETIC ASSOCIATION |
| 003 <input type="checkbox"/> VETERANS ORGANIZATION | 008 <input type="checkbox"/> NON-PROFIT SENIOR CITIZENS ORGANIZATION |
| 004 <input type="checkbox"/> VOLUNTEER NON-PROFIT FIRE COMPANY OR VOLUNTEER NON-PROFIT AMBULANCE SERVICE | 009 <input type="checkbox"/> NON-PROFIT SOCIAL WELFARE ORGANIZATION |
| 005 <input type="checkbox"/> BOSTON FIREMAN'S RELIEF FUND | 010 <input checked="" type="checkbox"/> OTHER <u>NON-PROFIT EDUCATION</u> |

UNDER PENALTIES OF PERJURY, HAVE ANY MEMBERS OF YOUR ORGANIZATION WHO WILL BE ASSISTING IN THE GAME OF BEANO BEEN CONVICTED OF AN OFFENSE OTHER THAN A TRAFFIC INFRACTION? ☒ NO ☐ YES - IF YES, SPECIFY ON SEPARATE SHEET.

HAS YOUR ORGANIZATION EVER HAD A BEANO LICENSE BEFORE?

☒ YES ☐ NO IF YES, WHAT YEAR 2023

I HEREBY CERTIFY that the information provided herein is true to the best of my knowledge and belief. I authorize the Commission to obtain credit or other information about me or my organization which may assist the Commission in making a decision on this application(s). I am aware that false or misleading statements, or failure to abide by the rules and regulations of the Commission will be cause for rejection of this application(s) or revocation of my Licenses(s). Violation of General Laws, Chapter 10, Sections 37 through 40, or of Commission Regulations may result in a fine or imprisonment or both.

[Signature] PRES.
SIGNATURE & TITLE HEAD OF ORGANIZATION

[Signature] CLERK
SIGNATURE OF MEMBER IN CHARGE OF BEANO
DATE 9/6/23
MONTH DAY YEAR

BELOW THIS LINE FOR MUNICIPAL AUTHORITIES ONLY

THIS APPLICATION IS APPROVED AND IS CERTIFIED TO BE IN CONFORMITY WITH CHAPTER 10 OF THE MASS. GENERAL LAWS BY, BOARD OF SELECTMEN, OR CITY COUNCIL AND MAYOR, OR LICENSING BOARD OF THE CITY OF BOSTON

INDICATE DAY OF WEEK AND PERMITTED HOURS OF BEANO OPERATION RECOMMENDED: _____ PM 10 PM
DAY HOURS

DATE: _____
DATE: _____

CHIEF OF POLICE

FOR MASSACHUSETTS STATE LOTTERY COMMISSION USE ONLY

DISPOSITION:

AUTHORIZED DEFERRED DENIED

DIRECTOR OR DESIGNEE

DATE

79
cc of 23-6

10.1

ROBERT D. HARB
ATTORNEY AT LAW
40 KENOZA AVENUE
HAVERHILL, MASSACHUSETTS 01830

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

July 21, 2023

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

Re: **APPLICATION FOR A SPECIAL PERMIT
FOR A SIX UNIT MULTIFAMILY DWELLING IN A CC ZONE**
Jared Fish, Trustee of the Eight Vine Street Realty Trust-Owner/Applicant
Property: 8 Vine Street, Haverhill
Haverhill Assessor's Map 108-15-12

Jared Fish, Trustee of the Eight Vine Street Realty Trust, Owner and Applicant, with mailing address 110 Exeter Road, Kingston, NH 03848, is applying to the City Council for a Special Permit under the terms and provisions of the Haverhill Zoning Ordinance Chapter 255 for a Six Unit Multifamily Dwelling for the property located at 8 Vine Street. See Site Plan filed herewith. Applicant proposes 6 one bedroom dwelling units.

The building formerly on the property was destroyed by a fire on August 11, 2020 and was demolished on October 27, 2020. See Photos attached. The property has remained vacant since the fire. Applicant proposes to build a new three story, six unit, multifamily dwelling on this site.

A Multifamily dwelling is allowed in this CC Zone with a Special Permit. All variances required for this project have been obtained from the Board of Appeals and the decision has been recorded at the Registry of Deeds. This use is the best use of the property where it is located.

The required parking spaces are provided on the lot.

This project on this lot will be a valuable addition to the neighborhood. It would make valuable use of a presently vacant lot.

Architectural Plans drawn by Matthew Carlson are filed with this application.

79
Applicant meets all the following requirements under Chapter 255
Section 10.4.2 for a Special Permit:

- A. The proposed use or structure will not cause substantial detriment to the neighborhood or the City taking into account the characteristics of the site (its size, location, and existing structure) and the proposal in regard to this site.
- B. Community need for additional housing is served by this proposal.
- C. Traffic and pedestrian flow and safety have been addressed and the required parking has been supplied.
- D. Adequate utilities and other public services are all supplied for this project. Property is on city water and city sewer.
- E. The neighborhood character and social structures have been addressed in the architectural designs of this project. Many multifamily dwellings are in the neighborhood. See Assessors Report attached hereto.
- F. There will be no impact to natural environment.
- G. The project will increase the city's tax base and have no adverse impact on City services.

Applicants would respectfully request the City Council grant this Application for a Special Permit for a six unit residential dwelling.

Respectfully submitted,

Robert D. Harb

Robert D. Harb, Attorney For Applicant-Jared Fish, Trustee

l-city council-fish-vine street-sp-brief

:



Vine St.-thumbnail.jpg

Uploaded by Robert Harb on Jul 11, 2023 at 6:54 pm

8VineSt_floor plans for Special permit.pdf

Uploaded by Robert Harb on Jul 11, 2023 at 6:54 pm

8 Vine Street-business structure.docx

Uploaded by Robert Harb on Jul 21, 2023 at 4:57 pm

8 Vine Street-business structure.docx

Uploaded by Robert Harb on Jul 21, 2023 at 4:57 pm

Abutters 8 Vine St 108.15.12.xlsx

Uploaded by Christine Webb on Jul 24, 2023 at 8:54 am

Mailing Labels 8 Vine St 108.15.12.pdf

Uploaded by Christine Webb on Jul 24, 2023 at 8:54 am

History

Date	Activity
Jul 11, 2023 at 6:19 pm	Robert Harb started a draft of Record CCSP-23-6
Jul 11, 2023 at 6:23 pm	Robert Harb altered Record CCSP-23-6, changed ownerCity from "PORTSMOUTH" to "Kingston"
Jul 11, 2023 at 6:23 pm	Robert Harb altered Record CCSP-23-6, changed ownerEmail from "" to "budfishbosox@yahoo.com"
Jul 11, 2023 at 6:23 pm	Robert Harb altered Record CCSP-23-6, changed ownerName from "EIGHT VINE ST REALTY TRUST CYNEWSKI BARRY L TRUSTEE FISH JARED TRUSTEE" to "EIGHT VINE ST REALTY TRUST FISH JARED TRUSTEE"
Jul 11, 2023 at 6:23 pm	Robert Harb altered Record CCSP-23-6, changed ownerPhoneNo from "" to "603-502-3157"
Jul 11, 2023 at 6:23 pm	Robert Harb altered Record CCSP-23-6, changed ownerPostalCode from "03801" to "03848"
Jul 11, 2023 at 6:23 pm	Robert Harb altered Record CCSP-23-6, changed ownerStreetName from "GREENLAND RD" to "Exeter Road"
Jul 11, 2023 at 6:23 pm	Robert Harb altered Record CCSP-23-6, changed ownerStreetNo from "946" to "110"
Jul 11, 2023 at 6:23 pm	Robert Harb altered Record CCSP-23-6, changed ownerUnit from "" to ""
Jul 11, 2023 at 6:54 pm	Robert Harb added attachment Vine St.-thumbnail.jpg to Record CCSP-23-6
Jul 11, 2023 at 6:54 pm	Robert Harb added attachment 8VineSt_floor plans for Special permit.pdf to Record CCSP-23-6
Jul 21, 2023 at 4:49 pm	Robert Harb altered Record CCSP-23-6, changed ownerCity from "Kingston" to "Portsmouth"
Jul 21, 2023 at 4:49 pm	Robert Harb altered Record CCSP-23-6, changed ownerPostalCode from "03848" to "03801"
Jul 21, 2023 at 4:49 pm	Robert Harb altered Record CCSP-23-6, changed ownerStreetName from "Exeter Road" to "Greenland Road"
Jul 21, 2023 at 4:49 pm	Robert Harb altered Record CCSP-23-6, changed ownerStreetNo from "110" to "946"
Jul 21, 2023 at 4:57 pm	Robert Harb added attachment 8 Vine Street-business structure.docx to Record CCSP-23-6
Jul 21, 2023 at 4:57 pm	Robert Harb added attachment 8 Vine Street-business structure.docx to Record CCSP-23-6
Jul 21, 2023 at 4:58 pm	Robert Harb submitted Record CCSP-23-6
Jul 21, 2023 at 5:14 pm	completed payment step Special Permit Filing Fee on Record CCSP-23-6
Jul 21, 2023 at 5:14 pm	approval step Planning Director Reviewwas assigned to William Pillsbury on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	William Pillsbury approved approval step Planning Director Review on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Assessor for Abutter's Listwas assigned to Christine Webb on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Conservation Department Reviewwas assigned to Robert Moore on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Engineering Department Reviewwas assigned to John Pettis on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Water/Wastewater Reviewwas assigned to Robert Ward on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Health Department Reviewwas assigned to Bonnie Dufresne on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Fire1 Department Reviewwas assigned to Eric Tarpy on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Fire2 Department Reviewwas assigned to Michael Picard on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Police Department Reviewwas assigned to Kevin Lynch on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Storm Water Reviewwas assigned to Robert Moore on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step City Clerk Review - Hearing Dates Setwas assigned to Maria Bevilacqua on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step DPW Reviewwas assigned to Robert Ward on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step School Department Reviewwas assigned to Mike Pflifferling on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Building Inspector Approval for Agendawas assigned to Tom Bridgewater on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step Water Supply Reviewwas assigned to Robert Ward on Record CCSP-23-6
Jul 21, 2023 at 5:16 pm	approval step City Council Clerk Notifiedwas assigned to Laurie Brown on Record CCSP-23-6
Jul 22, 2023 at 9:58 am	Tom Bridgewater approved approval step Building Inspector Approval for Agenda on Record CCSP-23-6

Date	Activity
Jul 24, 2023 at 8:54 am	Christine Webb added attachment Abutters 8 Vine St 108.15.12.xlsx to Record CCSP-23-6
Jul 24, 2023 at 8:54 am	Christine Webb added attachment Mailing Labels 8 Vine St 108.15.12.pdf to Record CCSP-23-6
Jul 24, 2023 at 8:57 am	Christine Webb approved approval step Assessor for Abutter's List on Record CCSP-23-6
Jul 24, 2023 at 8:58 am	Eric Tarpy approved approval step Fire1 Department Review on Record CCSP-23-6
Jul 24, 2023 at 9:04 am	Robert Moore approved approval step Conservation Department Review on Record CCSP-23-6
Jul 24, 2023 at 9:04 am	Robert Moore approved approval step Storm Water Review on Record CCSP-23-6
Jul 24, 2023 at 9:41 am	Bonnie Dufresne assigned approval step Health Department Review to Mark Tolman on Record CCSP-23-6
Jul 24, 2023 at 11:13 am	Mike Pfifferling approved approval step School Department Review on Record CCSP-23-6
Jul 24, 2023 at 12:02 pm	Eric Tarpy waived approval step Fire2 Department Review on Record CCSP-23-6
Jul 24, 2023 at 12:55 pm	Kevin Lynch approved approval step Police Department Review on Record CCSP-23-6
Jul 25, 2023 at 10:59 am	Laurie Brown approved approval step City Council Clerk Notified on Record CCSP-23-6
Jul 26, 2023 at 9:49 am	Kaitlin Wright approved approval step City Clerk Review - Hearing Dates Set on Record CCSP-23-6
Jul 26, 2023 at 9:49 am	Kaitlin Wright reactivated approval step City Clerk Review - Hearing Dates Set on Record CCSP-23-6
Jul 26, 2023 at 9:49 am	Kaitlin Wright assigned approval step City Clerk Review - Hearing Dates Set to Kaitlin Wright on Record CCSP-23-6
Jul 26, 2023 at 9:49 am	Kaitlin Wright approved approval step City Clerk Review - Hearing Dates Set on Record CCSP-23-6
Jul 26, 2023 at 9:54 am	Kaitlin Wright reactivated approval step City Clerk Review - Hearing Dates Set on Record CCSP-23-6
Jul 26, 2023 at 9:56 am	Kaitlin Wright approved approval step City Clerk Review - Hearing Dates Set on Record CCSP-23-6

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Special Permit Filing Fee	Paid	Jul 21, 2023 at 4:58 pm	Jul 21, 2023 at 5:14 pm	-	-
 Planning Director Review	Complete	Jul 21, 2023 at 5:14 pm	Jul 21, 2023 at 5:16 pm	William Pillsbury	-
 Building Inspector Approval for Agenda	Complete	Jul 21, 2023 at 5:16 pm	Jul 22, 2023 at 9:58 am	Tom Bridgewater	-
 Assessor for Abutter's List	Complete	Jul 21, 2023 at 5:16 pm	Jul 24, 2023 at 8:57 am	Christine Webb	-
 Fire1 Department Review	Complete	Jul 21, 2023 at 5:16 pm	Jul 24, 2023 at 8:58 am	Eric Tarpy	-
 Conservation Department Review	Complete	Jul 21, 2023 at 5:16 pm	Jul 24, 2023 at 9:04 am	Robert Moore	-
 Storm Water Review	Complete	Jul 21, 2023 at 5:16 pm	Jul 24, 2023 at 9:04 am	Robert Moore	-
 School Department Review	Complete	Jul 21, 2023 at 5:16 pm	Jul 24, 2023 at 11:13 am	Mike Pfifferling	-
Fire2 Department Review	Skipped	Jul 21, 2023 at 5:16 pm	Jul 24, 2023 at 12:02 pm	Michael Picard	-
 Police Department Review	Complete	Jul 21, 2023 at 5:16 pm	Jul 24, 2023 at 12:55 pm	Kevin Lynch	-
 City Council Clerk Notified	Complete	Jul 21, 2023 at 5:16 pm	Jul 25, 2023 at 10:59 am	Laurie Brown	-
 City Clerk Review - Hearing Dates Set	Complete	Jul 21, 2023 at 5:16 pm	Jul 26, 2023 at 9:56 am	Kaitlin Wright	-
 DPW Review	Active	Jul 21, 2023 at 5:16 pm	-	Robert Ward	-
 Engineering Department Review	Active	Jul 21, 2023 at 5:16 pm	-	John Pettis	-
 Health Department Review	Active	Jul 21, 2023 at 5:16 pm	-	Mark Tolman	-
 Water/Wastewater Review	Active	Jul 21, 2023 at 5:16 pm	-	Robert Ward	-
 Water Supply Review	Active	Jul 21, 2023 at 5:16 pm	-	Robert Ward	-
 First Ad Placement	Inactive	-	-	-	-
 Placed on Agenda	Inactive	-	-	-	-

Label	Status	Activated	Completed	Assignee	Due Date
✓ Abutter Notification	Inactive	-	-	-	-
✓ Second Ad Placement	Inactive	-	-	-	-
✓ City Councilor A Review	Inactive	-	-	-	-
✓ City Councilor B Review	Inactive	-	-	-	-
✓ City Councilor C Review	Inactive	-	-	-	-
✓ City Councilor D Review	Inactive	-	-	-	-
✓ City Councilor E Review	Inactive	-	-	-	-
✓ City Councilor F Review	Inactive	-	-	-	-
✓ City Councilor G Review	Inactive	-	-	-	-
✓ City Councilor H Review	Inactive	-	-	-	-
✓ City Councilor I Review	Inactive	-	-	-	-
✓ City Council Meeting	Inactive	-	-	-	-
✓ Meeting Minutes & Decision Filed w/City Clerk	Inactive	-	-	-	-

Yes

79

Agreement & Signature**Agrees**

10.1

PLEASE READ**Office Use Only****City Council Decision****City Council Hearing Date**

--

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Reason for Council's Decision

--

City Council Members Absent

--

City Council Members Present

--

Continuance Meeting Date**Also Present**

--

--

City Councilor Who Seconded Motion**City Councilor Who Made Motion**

--

--

City Councilors Who Voted Against**City Councilors Who Abstained**

--

--

Continuance Motion Decision**Who Submitted Continuance Request?**

--

--

City Councilors Who Voted in Favor

--

Number of 12"x18" Mylar Copies**Appeal Expiration Date**

--

--

Number of 24"x36" Mylar Copies**Number of 18"x24" Mylar Copies**

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Attachments

- ☒ Applicant is Owner.docx
Uploaded by Robert Harb on Jul 11, 2023 at 6:47 pm
- ☒ fish-sp bried-col-07212023164653.pdf
Uploaded by Robert Harb on Jul 21, 2023 at 4:52 pm
- ☒ Vine_St-Updated_Plan.pdf
Uploaded by Robert Harb on Jul 11, 2023 at 6:50 pm
- ☒ Vine_St-Updated_Plan.pdf
Uploaded by Robert Harb on Jul 11, 2023 at 6:51 pm
- ☒ fish-sp bried-col-07212023164653.pdf
Uploaded by Robert Harb on Jul 21, 2023 at 4:53 pm
- ☒ fish-sp bried-col-07212023164653.pdf
Uploaded by Robert Harb on Jul 21, 2023 at 4:53 pm

IN CITY COUNCIL: August 8 2023
VOTED THAT HEARING BE HELD
SEPTEMBER 19 2023

Attest;_____
City Clerk

IN CITY COUNCIL: September 19 2023
CONTINUED TO SEPTEMBER 26 2023

Attest:_____
City Clerk

201

ROBERT D. HARB
ATTORNEY AT LAW
40 KENOZA AVENUE
HAVERHILL, MASSACHUSETTS 01830

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

September 18, 2023

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

**RE: SPECIAL PERMIT HEARING FOR A MULTIFAMILY DWELLING
8 Vine Street- CCSP-23-6**

Hearing Date Scheduled for September 19, 2023

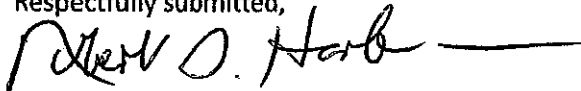
Request For Continuance To September 26, 2023

Dear City Council:

On behalf of the Applicant, request is hereby made for a continuance of the Special Permit Hearing until the Council meeting on September 26, 2023 so as to enable the hearing to be held before the full Council.

This is Applicant's first request for a continuance.

Respectfully submitted,



Robert D. Harb

Attorney for Applicant
Jared Fish, Trustee of
Eight Vine Street Realty Trust

Cc: City Clerk and Council Clerk

HAVERHILL CITY CLERK SEP 19 2023 4:45 PM



City of Haverhill, MA

Jul 26, 2023

CCSP-23-6

Fire1 Department Review

City Council Special Permit

Status: Complete**Became Active:** Jul 21, 2023**Assignee:** Eric Tarpy**Completed:** Jul 24, 2023

Applicant

Robert Harb
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830
9783735611

Primary Location

8 VINE ST
Haverhill, MA 01830

Owner:

EIGHT VINE ST REALTY TRUST FISH JARED
TRUSTEE
946 Greenland Road Portsmouth, NH 03801

Comments

Eric Tarpy, Jul 24, 2023

The planning, design and construction of new buildings, renovation of existing buildings and structures to provide egress facilities, fire protection and built-in fire protection equipment shall be in accordance with 780 CMR; and any alterations, additions or changes in buildings required by the provisions of 527 CMR which in the scope of 780 CMR, 9th edition, shall be made in accordance therewith. (527 CMR 1.04(4) and 780 CMR 101.2). Additionally, 780 CMR (901.2.1) Document Submittal Process will be required.

Plans approved by the fire department are approved with the intent they comply in all respects to MSBC, 780 CMR, 527 CMR 1.00, NFPA 1 2021 ed., MGL Chapter 148 and any City of Haverhill ordinance. Any omissions or errors on the plans do not relieve the applicant of complying with applicable requirements.

Driveway must comply with the Public Safety Driveway Design Standard for Residential Dwellings.

This project requires NFPA compliant Sprinkler and Fire Alarm Systems

Snow storage plan needs to be addressed. Stored on site or removed.





Sent from AOL on Android

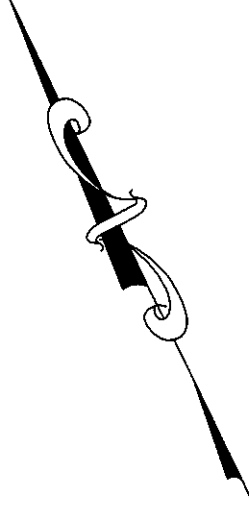
Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.

Parcel ID	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	NHood	Sale date Sale price	Book Page
108-15-11	10 VINE ST	FORMIGONI MARCO A-ETUX GOES POLLYANNA T	1900 MULTI-GRDN	\$639,200	7 3	3,698 2,820	105 3 FAMLY	XF	4/14/2020 \$530,000	38419-483
109-18-7	13 VINE ST	LOPEZ GERONIMO-ETUX LOPEZ TRIGIDIA	1900 OLD STYLE	\$423,200	6 3	8,320 3,128	101 ONE FAM	XF	1/29/1993 \$80,000	11722-493
108-16-1	16 VINE ST	VELAZQUEZ JAVIER	1900 MULTI-GRDN	\$650,800	6 4	11,099 3,938	105 3 FAMLY	XF	5/22/2006 \$329,000	25693-72
109-18-8	17 VINE ST	VINE REALTY GROUP LLC	1900 APRTMNT-GN	\$759,600	9 9	8,002 4,107	112 APTS >8	AF	7/26/2019 \$670,000	37700-249
108-16-13	22 VINE ST	ERAZO NATALIE	1900 MULTI-GRDN	\$636,600	7 3	3,171 3,780	105 3 FAMLY	XF	4/11/2012 \$100	31249-565
109-18-9	23 VINE ST	CATALINA CLARIBEL-ETUX QUELIZ EDGAR	1900 APT CONV	\$511,500	6 5	8,651 3,558	111 APT 4-8	XF	10/13/2017 \$365,000	36251-477
109-18-10	25 VINE ST	BROADWAY-VINE REALTY TR BUCKLEY NANCY W-TRUSTEE	1875 APT CONV	\$579,000	8 7	6,922 3,969	111 APT 4-8	XF	5/12/1995 \$100	13019-83
108-17-1	2628 VINE ST	VS PROPERTIES, LLC C/O PARTRIDGE SNOW & HAHN, LLP	1900 APT CONV	\$779,800	8 8	6,081 6,080	111 APT 4-8	XF	12/22/2021 \$100	40600-211
109-21-4	27 VINE ST	VS PROPERTIES, LLC C/O PARTRIDGE SNOW & HAHN, LLP	1880 APT CONV	\$587,000	7 6	5,040 4,555	111 APT 4-8	XF	12/22/2021 \$100	40600-206
109-18-5	35 VINE ST	KINGSTON FAMILY IRREVOCABLE TR KINGSTON DAWN M-TRUSTEE	1870 APT CONV	\$636,000	10 5	3,642 4,691	111 APT 4-8	XF	5/24/2016 \$100	34944-490
108-17-14	30 VINE ST	VS PROPERTIES, LLC C/O PARTRIDGE SNOW & HAHN, LLP	1900 APT CONV	\$521,000	7 5	4,900 3,982	111 APT 4-8	XF	12/22/2021 \$1,400	40600-206
109-21-5	31 VINE ST	MARTINEZ ARIEL JONES-ETUX LUNA ANYERINES MARTINEZ	1900 MULTI-CONV	\$466,200	5 3	5,502 2,516	104 TWO FAM	XF	5/29/2018 \$380,000	36742-580
108-17-13	34 VINE ST	34 VINE ST., LLC	1909 MULTI-GRDN	\$482,200	6 3	5,380 2,271	104 TWO FAM	XF	9/11/2019 \$358,827	37831-418
109-21-6	35 VINE ST	35 VINE STREET, LLC	1854 APT CONV	\$454,900	5 4	7,902 2,819	111 APT 4-8	XF	10/4/2021 \$100	40345-301
109-21-7A	39 VINE ST	BRUNET WILLIAM J ETUX BRUNET NANCY A	1920 CONDO-GRDN	\$86,700	1 1	0 487	102 CONDO	C4	11/4/2008 \$40,000	28134-255
109-21-7B	39 VINE ST	MANN STEPHANIE E	1920 CONDO-GRDN	\$96,800	1 1	0 657	102 CONDO	C4	12/29/2020 \$87,000	39355-287
109-21-7C	39 VINE ST	MANN STEPHANIE E	1920 CONDO-GRDN	\$83,300	1 1	0 477	102 CONDO	C4	9/29/2010 \$26,000	29813-475
109-21-7D	39 VINE ST	MANN STEPHANIE E	1920 CONDO-TNHS	\$124,700	2 1	0 1,225	102 CONDO	C4	3/6/2009 \$35,000	28383-526
108-15-12	8 VINE ST	EIGHT VINE ST REALTY TRUST CYNEWSKI BARRY L TRUSTEE FISH JARED TRUSTEE		\$130,600		7,179	111 APT 4-8	XF	8/6/2010 \$179,900	29663-83
109-18-6	9 VINE ST	KINGSTON FAMILY IRREVOCABLE TR KINGSTON DAWN M-TRUSTEE	1905 OLD STYLE	\$440,800	3 2	7,100 2,732	101 ONE FAM	XF	5/24/2016 \$100	34944-493

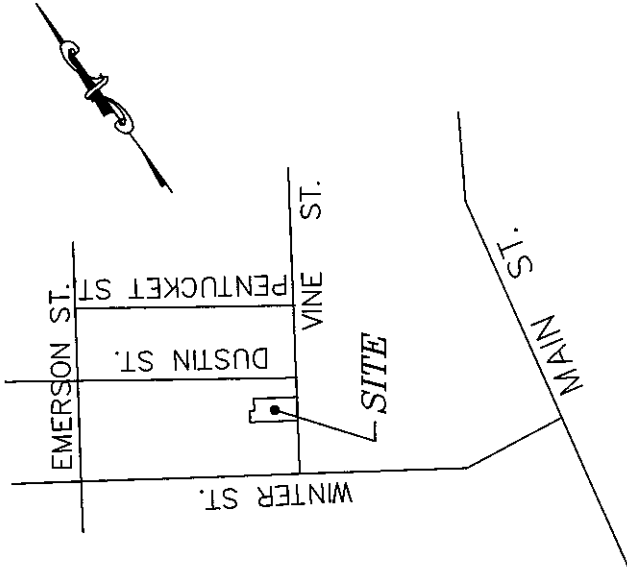
N/F
EMMA'S HOLDINGS INC

150.00'

150.00'



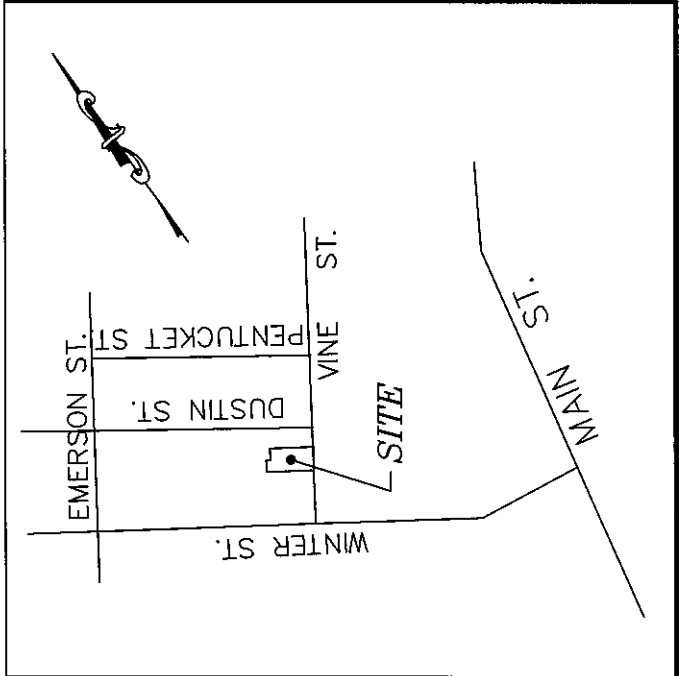
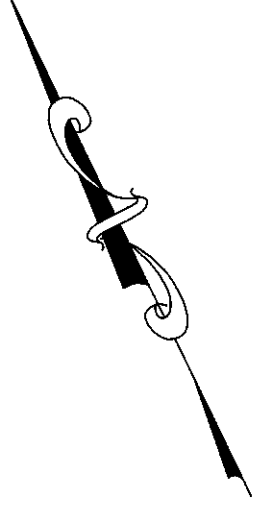
LOCUS
1' = 1200'



N/F
EMMA'S HOLDINGS INC

150.00'

150.00'



LOCUS
1' = 1200'

MECHANICAL
EQUIPMENT ZONE

ROOF DRAIN

14' - 10 1/2"

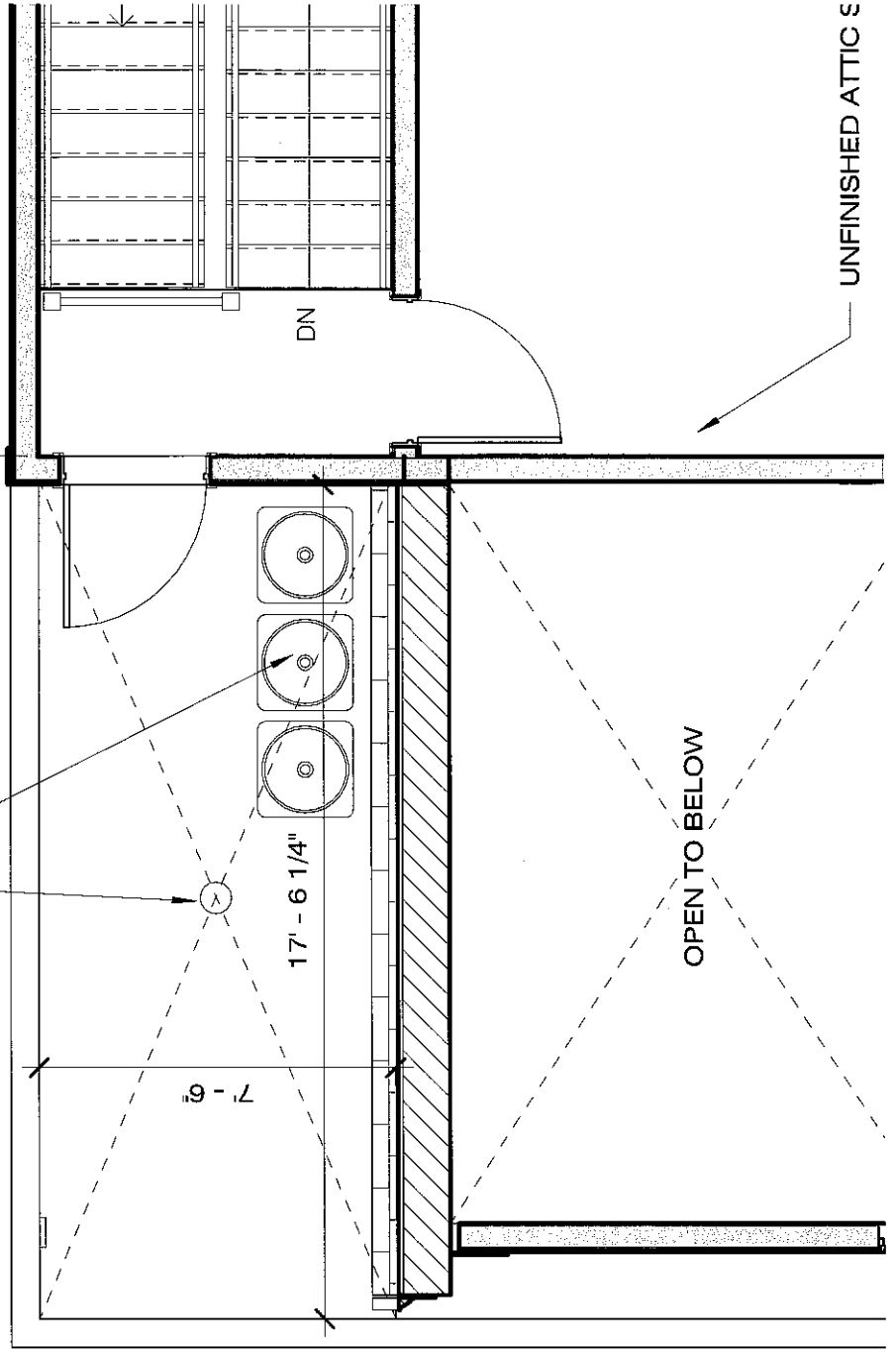
7' - 6"

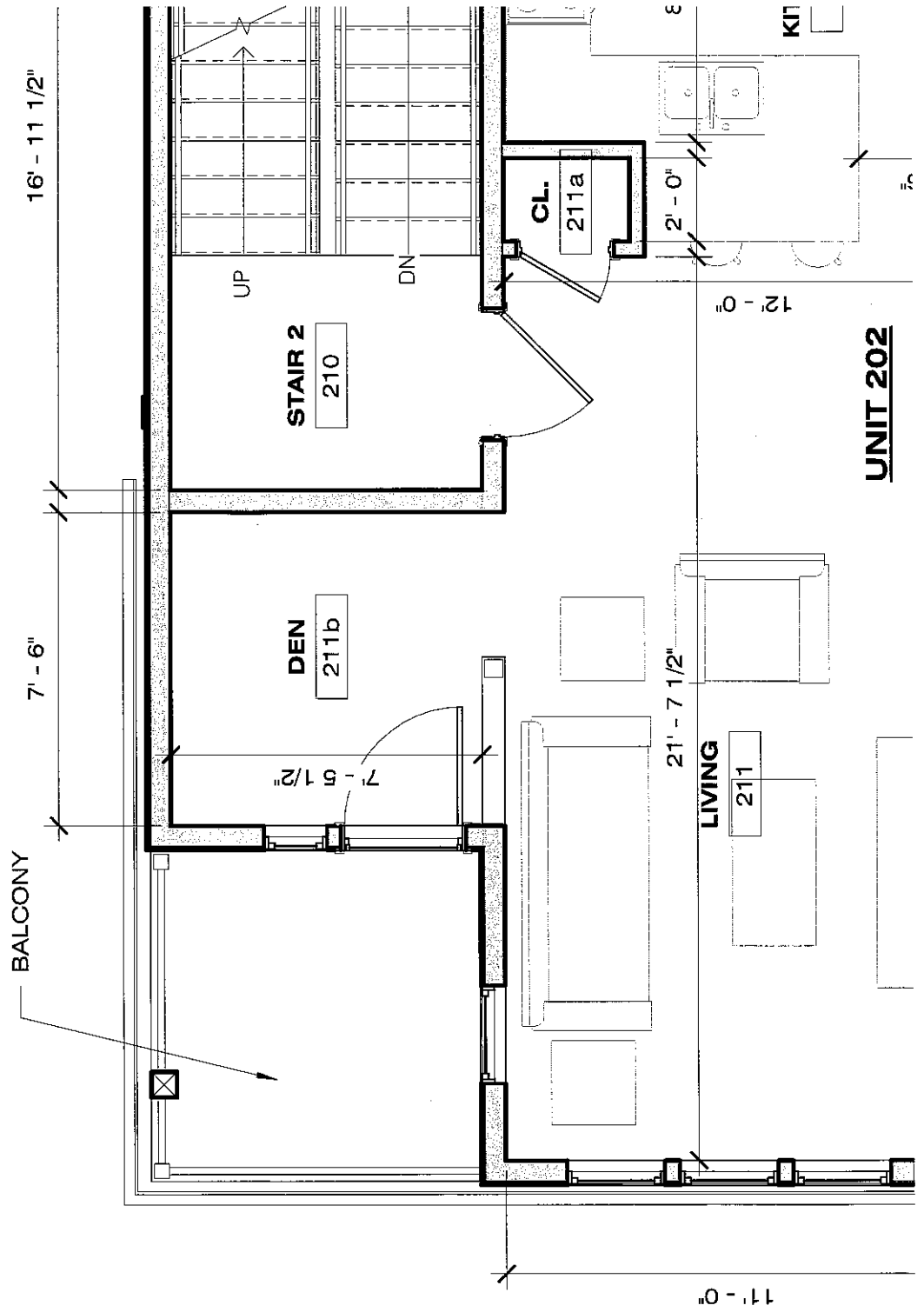
17' - 6 1/4"

DN

OPEN TO BELOW

UNFINISHED ATTIC S







City of Haverhill, MA

CCSP-23-6

City Council Special Permit

Status: Active**Applicant**

Robert Harb
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830
9783735611

Date Created: Jul 21, 2023**Primary Location**

8 VINE ST
Haverhill, MA 01830

Owner:

EIGHT VINE ST REALTY TRUST FISH JARED TRUSTEE
946 Greenland Road Portsmouth, NH 03801

Important: Please Read Before Starting Your Application**Applicant Information****What is Your Role in This Process?**

Attorney/Agent

Applicant Business/Firm Phone

978-373-5611

Applicant Business/Firm City

Haverhill

Applicant Business/Firm Zip

01830

Client Business Name

Eight Vine Street Realty Trust

Client Email

budfishbosox@yahoo.com

Client City

Portsmouth

Client Zip

03801

Client Business Structure

Sole Proprietorship

Applicant Business/Firm Name

Robert D. Harb, Attorney At Law

Applicant Business/Firm Address

40 Kenoza Avenue

Applicant Business/Firm State

MA

Client Name

Jared Fish, Trustee of Eight Vine Street Realty Trust

Client Phone

603-502-3157

Client Address

946 Greenland Road

Client State

NH

Client County

Rockingham

Property Information**Proposed Housing Plan Name**

N/A

How Long Owned by Current Owner?

13 years

Lot Dimension(s)**Proposed Street Name(s)**

N/A

Type of Dwelling(s) Planned in Project

Multi-Family

Registry Plat Number, Block & LotHearing September 19
2023

07/26/2023

1011

City Council Special Permit · Add to a project

 **Expiration Date**

Active

Request Changes
(</#/explore/request-changes/156090>)



CCSP-23-6



Details

Submitted on Jul 21, 2023 at 4:58 pm



Attachments

13 files



Activity Feed

Latest activity on Aug 11, 2023



Applicant

Robert Harb



Location

8 VINE ST, Haverhill, MA 01830

View ▼

Edit Workflow



Special Permit Filing Fee

Paid Jul 21, 2023 at 5:14 pm



Planning Director Review

Completed Jul 21, 2023 at 5:16 pm




City Clerk Review - Hearing Dates Set

Completed Jul 26, 2023 at 9:56 am



City Council Clerk Notified

 Completed Jul 25, 2023 at 10:59 am


LB

 **Assessor for Abutter's List**
Completed Jul 24, 2023 at 8:57 am CW **Conservation Department Review**
Completed Jul 24, 2023 at 9:04 am  **DPW Review**
In Progress


RW

 **Engineering Department Review**
In Progress

JP

 **Fire1 Department Review**
Completed Jul 24, 2023 at 8:58 am ET **Fire2 Department Review** **Health Department Review**
Completed Aug 03, 2023 at 11:48 am MT **Police Department Review**
Completed Jul 24, 2023 at 12:55 pm


KL

 **School Department Review**
Completed Jul 24, 2023 at 11:13 am MP **Storm Water Review**
Completed Jul 24, 2023 at 9:04 am  **Water/Wastewater Review**
In Progress

RW

 **Water Supply Review**
In Progress

RW

 **Building Inspector Approval for Agenda**
Completed Jul 22, 2023 at 9:58 am **First Ad Placement**
Completed Aug 09, 2023 at 5:45 pm  **Placed on Agenda**
Completed Jul 26, 2023 at 2:44 pm 



Abutter Notification
Completed Aug 11, 2023 at 2:24 pm



Second Ad Placement
Completed Aug 09, 2023 at 5:45 pm



City Councilor A Review
Review



City Councilor B Review
Review



City Councilor C Review
Review



City Councilor D Review
Review



City Councilor E Review
Review



City Councilor F Review
Review



City Councilor G Review
Review



City Councilor H Review
Review



City Councilor I Review
Review



City Council Meeting
Review



Meeting Minutes & Decision Filed w/City Clerk
Review






Planning Director Review

**● Complete** ▾

Complete

Assignee

 William Pillsbury

Due date



None



William Pillsbury

Remove Comment • Jul 21, 2023 at 5:16 pm

ok to schedule hearing



William Pillsbury

Remove Comment • Sep 13, 2023 at 8:52 am

I recommend approval of this project as submitted. I recommend any city department comments be included as part of the special permit.

This step was assigned to William Pillsbury - Jul 21, 2023 at 5:14 pm

William Pillsbury approved this step - Jul 21, 2023 at 5:16 pm



Fire1 Department Review

**● Complete ▾****Complete****Assignee** **Eric Tarpy****Due date****None****Eric Tarpy**

Remove Comment • Jul 24, 2023 at 8:58 am

The planning, design and construction of new buildings, renovation of existing buildings and structures to provide egress facilities, fire protection and built-in fire protection equipment shall be in accordance with 780 CMR; and any alterations, additions or changes in buildings required by the provisions of 527 CMR which in the scope of 780 CMR, 9th edition, shall be made in accordance therewith. (527 CMR 1.04(4) and 780 CMR 101.2). Additionally, 780 CMR (901.2.1) Document Submittal Process will be required.

Plans approved by the fire department are approved with the intent they comply in all respects to MSBC, 780 CMR, 527 CMR 1.00, NFPA 1 2021 ed., MGL Chapter 148 and any City of Haverhill ordinance. Any omissions or errors on the plans do not relieve the applicant of complying with applicable requirements.

Driveway must comply with the Public Safety Driveway Design Standard for Residential Dwellings.

This project requires NFPA compliant Sprinkler and Fire Alarm Systems

Snow storage plan needs to be addressed. Stored on site or removed.

This step was assigned to Eric Tarpy - Jul 21, 2023 at 5:16 pm
Eric Tarpy approved this step - Jul 24, 2023 at 8:58 am

Lot Frontage:60 feet;Lot depth:124.50 feet;Lot area:7,342 S.F.

Map 108 Block 15 Lot 12

Zoning District Where Property Located

CC - Commercial Central

Deed Recorded in Essex South Registry: Block Number

Book 29663

Deed Recorded in Essex South Registry: Page

Page 83

Does the Property Have Multiple Lots?

No

Thoroughly Describe the Reason(s) for thre Special Permit

Applicant/Owner seeks a Special Permit to construct a 6 unit mutifamily dwelling in a CC Zone. Lot is currently vacant. Prior building destroyed by fire on August 1, 2020 and was demolished on October 27, 2020.

Property Description

The land situated in Haverhill, now known as 8 Vine Street, bounded and described as follows:

Beginning at the Southeast corner of Vine Street and by land sometime of Kimball running Westerly by said Kimball land, one hundred twenty-four and 5/10 (124.5) feet, more or less, to land now or formerly of Flynn;

Northerly thirty (30) feet;

Easterly eleven (11) feet;

Northerly thirty and 5/10 (30.5) feet; to land now or formerly of Swain, said last three courses being by said land now or formerly of Flynn;

Easterly by land now or formerly of Swain, one hundred thirteen (113) feet, more or less, to Vine Street;

Southerly by said Street, sixty (60) feet to the point begun at.

Current Property Use

Vacant

TOTAL Number of Units Planned

6

TOTAL Number of Parking Spaces Planned

6

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**☐**Other**☒**IF OTHER, Please Describe**

Special Permit for a multifamily Dwelling in the CC Zone

Hearing Waiver

Agrees



City of Haverhill, MA

Jul 26, 2023

CCSP-23-6

Assessor for Abutter's List

City Council Special Permit

Status: Complete

Became Active: Jul 21, 2023

Assignee: Christine Webb

Completed: Jul 24, 2023

Applicant

Robert Harb
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830
9783735611

Primary Location

8 VINE ST
Haverhill, MA 01830

Owner:

EIGHT VINE ST REALTY TRUST FISH JARED
TRUSTEE
946 Greenland Road Portsmouth, NH 03801

Comments

Christine Webb, Jul 24, 2023

Please see the attached abutters and mailing lists for 8 Vine St 108.15.12

Hearing September 26, 2023



City of Haverhill, MA

08/03/2023

CCSP-23-8

City Council Special Permit

Status: Active**Date Created:** Jul 27, 2023

10.2

Applicant

michael migliori
mmigliori@fimilaw.com
280 Merrimack Street
Methuen, MA 01844
978-884-6431

Primary Location

94 GILE ST
Haverhill, MA 01830

Owner:

JCG INVESTMENTS LLC
135 SEAPORT BLVD, UNIT 1703 BOSTON, MA 02210

Important: Please Read Before Starting Your Application**Applicant Information****What is Your Role in This Process?**

Attorney/Agent

Applicant Business/Firm Phone

9788846431

Applicant Business/Firm City

Methuen

Applicant Business/Firm Zip

01844

Client Business Name

JCG INVESTMENTS LLC

Client Email

james@mayflowerrealtygroup.com

Client City

Boston

Client Zip

02210

Client Business Structure

Limited Liability Corporation (LLC)

Property Information**Proposed Housing Plan Name**

na

How Long Owned by Current Owner?

3 months

Lot Dimension(s)

See attached plans.

Applicant Business/Firm Name

Fiorello & Migliori

Applicant Business/Firm Address

280 Merrimack Street

Applicant Business/Firm State

MA

Client Name

JCG INVESTMENTS LLC

Client Phone

9786042491

Client Address

135 Seaport Blvd, Unit 1703

Client State

MA

Client County

Suffolk

IN CITY COUNCIL: August 8 2023

VOTED: that COUNCIL HEARING BE HELD SEPTEMBER 26
2023

Attest: _____ City Clerk

Proposed Street Name(s)

na

Type of Dwelling(s) Planned in Project

Condominiums

Registry Plat Number, Block & Lot

674-601-16 & 17



Haverhill

Economic Development and Planning
Phone: 978-374-2330 Fax: 978-374-2315
wpillsbury@cityofhaverhill.com

September 22, 2023

TO: City Council President Timothy Jordan and members of the Haverhill City Council

FROM: William Pillsbury, Jr. Economic Development and Planning Director

**SUBJECT: CCSP-23-8—94 Gile Street Flexible Development Special Permit-
Section 255.8.4 located at 94 Gile Street**

The proposed project at 94 Gile Street comes before the City Council as an application under the City's zoning tool – Flexible Development. As you will recall this tool was contained in the recently approved zoning recodification.

The proposed special permit before the city council is for 2 triplex lots. Five lots are permitted under conventional development of the site. The applicant has presented information seeking to justify a density bonus. One unit based on additional open space. This results in a 6 units (two triplexes) consisting of 2 lots.

The zoning ordinance establishes development standards and criteria requiring the applicant to analyze site characteristics and verify open space, comply with dimensional and density standards, parking ratios, and roadways and utilities which create the highest and best use of the site resulting in a high-quality development.

The applicant's project is presented in your packages and my detailed review of the proposal indicates the project complies with the Flexible Development zoning ordinance. Specifically, the project complies with the requirement's by providing detailed information as required to document and confirm each of the ordinance's standards.

The City departments have reviewed the application and their reports are in your packages.

Upon review of all of this information I believe that the proposed project complies with the purpose and intent of the ordinance and meets all of the requirements of the flexible zoning ordinance. Further, compliance with the ordinance shall be achieved through the filing of a definitive plan with the planning board to confirm all of the elements of the special permit.

Recommendation: Approve the 94 Gile Street Flexible Development zoning section 8.4 as presented allowing the project to move forward to Definitive Plan with the Planning Board, formal Conservation filing, and permitting.

**CCSP-23-8**

City Council Special

Permit

Status: Active

Submitted On: 7/27/2023

Primary Location

94 GILE ST

Haverhill, MA 01830

Owner

JCG INVESTMENTS LLC

SEAPORT BLVD, UNIT 1703

135 BOSTON, MA 02210

Applicant

michael miglioni

978-884-6431

mmiglioni@fimilaw.com

 280 Merrimack Street
Methuen, MA 01844**Applicant Information****What is Your Role in This Process?***

Attorney/Agent

Applicant Business/Firm Name*

Fiorello & Migliori

Applicant Business/Firm Phone*

9788846431

Applicant Business/Firm Address*

280 Merrimack Street

Applicant Business/Firm City*

Methuen

Applicant Business/Firm State*

MA

Applicant Business/Firm Zip*

01844

Client Name*

JCG INVESTMENTS LLC

Client Business Name*

JCG INVESTMENTS LLC

Client Phone*

9786042491

Client Email*

james@mayflowerrealtygroup.com

Client Address*

135 Seaport Blvd, Unit 1703

Client City*

Boston

Client State*

MA

Client Zip*

02210

Client County*

Suffolk

Client Business Structure*

Limited Liability Corporation (LLC)

Property Information

Proposed Housing Plan Name*

na

Proposed Street Name(s)*

na

How Long Owned by Current Owner?*

3 months

Type of Dwelling(s) Planned in Project*

Condominiums

Lot Dimension(s)*

See attached plans.

Registry Plat Number, Block & Lot*

674-601-16 &17

Zoning District Where Property Located*

RM - Residential Medium Density

Deed Recorded in Essex South Registry: Block Number*

41588

Deed Recorded in Essex South Registry: Page*

130

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)?*

674-601-16, 674-601-17

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

none

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

This is a Flexible Development project which requires a Special Permit from the Council.

Property Description*

See attached plans.

Current Property Use*

Residential Housing

TOTAL Number of Units Planned*

6

TOTAL Number of Parking Spaces Planned*

12

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

☐

Other

☐

Hearing Waiver

Agrees*

Yes

Agreement & Signature

Agrees*

☒

aws.net/vpc3-
Abutter 94 Gile St 674.601.17 and 16.xlsm
601.17_and_16_Mon_Aug_7_2023_10-03-
2023-09-04T15%3A50%3A44Z&se=2023-09-03 at 10:03 AM
ITF4k4WamHjgLabels94-Gile-St-674-601-17-and-16.pdf
/vpc3- Mailing Labels 94 Gile St 674.601.17 and 16.pdf
601.17_and_16_Mon_Aug_7_2023_10-06-38.pdf
Uploaded by Christine Webb on Aug 7, 2023 at 10:06 AM
3A50%3A44Z&se=2023-09-
=0%2B%2FdKhixeNMCj9%2BwDR9MhjmwrXPIkmg%3D)

History

Date	Activity
7/26/2023, 11:53:40 AM	michael migliori started a draft of Record CCSP-23-8
7/27/2023, 1:52:21 PM	michael migliori submitted Record CCSP-23-8
7/27/2023, 1:53:39 PM	completed payment step Special Permit Filing Fee on Record CCSP-23-8
7/27/2023, 1:53:40 PM	approval step Planning Director Reviewwas assigned to William Pillsbury on Record CCSP-23-8
8/3/2023, 12:43:53 PM	William Pillsbury approved approval step Planning Director Review on Record CCSP-23-8
8/3/2023, 12:43:57 PM	approval step Assessor for Abutter's Listwas assigned to Susan Powell on Record CCSP-23-8
8/3/2023, 12:43:57 PM	approval step Conservation Department Reviewwas assigned to Robert Moore on Record CCSP-23-8
8/3/2023, 12:43:57 PM	approval step Engineering Department Reviewwas assigned to John Pettis on Record CCSP-23-8
8/3/2023, 12:43:57 PM	approval step Water/Wastewater Reviewwas assigned to Robert Ward on Record CCSP-23-8
8/3/2023, 12:43:57 PM	approval step Health Department Reviewwas assigned to Bonnie Dufresne on Record CCSP-23-8
8/3/2023, 12:43:57 PM	approval step Fire1 Department Reviewwas assigned to Eric Tarp on Record CCSP-23-8
8/3/2023, 12:43:57 PM	approval step Fire2 Department Reviewwas assigned to Michael Picard on Record CCSP-23-8
8/3/2023, 12:43:58 PM	approval step Police Department Reviewwas assigned to Kevin Lynch on Record CCSP-23-8
8/3/2023, 12:43:58 PM	approval step Storm Water Reviewwas assigned to Robert Moore on Record CCSP-23-8

Date	Activity
8/3/2023, 12:43:58 PM	approval step City Clerk Review - Hearing Dates Set was assigned to Maria Bevilacqua on Record CCSP-23-8
8/3/2023, 12:43:58 PM	approval step DPW Review was assigned to Robert Ward on Record CCSP-23-8
8/3/2023, 12:43:58 PM	approval step School Department Review was assigned to Mike Pfifferling on Record CCSP-23-8
8/3/2023, 12:43:58 PM	approval step Building Inspector Approval for Agenda was assigned to Tom Bridgewater on Record CCSP-23-8
8/3/2023, 12:43:58 PM	approval step Water Supply Review was assigned to Robert Ward on Record CCSP-23-8
8/3/2023, 12:43:59 PM	approval step City Council Clerk Notified was assigned to Laurie Brown on Record CCSP-23-8
8/3/2023, 12:44:12 PM	Kaitlin Wright assigned approval step City Clerk Review - Hearing Dates Set to Kaitlin Wright on Record CCSP-23-8
8/3/2023, 12:44:14 PM	Kaitlin Wright approved approval step City Clerk Review - Hearing Dates Set on Record CCSP-23-8
8/3/2023, 1:12:23 PM	Mike Pfifferling approved approval step School Department Review on Record CCSP-23-8
8/3/2023, 1:52:10 PM	Laurie Brown approved approval step City Council Clerk Notified on Record CCSP-23-8
8/3/2023, 2:55:34 PM	Bonnie Dufresne assigned approval step Health Department Review to Mark Tolman on Record CCSP-23-8
8/3/2023, 3:11:55 PM	Michael Picard approved approval step Fire2 Department Review on Record CCSP-23-8
8/3/2023, 3:30:41 PM	Mark Tolman approved approval step Health Department Review on Record CCSP-23-8
8/3/2023, 4:00:58 PM	Kevin Lynch approved approval step Police Department Review on Record CCSP-23-8
8/7/2023, 9:07:06 AM	Karen Buckley assigned approval step Assessor for Abutter's List to Christine Webb on Record CCSP-23-8
8/7/2023, 10:00:37 AM	Christine Webb added attachment Abutter 94 Gile St 674.601.17 and 16.xlsm to Record CCSP-23-8
8/7/2023, 10:03:03 AM	Christine Webb removed attachment Abutter 94 Gile St 674.601.17 and 16.xlsm from Record CCSP-23-8
8/7/2023, 10:03:38 AM	Christine Webb added attachment Abutter 94 Gile St 674.601.17 and 16.xlsm to Record CCSP-23-8
8/7/2023, 10:06:47 AM	Christine Webb added attachment Mailing Labels 94 Gile St 674.601.17 and 16.pdf to Record CCSP-23-8

Date	Activity
8/7/2023, 10:08:22 AM	Christine Webb approved approval step Assessor for Abutter's List on Record CCSP-23-8
8/7/2023, 2:51:33 PM	Eric Tarpay approved approval step Fire1 Department Review on Record CCSP-23-8
8/17/2023, 3:11:30 PM	Robert Moore approved approval step Conservation Department Review on Record CCSP-23-8
8/17/2023, 3:38:43 PM	Robert Moore approved approval step Storm Water Review on Record CCSP-23-8

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Assessor for Abutter's List	8/3/2023, 12:43:55 PM	8/7/2023, 10:08:22 AM	Christine Webb	-
✓ Conservation Department Review	8/3/2023, 12:43:55 PM	8/17/2023, 3:11:30 PM	Robert Moore	-
✓ Health Department Review	8/3/2023, 12:43:55 PM	8/3/2023, 3:30:41 PM	Mark Tolman	-
✓ Planning Director Review	7/27/2023, 1:53:39 PM	8/3/2023, 12:43:53 PM	William Pillsbury	-
✓ Fire1 Department Review	8/3/2023, 12:43:55 PM	8/7/2023, 2:51:33 PM	Eric Tarpay	-
✓ Fire2 Department Review	8/3/2023, 12:43:55 PM	8/3/2023, 3:11:55 PM	Michael Picard	-
✓ Police Department Review	8/3/2023, 12:43:55 PM	8/3/2023, 4:00:58 PM	Kevin Lynch	-
✓ Storm Water Review	8/3/2023, 12:43:55 PM	8/17/2023, 3:38:43 PM	Robert Moore	-
✓ City Clerk Review - Hearing Dates Set	8/3/2023, 12:43:55 PM	8/3/2023, 12:44:14 PM	Kaitlin Wright	-
✓ School Department Review	8/3/2023, 12:43:55 PM	8/3/2023, 1:12:23 PM	Mike Pfifferling	-
✓ City Council Clerk Notified	8/3/2023, 12:43:55 PM	8/3/2023, 1:52:10 PM	Laurie Brown	-

Label	Activated	Completed	Assignee	Due Date
💰 Special Permit Filing Fee	7/27/2023, 1:52:21 PM	7/27/2023, 1:53:39 PM	michael migliori	-
✓ Engineering Department Review	8/3/2023, 12:43:55 PM	-	John Pettis	-
✓ Water/Wastewater Review	8/3/2023, 12:43:55 PM	-	Robert Ward	-
✓ DPW Review	8/3/2023, 12:43:55 PM	-	Robert Ward	-
✓ Building Inspector Approval for Agenda	8/3/2023, 12:43:55 PM	-	Tom Bridgewater	-
✓ Water Supply Review	8/3/2023, 12:43:55 PM	-	Robert Ward	-
✓ Placed on Agenda	-	-	-	-
✓ First Ad Placement	-	-	-	-
✓ Second Ad Placement	-	-	-	-
✓ City Council Meeting	-	-	-	-
✓ Meeting Minutes & Decision Filed w/City Clerk	-	-	-	-
✓ Abutter Notification	-	-	-	-
✓ City Councilor B Review	-	-	-	-
✓ City Councilor F Review	-	-	-	-
✓ City Councilor A Review	-	-	-	-
✓ City Councilor C Review	-	-	-	-
✓ City Councilor H Review	-	-	-	-
✓ City Councilor G Review	-	-	-	-
✓ City Councilor D Review	-	-	-	-
✓ City Councilor E Review	-	-	-	-
✓ City Councilor I Review	-	-	-	-

Zoning District Where Property Located

RM - Residential Medium Density

--

Deed Recorded in Essex South Registry: Block Number

41588

Deed Recorded in Essex South Registry: Page

130

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)?

674-601-16, 674-601-17

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

none

Thoroughly Describe the Reason(s) for thre Special Permit

This is a Flexible Development project which requires a Special Permit from the Council.

Property Description

See attached plans.

Current Property Use

Residential Housing

TOTAL Number of Units Planned

6

TOTAL Number of Parking Spaces Planned

12

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**☐**Other**☐**Hearing Waiver****Agrees**

Yes

Agreement & Signature

Agrees



PLEASE READ

Office Use Only

City Council Decision

--

City Council Hearing Date

--

Reason for Council's Decision

--

City Council Members Absent

--

City Council Members Present

--

Continuance Meeting Date

--

Also Present

--

City Councilor Who Seconded Motion

--

City Councilor Who Made Motion

--

City Councilors Who Voted Against

--

City Councilors Who Abstained

--

Continuance Motion Decision

--

Who Submitted Continuance Request?

--

City Councilors Who Voted in Favor

--

Number of 12"x18" Mylar Copies

--

Appeal Expiration Date

--

Number of 24"x36" Mylar Copies

--

Number of 18"x24" Mylar Copies

--

Attachments



Deed In.pdf

Uploaded by michael migliori on Jul 26, 2023 at 12:06 pm



Gile Council Ltr 7-3-23.pdf

Uploaded by michael migliori on Aug 3, 2023 at 12:38 pm



Site Plan 7-24-23.pdf

Uploaded by michael migliori on Jul 26, 2023 at 12:06 pm



Site Plan 7-24-23.pdf

Uploaded by michael migliori on Jul 26, 2023 at 12:06 pm



Gile Council Ltr 7-3-23.pdf

Uploaded by michael migliori on Aug 3, 2023 at 12:39 pm



Gile Council Ltr 7-3-23.pdf

Uploaded by michael migliori on Aug 3, 2023 at 12:39 pm

History

Date

Activity

Jul 26, 2023 at 11:53 am

michael migliori started a draft of Record CCSP-23-8

Jul 27, 2023 at 1:52 pm

michael migliori submitted Record CCSP-23-8

Date	Activity
Jul 27, 2023 at 1:53 pm	completed payment step Special Permit Filing Fee on Record CCSP-23-8
Jul 27, 2023 at 1:53 pm	approval step Planning Director Review was assigned to William Pillsbury on Record CCSP-23-8
Aug 3, 2023 at 12:43 pm	William Pillsbury approved approval step Planning Director Review on Record CCSP-23-8
Aug 3, 2023 at 12:43 pm	approval step Assessor for Abutter's List was assigned to Susan Powell on Record CCSP-23-8
Aug 3, 2023 at 12:43 pm	approval step Conservation Department Review was assigned to Robert Moore on Record CCSP-23-8
Aug 3, 2023 at 12:43 pm	approval step Engineering Department Review was assigned to John Pettis on Record CCSP-23-8
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Aug 3, 2023 at 12:43 pm	approval step Health Department Review was assigned to Bonnie Dufresne on Record CCSP-23-8
Aug 3, 2023 at 12:43 pm	approval step Fire1 Department Review was assigned to Eric Tarpy on Record CCSP-23-8
Aug 3, 2023 at 12:43 pm	approval step Fire2 Department Review was assigned to Michael Picard on Record CCSP-23-8
Aug 3, 2023 at 12:43 pm	approval step Police Department Review was assigned to Kevin Lynch on Record CCSP-23-8
Aug 3, 2023 at 12:43 pm	approval step Storm Water Review was assigned to Robert Moore on Record CCSP-23-8
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Aug 3, 2023 at 12:43 pm	approval step Building Inspector Approval for Agenda was assigned to Tom Bridgewater on Record CCSP-23-8
Aug 3, 2023 at 12:43 pm	approval step Water Supply Review was assigned to Robert Ward on Record CCSP-23-8
Aug 3, 2023 at 12:43 pm	approval step City Council Clerk Notified was assigned to Laurie Brown on Record CCSP-23-8
Aug 3, 2023 at 12:44 pm	Kaitlin Wright assigned approval step City Clerk Review - Hearing Dates Set to Kaitlin Wright on Record CCSP-23-8
Aug 3, 2023 at 12:44 pm	Kaitlin Wright approved approval step City Clerk Review - Hearing Dates Set on Record CCSP-23-8

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Special Permit Filing Fee	Paid	Jul 27, 2023 at 1:52 pm	Jul 27, 2023 at 1:53 pm	-	-
 Planning Director Review	Complete	Jul 27, 2023 at 1:53 pm	Aug 3, 2023 at 12:43 pm	William Pillsbury	-
 City Clerk Review - Hearing Dates Set	Complete	Aug 3, 2023 at 12:43 pm	Aug 3, 2023 at 12:44 pm	Kaitlin Wright	-
 City Council Clerk Notified	Active	Aug 3, 2023 at 12:43 pm	-	Laurie Brown	-
 Assessor for Abutter's List	Active	Aug 3, 2023 at 12:43 pm	-	Susan Powell	-
 Conservation Department Review	Active	Aug 3, 2023 at 12:43 pm	-	Robert Moore	-
 DPW Review	Active	Aug 3, 2023 at 12:43 pm	-	Robert Ward	-
 Engineering Department Review	Active	Aug 3, 2023 at 12:43 pm	-	John Pettis	-
 Fire1 Department Review	Active	Aug 3, 2023 at 12:43 pm	-	Eric Tarpy	-
 Fire2 Department Review	Active	Aug 3, 2023 at 12:43 pm	-	Michael Picard	-
 Health Department Review	Active	Aug 3, 2023 at 12:43 pm	-	Bonnie Dufresne	-
 Police Department Review	Active	Aug 3, 2023 at 12:43 pm	-	Kevin Lynch	-
 School Department Review	Active	Aug 3, 2023 at 12:43 pm	-	Mike Pfifferling	-
 Storm Water Review	Active	Aug 3, 2023 at 12:43 pm	-	Robert Moore	-
 Water/Wastewater Review	Active	Aug 3, 2023 at 12:43 pm	-	Robert Ward	-
 Water Supply Review	Active	Aug 3, 2023 at 12:43 pm	-	Robert Ward	-
 Building Inspector Approval for Agenda	Active	Aug 3, 2023 at 12:43 pm	-	Tom Bridgewater	-

FIORIELLO & MIGLIORI
ATTORNEYS AT LAW



KAREN L. FIORELLO
(Retired)

MICHAEL J. MIGLIORI
mmigliori@fimidlaw.com

280 Merrimack Street
Suite B
Methuen, Massachusetts 01844
FAX 978-849-5191

August 3, 2023

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

Re: SPECIAL PERMIT Ch 255 Sec 8.4.1
Owner/Applicant: JCG INVESTMENTS, LLC
94 Gile Street, Haverhill MA
Parcel ID: 674-601- Lots 16 & 17

Dear President Jordan:

Please be advised this office represents JCG INVESTMENTS, LLC regarding the property located at 94 Gile Street and being shown on Haverhill Assessor's Map 674 Block 601 Lots 16 & 17.

JCG INVESTMENTS, LLC is requesting a Special Permit from the City of Haverhill to construct two three-family residential buildings on the property at 94 Gile Street. The Haverhill Zoning Ordinance Chapter 255 Section 8.4.1, Flexible Development, requires a Special Permit from the Council for the proposed project use.

The property is shown in Haverhill Assessor's Map 674 Block 601 Lots 16 & 17 and is located in the "RM" Zoning District.

The Applicant meets the requirements of Ch. 255-8.4 and meets the requirements to develop 6 residential units. Pursuant to the Table of Dimensional and Density Regulations the existing land can be developed with 5 residential homes. Chapter 255 sec 8.4.7, allows for a density bonus which brings us to the 6 residential units being requested.

"The SPGA may award a density bonus to increase the number of dwelling units beyond the basic maximum number. The density bonus for the flexible development shall not, in the aggregate exceed 40% of the basic maximum number".....

The proposed development was planned to meet the express purpose and intent of sec 8.4 and provides the City with 2.23 acres of open space.

The property meets all of the dimensional and use criteria as set out in the Haverhill Zoning Ordinance and requires no waivers or variances.

Kindly schedule a hearing to be held before the City Council. I have enclosed the appropriate plans, reports and fees in connection with the requested Special Permit.

The applicant further agrees to waive the statutory requirement for Haverhill City Council to hold a hearing on the matter within sixty-five (65) days.

Should you have any questions or need any additional information, please don't hesitate to contact me.

Sincerely yours,

Michael J. Migliori

MJM/dma

Enc.

c.c.:

William Pillsbury, Economic Development Office



SO.ESSEX #96 Bk:41588 Pg:130
05/31/2023 10:00 AM DEED Pg 1/3
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 05/31/2023 10:00 AM
ID: 1577128 Doc# 20230531000960
Fee: \$1,755.60 Cons: \$385,000.00

QUITCLAIM DEED

By THIS INDENTURE, made this 30 day of March 2023, by and between **HB1 Alternative Holdings, LLC, a Delaware limited liability company** whose address 14405 Walters Road Suite 200 Houston TX 77014, (hereinafter referred to as "Grantor") and **JCG Investments LLC, a Massachusetts limited liability company** whose address is 135 Seaport Blvd, Unit 1703, Boston, MA 02210 (hereinafter referred to as "Grantee"), for valuable consideration of Three **Hundred Eighty Five Thousand and 00/100 Dollars (\$385,000.00)**, received to Grantor's full satisfaction from the Grantee, Grantor does hereby give, grant, bargain, sell and confirm unto said Grantee and its assigns, with *Quitclaim Covenants* the real property described on **Schedule "A"** attached hereto and made a part hereof.

AND BEING SAME PREMISES conveyed to Grantor via Foreclosure Deed recorded in the Essex County (Southern District) Registry of Deeds in Book 41384, Page 339

TO HAVE AND TO HOLD the premises to Grantee and unto Grantee, their heirs and assigns forever, to its and their own proper use and behoof.

AND ALSO, Grantor does, for itself its successors and assigns, covenant with Grantee, their heirs and assigns forever, that the premises are free from all encumbrances made or suffered by Grantor.

AND FURTHERMORE, Grantor does by these presents, bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantee, their heirs and assigns forever, against claims and demands made or suffered by Grantor, except as aforesaid, but against none other.

This conveyance does not constitute the sale or transfer of all or substantially all of the Grantor's assets within the Commonwealth of Massachusetts and is made in the ordinary course of Grantor's business.

Property Address: 94 Gile Street Haverhill, MA 01830

Executed as a sealed instrument this 30 day of March, 2023

HB1 Alternative Holdings, LLC

**By PHH Mortgage Corporation d/b/a PHH
Mortgage Services as Attorney in Fact**

By:

Tawana Maxwell
Tawana Maxwell

For authority, see Limited Power of Attorney
recorded

Essex South Registry of Deeds
in Book 41136, Page 3

Its: Authorized Signer

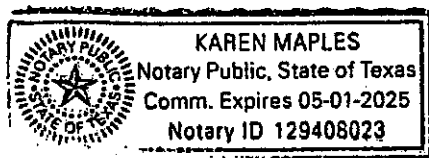
STATE OF TX }
COUNTY OF Harris }

On this 30 day of March, 2023 before me, the undersigned Notary Public, personally appeared Tawana Maxwell Authorized Signer of PHH Mortgage Corporation d/b/a PHH Mortgage Services, as Attorney in Fact for HB1 Alternative Holdings, LLC, who proved to me through satisfactory identification, which was ☒ a TX driver's license or ☐ personally known to me to be the person whose name is on the preceding or attached document, acknowledged to me that he/she signed it voluntarily for its stated purpose and as the free act and deed of HB1 Alternative Holdings, LLC.

Karen Maples
Notary Public Signature

Karen Maples
Notary Public Printed Name

My commission expires: 05/01/2025



Schedule A

Property Address: 94 Gile Street, Haverhill, MA 01830

The land with the buildings situated thereon, located on the southerly side of Gile Street, in Haverhill, Essex County, Massachusetts, containing about one acre and twenty five rods, more or less, and bounded and described as follows:

Beginning at the northerly corner thereof by said road and land now or formerly of Mrs. Amos Carleton, thence running

South about $39\frac{1}{4}^{\circ}$ east by said road about 1.1 rods and two and one-half links to land now or formerly of Elihu Randall, thence

Southwesterly by said land now or formerly of Randall about 28 rods and 2 links to a stake by said land now or formerly of Randall and to land now or formerly of Betsey A. Little and Mary J. Stevens, thence a stone wall dividing these premises from said land of Little and Stevens north about 16° west about 4 rods and 3 links; and thence by said wall and all by said land now or formerly of Little and Stevens north about $17\frac{1}{4}^{\circ}$ west about $7\frac{1}{2}$ rods to land now or formerly of Mrs. Amos Carleton, thence running

North about 76° east about 24 rods by said land of Carleton to said road and point of beginning,

Also another parcel of land situated on the southwesterly side of Gile Street, in said Haverhill, with the buildings thereon, bounded and described as follow:

Northeasterly by Gile Street $7\frac{1}{2}$ rods;

Southeasterly by land now or formerly of Albert Wentworth about 31 rods and 8 links;

Southwesterly by land now or formerly of Little and Stevens, along a stone wall, 9 rods, and 4 links; and .

Northwesterly by land now or formerly of Frank Davis about 28 rods and 2 links.

Containing $1\frac{1}{2}$ acres.



COVER
SHEET

BASS OF BEARINGS
MASHKUSSETTS STATE PLANE
COORDINATE SYSTEM
NAD-83

OWNER OF RECORD
MATTHEW L. E. PECK
MALE E. PECK
BR. 09/02/67 DOB 73

PLAN REFERENCES

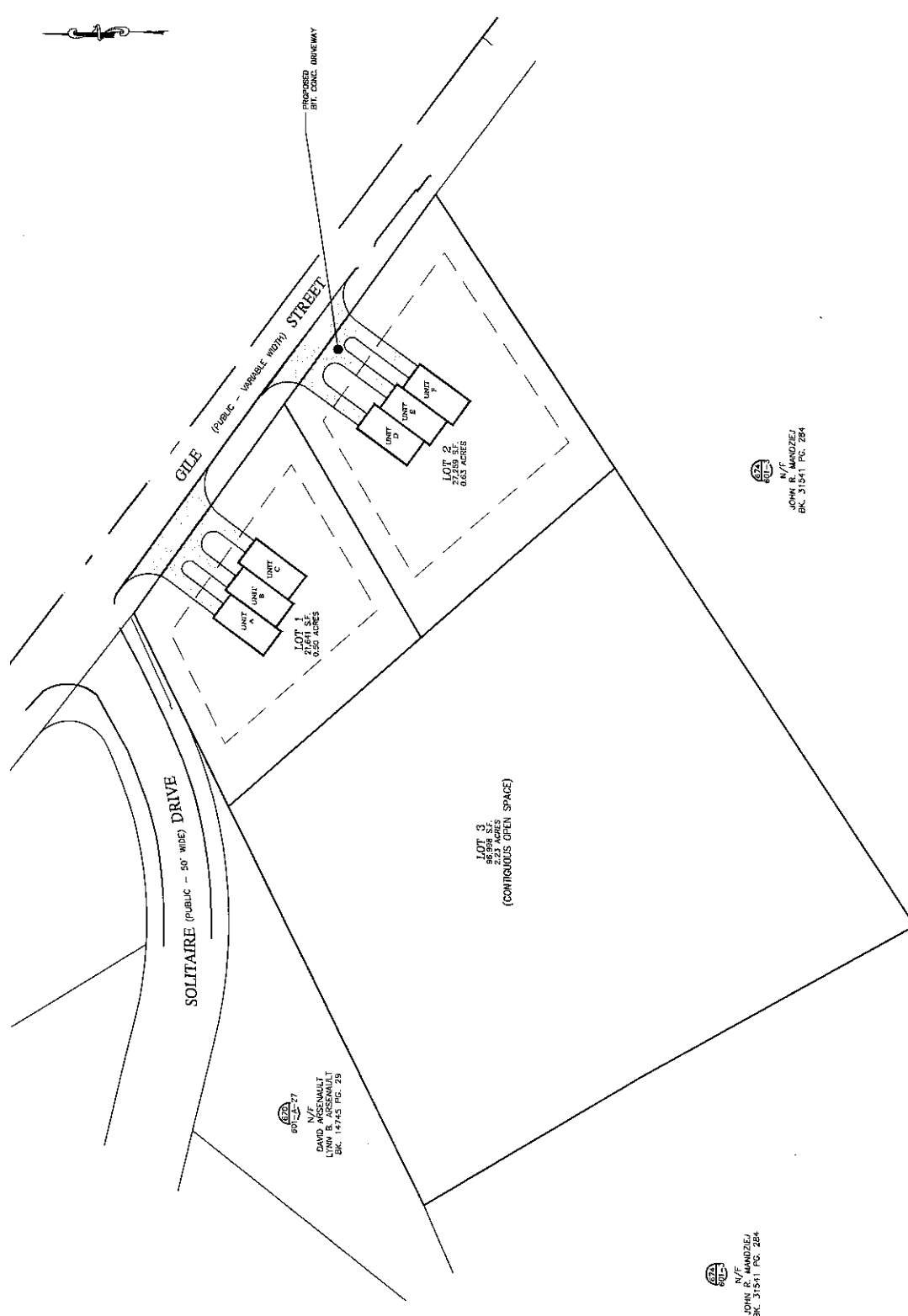
PLAN BOOK 35 PLAN 34
PLAN BOOK 423 PLAN 33
PLAN BOOK 351 PLAN 51

NODE

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR
UNRECORDED INFORMATION.
TO OBTAIN A COPY OF THE ORIGINAL RECORD,
CONTACT THE MASSACHUSETTS DEPARTMENT OF REVENUE
AND TAXATION, 100 SOUTH ST., SUITE 100, BOSTON,
MA 02109.

JOHN R. MANDZIEJ
BK. 31541 PG. 284

YIELD
PLAN



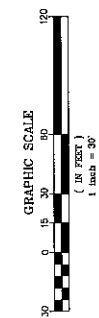
ZONING DISTRICT - RM
ZONING DISTRICT - RM
LOT FRONTAGE - 150 FT.
REAR SETBACKS
FRONT 25 FT.
SIDE 15 FT.
REAR 35 FT.
LOT COVERAGE 45%
MAX. BUILDING HEIGHT 35 FT.

FLEXIBLE DEVELOPMENT CALCULATIONS:

TOTAL LOT AREA = 143,892 S.F.
TOTAL UPLAND AREA = 143,892 S.F.
CONTIGUOUS OPEN SPACE PROVIDED = 98,908 S.F.
98,908 S.F. / 143,892 S.F. = 0.684
98.4% DENSITY BONUS (MAX 20% -> 1 ADDITIONAL DWELLING (6 TOTAL UNITS))

N/E
JOHN R. MANDELZ
BK. 31541 PG. 284

N/E
JOHN R. MANDELZ
BK. 31541 PG. 284



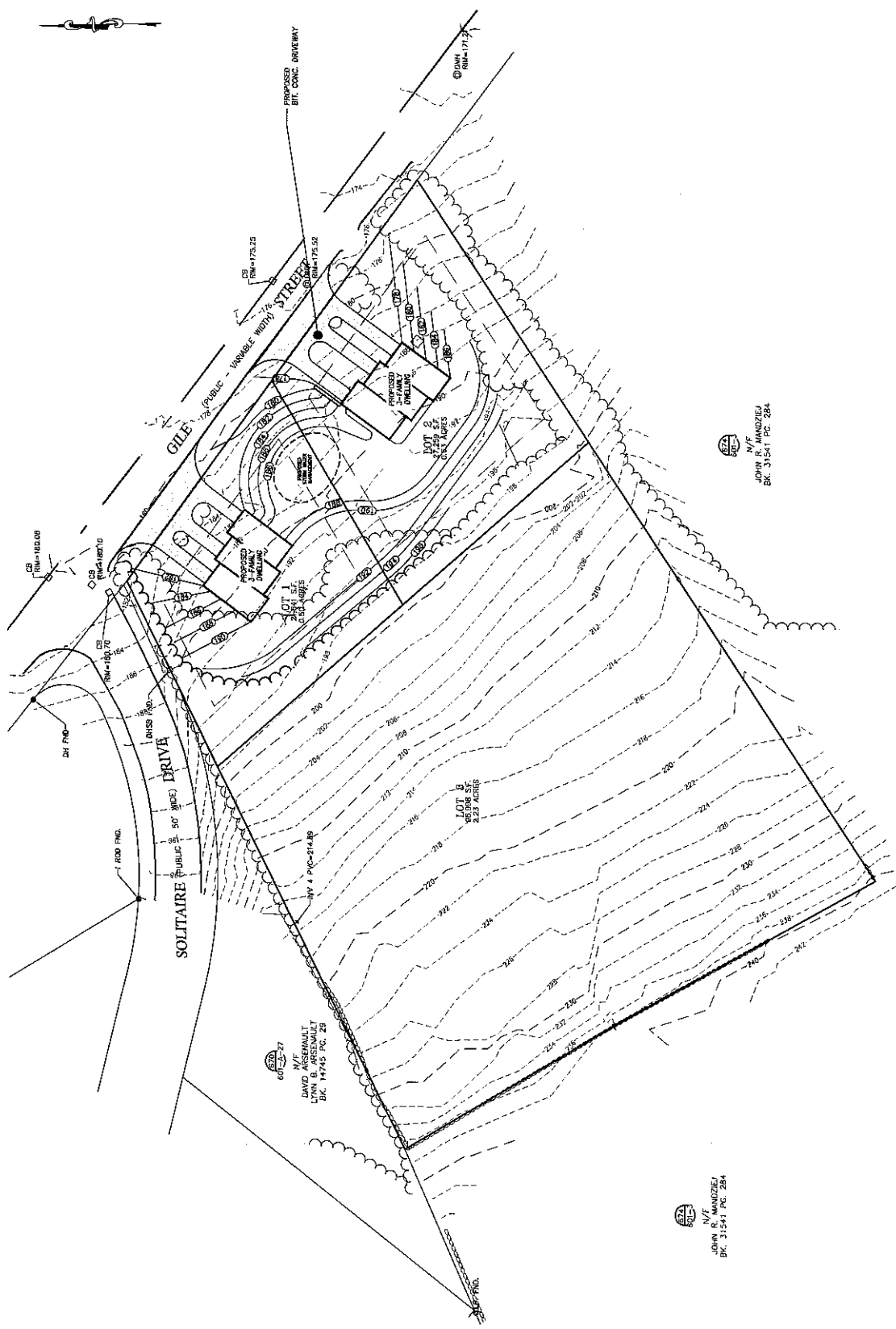
PREPARED FOR
JCG INVESTMENTS, LLC
JAMES GANTUSO, MANAGER
94 GILE STREET
HAVERHILL, MA 01830

MEI **MILLENNIUM ENGINEERING, INC.**
ENGINEERING AND LAND SURVEYING
62 ELM ST. SUITE 200 (0183) 433-6990
13 HAMPTON RD. EXETER, NH 03333 (603) 776-5226
SCALE: 1"=50'
DATE: JULY 24, 2023
PROJECT: M234198

SITE PLAN
IN
HAVERHILL, MA
AT
94 GILE STREET

SHEET: C-4

THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.



JOHN R. MANDZEL

 B.K. 31541 P.C. 284

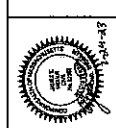
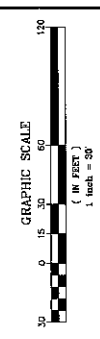
DAVID B. ARSENAULT

 B.K. 14745 P.C. 28

JOHN P. MANDZEL

 B.K. 31541 P.C. 284

THIS PLAN IS FOR PERMITTING
 PURPOSES ONLY AND IS NOT
 INTENDED FOR CONSTRUCTION.



PREPARED FOR
 JCG INVESTMENTS, LLC
 JAMES CATUSO, MANAGER
 94 GILE STREET
 HAVERHILL, MA 01830

NO.	DATE	DESCRIPTION	BY

MEI MILLENNIUM ENGINEERING, INC.
 ENGINEERING AND LAND SURVEYING
 19 ELM ST. SUITE 200, HAVERHILL, MA 01830
 13 HAMPTON RD. DARTMOUTH, VT 05830
 SCALE: 1"=30'
 DATE: JULY 24, 2023
 CALC. BY: S.R.C.
 CHKD. BY: J.T.M.
 PROJECT: M234199

SITE PLAN
 IN
 HAVERHILL, MA
 AT
 94 GILE STREET
 GRADING
 &
 DRAINAGE
 PLAN
 SHEET: C-5

EROSION
AND
SEDIMENTATION
CONTROL
PLAN

Hearing October 24 2023
7

City Council Special Permit - Add to a project

 **Expiration Date**

Active

Request Changes

(/#/explore/request-changes/157939)

⋮

CCSP-23-12

11, 4, 1, 1

**Details**

Submitted on Aug 24, 2023 at 4:40 pm

**Attachments**

8 files

**Activity Feed**

Latest activity on Sep 19, 2023

**Applicant**

Gordon Glass

 0**Location**

462 WASHINGTON ST, Haverhill, MA 01832

View ▼

Edit Workflow

**Special Permit Filing Fee**

Paid Sep 18, 2023 at 1:10 pm

**Planning Director Review**

Completed Sep 18, 2023 at 2:13 pm

**City Clerk Review - Hearing Dates Set**

In Progress

**City Council Clerk Notified**

Completed Sep 18, 2023 at 2:14 pm



✓ **Assessor for Abutter's List**
Completed Sep 19, 2023 at 9:10 am



✓ **Conservation Department Review**
Completed Sep 18, 2023 at 2:52 pm



✓ **DPW Review**
In Progress



✓ **Engineering Department Review**
In Progress



✓ **Fire1 Department Review**
In Progress



✓ **Fire2 Department Review**
Completed Sep 19, 2023 at 8:22 am



✓ **Health Department Review**
In Progress



✓ **Police Department Review**
Completed Sep 18, 2023 at 2:50 pm



✓ **School Department Review**
Completed Sep 18, 2023 at 2:15 pm



✓ **Storm Water Review**
Completed Sep 18, 2023 at 2:52 pm



✓ **Water/Wastewater Review**
In Progress



✓ **Water Supply Review**
In Progress



✓ **Building Inspector Approval for Agenda**
In Progress



✓ **First Ad Placement**
Review



✓ **Placed on Agenda**
Review



**Abutter Notification**

Review

**Second Ad Placement**

Review

**City Councilor A Review**

Review

**City Councilor B Review**

Review

**City Councilor C Review**

Review

**City Councilor D Review**

Review

**City Councilor E Review**

Review

**City Councilor F Review**

Review

**City Councilor G Review**

Review

**City Councilor H Review**

Review

**City Councilor I Review**

Review

**City Council Meeting**

Review

**Meeting Minutes & Decision Filed w/City Clerk**

Review





Details

Applicant Information

[Edit](#)

IMPORTANT NOTE: ALL DOCUMENTS THAT ARE ATTACHED TO THIS APPLICATION MUST BE SUBMITTED AS ORIGINALS TO THE CITY CLERK BEFORE THE APPLICATION IS CONSIDERED COMPLETE AND PROCEEDS TO REVIEW. THESE DOCUMENTS WILL LATER BE FILED WITH THE COUNTY REGISTRY WHICH REQUIRES ORIGINAL DOCUMENTS.

What is Your Role in This Process?*

Attorney/Agent

Applicant Business/Firm Name*

Johnson & Borenstein, LLC

Applicant Business/Firm Phone*

978-475-4488 x 771

Applicant Business/Firm Address*

12 Chestnut St

Applicant Business/Firm City*

Andover

Applicant Business/Firm State*

MA

Applicant Business/Firm Zip*

01810

Client Name*

Richard Early

Client Business Name*

N/A

Client Phone*

978-374-8033

Client Email*

earlydickjr@yahoo.com

Client Address*

50 South Main St

Client City*
Haverhill

Client State*
MA



Fire2 Department Review

**● Complete ▾**

Complete

Assignee

Michael Picard

Due date



None



Michael Picard

Remove Comment • Sep 19, 2023 at 8:22 am

The planning, design and construction of new buildings, renovation of existing buildings and structures to provide egress facilities, fire protection and built-in fire protection equipment shall be in accordance with 780 CMR; and any alterations, additions or changes in buildings required by the provisions of 527 CMR which in the scope of 780 CMR, 9th edition, shall be made in accordance therewith. (527 CMR 1.04(4) and 780 CMR 101.2). Additionally, 780 CMR (901.2.1) Document Submittal Process will be required.

Plans approved by the fire department are approved with the intent they comply in all respects to MSBC, 780 CMR, 527 CMR 1.00, NFPA 1 2021 ed., MGL Chapter 148 and any City of Haverhill ordinance. Any omissions or errors on the plans do not relieve the applicant of complying with applicable requirements.

Fire Protection Permits must be issued before the Fire Department sign off on the Building Permit

This step was assigned to Michael Picard - Sep 18, 2023 at 2:13 pm
Michael Picard approved this step - Sep 19, 2023 at 8:22 am



Gordon Glass

View Profile



Email Address

gordon@jblclaw.com (mailto:gordon@jblclaw.com)

Phone Number

9784754488

Address

12 Chestnut Street, Andover, MA 01810

Guests

Other users that have the ability to add attachments, request inspections, and pay fees on this record.

Guest's Email

Enter guest's email here...

Grant Access

No guests with access to this record yet



Location

PRIMARY LOCATION

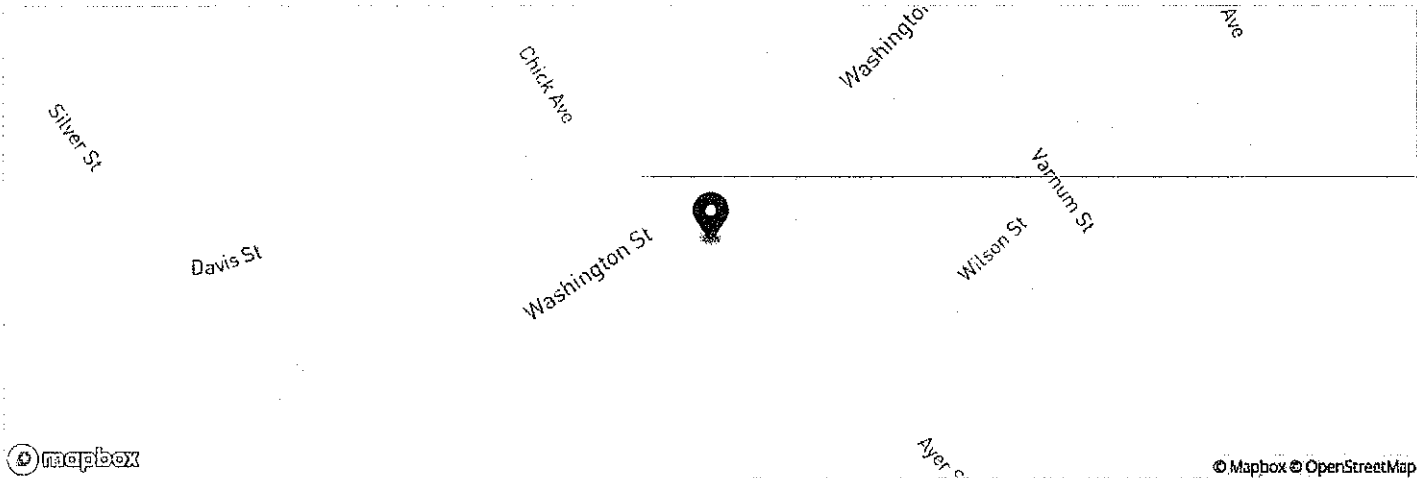
The main location associated with this record.

462 WASHINGTON ST

Haverhill, MA 01832

504-239-1

View Location



Property Owner Information (for this record)

Name

EARLY RICHARD P JR

Email Address

--

Phone Number

--

Address

50 SOUTH MAIN ST
BRADFORD, MA 01835

ZONING ANALYSIS – 462 WASHINGTON STREET¹

462 Washington Street (“Property”) is evidently located in the Urban Density Residential Zoning (“RU”) District.

I. Dimensional Summary

In the RU District, the following dimensional standards appear to apply to the three-family residential housing that Mr. Early proposes to construct on the Property (“Project”):

Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Lot Width	Minimum Open Space	Maximum Building Coverage
11,700 s.f.	80’	100’	60’	40%	30%

Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Height	Maximum Stories
20’	10’	30’	35’	3.5

Via decision dated June 21, 2023, the Zoning Board of Appeals granted Mr. Early certain variances concerning the Project, said variances allowing: 1) lot area of 4,816 s.f.; 2) lot frontage of 60.5’; 3) lot depth of 78’; 4) open space of 29%; 5) building coverage of 35.9%; 6) front setbacks of 7.2’ & 1.5’; and 7) side setback of 4.9’.

The Project is additionally proposed to have: 1) lot width of >60’; 2) rear setback of >30’; 3) maximum height of <35’; and 4) maximum stories of <3.5.

II. City Council Special Permit Application

In the RU District a three-family dwelling is apparently allowable by special permit from the City Council.

As such, Mr. Early submits the enclosed special permit application to respectfully request a special permit to allow the demolition of a single-story defunct commercial structure situated on the Property – said structure being a former hair salon – and replacement of the same with a two-story, three-family residential structure.

¹ This document is not intended to be a formal legal opinion, and under no circumstances may it be relied upon as such.

DESCRIPTION OF PROJECT – 462 WASHINGTON STREET

Via the enclosed application, Mr. Early seeks a special permit to allow the demolition of a single-story defunct commercial structure – formerly a hair salon – and replacement of the same with a two-story, three-family residential structure.

WRITTEN SUMMARY OF PROJECT – 462 WASHINGTON STREET

Mr. Early hereby respectfully requests the City Council issue a special permit allowing him to raze a defunct single-story commercial building¹ situated on his property, said property located in the Urban Density Residential Zoning (“RU”) District at 462 Washington Street (“Property”), and replace the same with a two-story, three-family residential structure (“Project”).

As grounds therefor, Mr. Early states the following:

- 1) The proposed three-family residential housing will not cause substantial detriment to the neighborhood or the City. Indeed, as determined by the Zoning Board of Appeals in its decision concerning the Project dated June 21, 2023, Mr. Early proposes “a welcome addition to the neighborhood that would eliminate an abandoned building in favor of the creation of critically needed additional housing units.”
- 2) The community need for residential housing will be served by Mr. Early’s proposal.
- 3) The Project will be served by adequate parking and has been designed to emphasize traffic and pedestrian flow and safety.
- 4) The Property is adequately served by utilities and other public services.
- 5) The Project will replace a defunct commercial building with housing consistent with the residential character of the surrounding neighborhood.
- 6) The Project will result in no negative impacts to the natural environment.
- 7) The Project will increase the City’s tax revenue without negatively impacting City services.

Mr. Early seeks to improve the Property in a manner that is harmonious with the aesthetic and uses in the surrounding neighborhood – replacing a defunct commercial structure with residential housing – thereby benefiting the neighborhood and the public good. Such residential improvement to the Property is entirely consistent with the purposes and intent of the Zoning Ordinance, as the same applies to the RU District.

As such, Mr. Early respectfully requests the City Council grant the special permit herein requested. Thank you for your consideration.

¹ The building is a former hair salon.

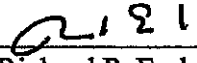
OWNER'S AUTHORIZATION

**Re: Property -- 462 Washington Street
 Haverhill, MA 01832**

Owner -- Richard P. Early, Jr.

The undersigned, owner of the above-referenced Property, hereby authorizes Johnson & Borenstein, LLC to file and pursue permits, applications, petitions, and appeals with the City of Haverhill City Council related to the above-referenced Property.

Owner:



Richard P. Early, Jr.

Dated: August 10, 2023

PROPOSED SITE PLAN OF LAND AT

462 WASHINGTON STREET
HAVERHILL, MA. 01832

MARCH 13, 2023
REVISED MAY 18, 2023

OWNER/APPLICANT:

RICHARD P. EARLY JR.,
50 SOUTH MAIN STREET
HAVERHILL, MA. 01835

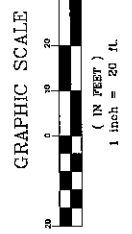
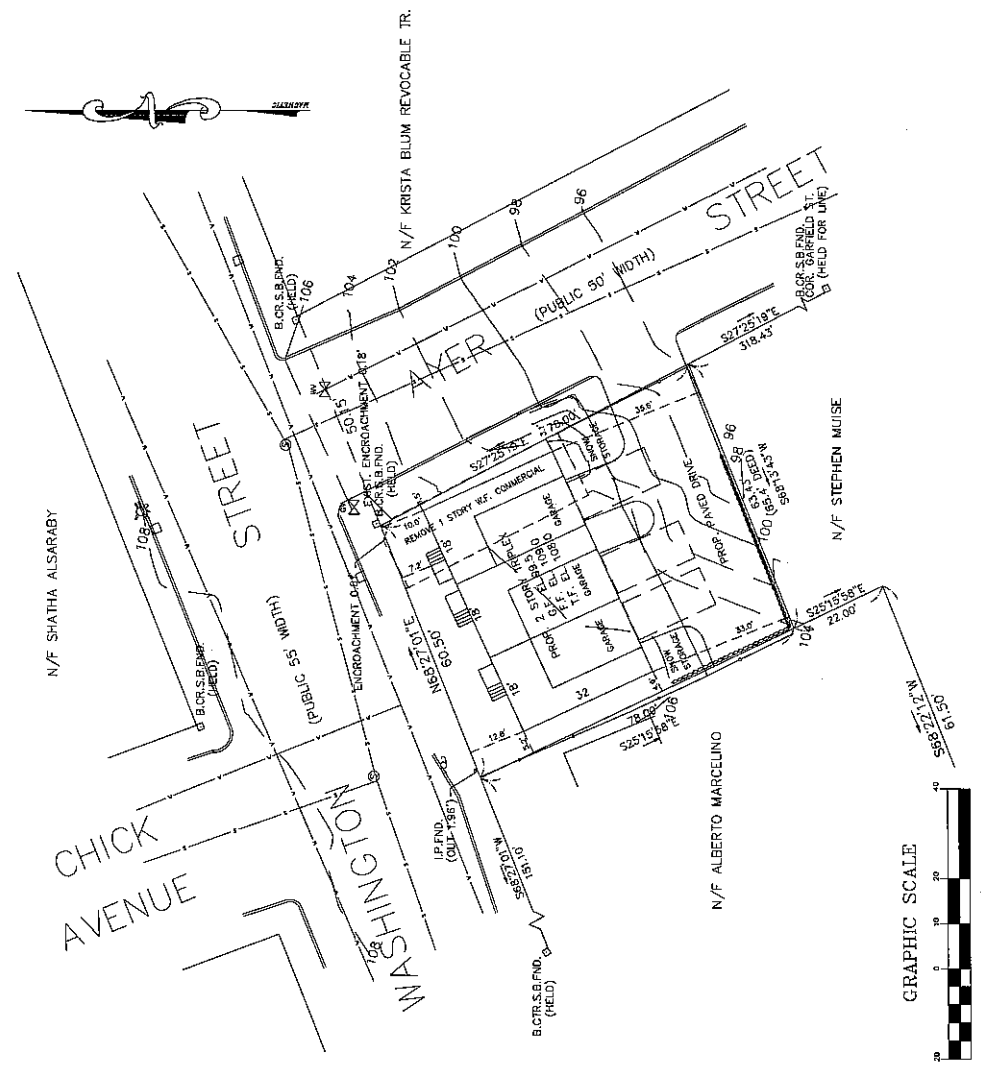
ASSESSORS PLAN
BLOCK
LOT
AREA
DEED BOOK
ZONE
PAGE

50.4
239
1
4,816 S.F.
40640
RU
221

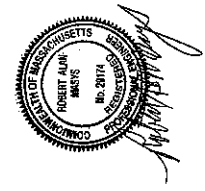
GENERAL NOTES:
1. BOUNDARY DETERMINATION FROM
PLAN BK. 228/PLAN 56 E.C.S.R.D.
2. ADDITIONAL INFORMATION FROM
AN ON SITE SURVEY BY THIS OFFICE.

ZONING REQUIREMENTS - ZONE RU

	REQUIRED	PROPOSED
LOT FRONTAGE	80.0'	60.5' & 78.0'
DEPTH	100.0'	78.0' & 81.92'
AREA	11,700 S.F.	4,816 S.F.
WIDTH	60.0'	60.5' & 78.0'
SET BACKS		
FRONT	20.0'	7.2' & 1.5'
SIDE	10.0'	4.8'
REAR	30.0'	33.0'
BLD. COVG.	30% MAX	35.9%
OPEN SPACE	40% MIN.	29%
PARKING	2 SPACES PROPOSED / UNIT	
	1 IN GARAGE, 1 AT GARAGE ENTRANCE	



APPLICANT
HAVERHILL BOARD OF APPEALS



DATE:

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

ROBERT A. MASTS, P.E.



City of Haverhill, MA

9/19/2023

11.6.1

EVNT-23-29

Event Permit

Status: Active

Submitted On: 8/24/2023

Primary Location

10 CHURCH ST

Bradford, MA 01835

Owner

FIRST CHURCH OF CHRIST

CHURCH ST 10 BRADFORD, MA 01835

Applicant



JAMES CARBONE



917-386-8357



@ jimmypotsandpans@gmail.com



29 Rutherford ave

Haverhill, MA 01830

RECEIVED SEP 19/23 PM 4:23

Organization Information

Organization*

Whittier Birthplace

Organization Phone*

917 386 8357

Organization Address*

305 Whittier Road

Organization City*

Haverhill

Organization State*

MA

Organization Zip*

01830

Is the Organization Tax Exempt?*

Yes

Is the Organization Non-Profit?*

Yes

Is the Organization a House of Worship?*

No

Contact Information

Contact Name*	Contact Title*
Jimmy Carbone	Trustee , event manager
Contact Phone*	Contact Email*
917 386 8357	jimmypotsandpans@gmail.com
Contact Address*	Contact City*
Washington Square #1866	Haverhill
Contact State*	Contact Zip*
MA	01831

Property Owner Information

Property Owner Name*	Property Owner Phone*
First Church of Christ	978 374 1114
Property Owner Address*	Property Owner City*
10 Church Street	Haverhill
Property Owner State*	Property Owner Zip*
MA	01835

Is the Applicant the Property Owner? ⓘ

No

Event Information

Description of event* ⓘ

Big Dog Show , Public Art Exhibit of Dale Rogers' Sculptures

Type of Event*	Event Date*
Exhibit	10/28/2023
Event Location*	Is the Event on Bradford Common?* ⓘ
Bradford Common	Yes
Is the Event on City Property?*	Event Venue*
No	Outdoor
Number of Anticipated Attendees*	Are You Requesting Additional Fees Be Waived? (APPLICATION FEE IS NOT WAIVABLE)*
150	Yes

Event Start Time*

9am

Event End Time*

4pm

Will Food Be Served/Sold at the Event?*

No

Any Helpful Comments about Food

n a , art exhibit

Special Considerations (i.e. fireworks)* ⓘ

n a

Parking Information

Number of Parking Spaces Onsite*

30

Have Off-site Parking Arrangements Been Made?*

No

Are There Charges/Fees for Parking?*

No

Sanitation Information

Number of Public Restrooms Available*

2

Type of Toilets*

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling*

toilets inside church. covanta and the city DPW

General Release & Indemnity Agreement

Yes*

☒

Terms of Understanding

Yes*

☒

Attachments

Event Agreements, Leases & Contracts

REQUIRED

big dog show 2023.pdf

Uploaded by JAMES CARBONE on Aug 17, 2023 at 3:09 PM

[s.net/vpc3-
_Aug_17_2023-15-10M58-64RBNF-8sV-2017-2023 at 10:50 AM
92&se=2023-09-
0ZBUxiT0ppp0empzP%2BSA0Tb4PhtkhhhUI%3D\)](#)
General Release & Indemnity Agreement
 REQUIRED

[s.net/vpc3-
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Z&se=2023-09-
3Amg%2FxoQeNDvsgTa6O1Cxdq3xG5qDcQAQ%3D\)](#)
Proof of Non-Profit Status
 REQUIRED

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Property Owner's Written Consent
 REQUIRED

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63A59Z&se=2023-09-
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Letter of Agreement from First Church of Christ
 REQUIRED

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2 Versions](#)
Proof of Insurance
 REQUIRED

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2 Versions](#)
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History

Date	Activity
8/17/2023, 2:58:58 PM	JAMES CARBONE started a draft of Record EVNT-23-29
8/17/2023, 3:01:09 PM	JAMES CARBONE altered Record EVNT-23-29, changed ownerEmail from "" to "office@fccbradford.org"
8/17/2023, 3:01:09 PM	JAMES CARBONE altered Record EVNT-23-29, changed ownerPhoneNo from "" to "978 3741114"
8/24/2023, 10:56:35 AM	JAMES CARBONE submitted Record EVNT-23-29
8/24/2023, 10:57:58 AM	completed payment step Event Permit Payment on Record EVNT-23-29
8/24/2023, 10:57:59 AM	approval step City Clerk Approvalwas assigned to Kaitlin Wright on Record EVNT-23-29
8/31/2023, 1:57:51 PM	JAMES CARBONE added attachment GL_ACORD_CityofHaverhill_08_31_2023_P100259182-1244095943456.PDF to Record EVNT-23-29
8/31/2023, 1:58:31 PM	JAMES CARBONE added attachment GL_ACORD_TrusteesofJohnGreenleafWhittierBirthplace_08_31_2023_P100259182-1244098907156... to Record EVNT-23-29
8/31/2023, 2:21:37 PM	Kaitlin Wright approved approval step City Clerk Approval on Record EVNT-23-29
8/31/2023, 2:21:38 PM	approval step Fire Inspector Approvalwas assigned to Eric Tarpy on Record EVNT-23-29

Date	Activity
8/31/2023, 2:21:38 PM	approval step Police Department Approval was assigned to Kevin Lynch on Record EVNT-23-29
8/31/2023, 2:21:38 PM	approval step Public Works Director Approval was assigned to Robert Ward on Record EVNT-23-29
8/31/2023, 2:21:38 PM	approval step Building Inspector Approval was assigned to Tom Bridgewater on Record EVNT-23-29
8/31/2023, 3:49:39 PM	Kevin Lynch approved approval step Police Department Approval on Record EVNT-23-29
8/31/2023, 4:19:40 PM	Tom Bridgewater approved approval step Building Inspector Approval on Record EVNT-23-29
9/5/2023, 1:37:00 PM	Eric Tarpy approved approval step Fire Inspector Approval on Record EVNT-23-29
9/19/2023, 4:18:46 PM	Kaitlin Wright waived approval step Public Works Director Approval on Record EVNT-23-29
9/19/2023, 4:18:48 PM	approval step City Council Approval was assigned to Kaitlin Wright on Record EVNT-23-29

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ City Clerk Approval	8/24/2023, 10:57:59 AM	8/31/2023, 2:21:37 PM	Kaitlin Wright	-
✓ Fire Inspector Approval	8/31/2023, 2:21:38 PM	9/5/2023, 1:37:00 PM	Eric Tarpy	-
✓ Police Department Approval	8/31/2023, 2:21:38 PM	8/31/2023, 3:49:39 PM	Kevin Lynch	-
✓ Building Inspector Approval	8/31/2023, 2:21:38 PM	8/31/2023, 4:19:40 PM	Tom Bridgewater	-
💰 Event Permit Payment	8/24/2023, 10:56:36 AM	8/24/2023, 10:57:58 AM	JAMES CARBONE	-
✓ Public Works Director Approval	8/31/2023, 2:21:38 PM	9/19/2023, 4:18:46 PM	Robert Ward	-
✓ City Council Approval	9/19/2023, 4:18:47 PM	-	Kaitlin Wright	-
📄 Event Permit Issued	-	-	-	-



Document
CITY OF HAVERHILL
In Municipal Council

12.1

Ordered:

That in accordance with General Laws, Chapter 44, Section 64, authorize the payment of bill(s) of the previous years and to further authorize the payment from current year departmental appropriations as listed below:

<u>Vendor</u>	<u>Amount</u>	<u>Account</u>
Reimbursement – Tarpy, E	103.49	Fire Department
Comm of Mass Dept Fire Svcs	100.00	Police Department
Northeast Computer Services	3,310.00	Police Department



JAMES J. FIORENTINI
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

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

September 22, 2023

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

RE: FY2023 Bills

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

Attached, please find an order to pay bills from the previous fiscal year:

Vendor	Amount	Account
Reimbursement, E. Tarp	\$ 103.49	Fire Department
Comm. of MA-Fire Dept. Svcs.	\$ 100.00	Police Department
Northeast Computer Services	\$ 3,310.00	Police Department
TOTAL	\$3,513.49	

I recommend approval.

Very truly yours,


James J. Fiorentini, Mayor

JJF/lyf

**City of Haverhill
Expense Voucher**

Date: 9/11/2023

PAYABLE TO:

Eric Tarp
% Fire chiefs's Office

CHARGE:

Appropriation #: 1010000.1.0220.

Line Item: 5510

Description	Amount
Re-Imbursement for NFPA Individual Link	103.49
Examined and allowed for	
SEP 11 2023	
AMOUNT	
AUDITOR	103.49

I hereby certify under penalty of perjury that the above amounts are true and correct.

Department Head



SPARK
BUSINESS

Transactions

Click here to see detailed transactions.

ERIC M TARPY #9395: Payments

Trans Date	Post Date	Description
Jun 3	Jun 3	CAP
Jun 8	Jun 9	AMZ
Jun 8	Jun 9	AMZ
Jun 9	Jun 9	CAPI
Jun 13	Jun 15	THE
Jun 13	Jun 15	ROG
Jun 16	Jun 16	CAPI
Jun 23	Jun 23	CAPI

Payments

ITAAuthDate 03-Jun

IIIWA

IIIWA

TAAuthDate 09-Jun

DARTMOUTHMA

3510BRISTOLRI

TAAuthDate 16-Jun

TAAuthDate 23-Jun

ERIC M TARPY #9395: Transaction...

Trans Date	Post Date	Description
May 27	May 29	GL
May 28	May 30	TH
May 29	May 30	AP
May 30	May 31	AF
Jun 1	Jun 2	H/
Jun 1	Jun 2	AM
Jun 1	Jun 2	AM
Jun 1	Jun 2	AM
Jun 1	Jun 3	CF
Jun 2	Jun 2	AI
Jun 2	Jun 3	G
Jun 3	Jun 5	AI
Jun 3	Jun 5	D
Jun 3	Jun 5	TI
Jun 4	Jun 5	G
Jun 4	Jun 5	A
Jun 4	Jun 5	M
Jun 5	Jun 5	A
Jun 5	Jun 6	G
Jun 6	Jun 6	C
Jun 6	Jun 7	C
Jun 6	Jun 7	A
Jun 6	Jun 7	NFPA NATL FIRE PROTECT800-344-3555MA
Jun 7	Jun 7	SA
Jun 9	Jun 12	SH

ELAWRENCEMA

ESTERNH

3CA

3CA

HAVERHILLMA

zn.com/billWA

zn.com/billWA

ZNAMZN.COM/BILLWA

MA

zn.com/billWA

VERHILLMA

CA

ALEMNH

1NH

ly#CA

CA

VERHILLMA

n.com/billWA

1

MACASTNH

mentus.comMA

m/billWA

Amount

\$103.49

Additional information on the next page



National Fire Protection Association

Page No. 1

Fulfillment Center, 11 Tracy Drive, Avon, MA 02322

NFPA

Phone: 617-770-3000 • Fax: 508-895-8301 • www.nfpa.org

office use only

Bill To I.D. Number:
3191521

Ship To I.D. Number:
3191521

Ship Via UG / 02
Op/Type ZR1/INRC
Priority W

Eric Tanpy

12049/018

Jonathan Pramas
Haverhill Fire
4 Summer St Rm 113
Haverhill
MA 01830

Jonathan Pramas
Haverhill Fire
4 Summer St Rm 113
Haverhill
MA 01830

Customer Purchase Order Number	Order Number	Web Order Number	Invoice Date	Invoice Number
	7314112		06-07-23	8518047Y

Order Qty	Ship Qty	Item Number	Title	List Price	Discount Price	Ext Price
1	1	COD11AUT	NFPA LiNK Individual	103.49	103.49	103.49

Total Goods	103.49
Tax	0.00
Shipping	0.00
Handling	0.00
Other	0.00
TOTAL	103.49

METHOD OF PAYMENT

☐ Check Enclosed (Payable to NFPA) Must be in US Dollars drawn on US Bank
☐ VISA ☐ MasterCard ☐ American Express ☐ Discover

Card Number _____ Exp Date _____

Authorized Signature _____

The Commonwealth of Massachusetts Department of Fire Services
One State Rd., Stow, MA 01775-1025
Phone (978) 567-3780 Fax (978) 567-3199

Scott Ziminski
City of Haverhill
40 Bailey Blvd
Haverhill, MA 01830-6106

SEND PAYMENT TO:
Commonwealth of Massachusetts
Boiler Inspection Program
P.O. Box 417599
Boston, MA 02241-7599

OR VISIT OUR WEBSITE TO PAY ONLINE:
www.mass.gov/boiler-and-pressure-vessel-bpv-safety-program

Payment Notice # 188128

DATE: 09/01/2023

DATE	FEE	DESCRIPTION	LOCATION	AMOUNT
5/19/2023	Certificate - Boiler	MA186608 - Burnham - 2015 - External Inspection Requiring Certificate	40 Bailey Blvd	\$50.00
5/19/2023	Certificate - Boiler	MA186609 - Burnham - 2015 - External Inspection Requiring Certificate	40 Bailey Blvd	\$50.00

(FOR BOILERS) M.G.L. 146 section 8: No person shall operate or cause to be operated any boiler required by this chapter to be inspected until it has been inspected, and the certificate of inspection required by section twenty-three or twenty-five has been issued and so placed in the engine or boiler room of the plant as to be easily read, or in the case of a portable boiler kept with it and always accessible.

(FOR PRESSURE VESSELS) M.G.L. 146 section 34: No person shall install or use, or cause to be installed or used, any tank or other receptacle for the storing of compressed air at any pressure exceeding 50 pounds per square inch, except when attached to locomotives or street or railway cars or trackless trolley vehicles, or to motor vehicles for use in operating such vehicles or their brakes or body-lifting apparatus unless the owner or user of such tank or other receptacle holds a certificate of inspection issued by the department, certifying that the tank or other receptacle has been duly inspected within the preceding 2 years, or unless the owner or user holds a policy of insurance upon the tank or other receptacle issued by an insurance company authorized to insure air tanks within the commonwealth, together with a certificate of inspection from the department.

PLEASE INCLUDE REMITTANCE FORM WITH PAYMENT.

OR VISIT OUR WEBSITE TO PAY ONLINE AT:
www.mass.gov/boiler-and-pressure-vessel-bpv-safety-program

REMITTANCE FORM

Payment Email Address: sziminski@haverhillpolice.com

Certificate Email Address: sziminski@haverhillpolice.com

TOTAL DUE: \$100.00

LOCATION: City of Haverhill-Police Station, 40 Bailey Blvd, Haverhill, MA 01830-6106

CHECK# _____

JURISDICTION NUMBER: MA186608,MA186609

Payment Notice # 188128

DATE: 09/01/2023



Invoice

Date 6/15/2023
 Invoice # 10826
 Customer # 395

Bill To:

Haverhill Police Department
 Ron Tuell
 40 Bailey Blvd.
 Haverhill, MA 01830
 United States

Comments or special Instructions:

Total Amount Due Upon Receipt
 Please send your payment to the following address:
 NorthEast Computer Services
 143 Essex Street
 Suite 709
 Haverhill, MA 01832

Qty	Description	Rate	Amount
133	Microsoft 365 Business Standard	12.50	1,662.50
13	Microsoft 365 Business Basic	6.00	78.00
146	Proofpoint Essentials Business	2.75	401.50
146	Dropsuite Backup/Archiving	4.00	584.00
146	Ironscales security email protection	4.00	584.00
Sales Tax (0.0%)			\$0.00
Total			\$3,310.00
Total Outstanding Balance:			\$3,310.00

All Invoices not paid within 15 days will be charged interest of 2% per month. Invoices over 60 days may be subject to additional penalties or fees.

Please remit the balance due at this time, Thank you in advance for your payment.

THANK YOU FOR YOUR BUSINESS!

143 Essex Street, Suite 709, Haverhill, MA 01832 - Tel: 978-373-1010
 E-mail: emlafleur@necompservices.com - Web: www.NECompServices.com

1010000.1.0105.533

CITY COUNCIL

Timothy J. Jordan

President

John A. Michitson

Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

HAU CITY CLERK AUG24/23 04124E

14.1
CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

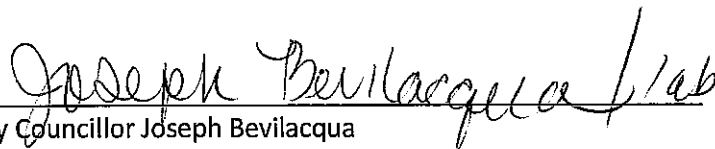
WWW.CITYOFHAVERHILL.COM

CITYCNCL@CITYOFHAVERHILL.COM

August 24, 2023

To: President and Members of the City Council

Councillor Bevilacqua would like a discussion regarding a proposal to recognize deceased members of the Haverhill City Council.


City Councillor Joseph Bevilacqua

(meeting 9.26.2023)

14.2

CITY COUNCIL

Timothy J. Jordan

President

John A. Michitson

Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

HAVERHILL CITY CLERK SEP 7 2023 4:12 PM

CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.COM

CITYCNCL@CITYOFHAVERHILL.COM

September 7, 2023

To: President and Members of the City Council:

Councillor Sullivan and Council Vice President Michitson request the Mayor and Water/Sewer Department update the Council on the status of plans and the timeline to address existing drainage issues causing property damage to homeowners and businesses as well as plans to proactively prevent future drainage issues.

Thomas J. Sullivan /lab
City Councilor Thomas J. Sullivan

John A. Michitson /lab
Council Vice President John A. Michitson

(meeting 9.26.2023)

143

CITY COUNCIL

Timothy J. Jordan

President

John A. Michitson

Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

HAU CITY CLERK SEP 7 2023 PM 12:26

CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

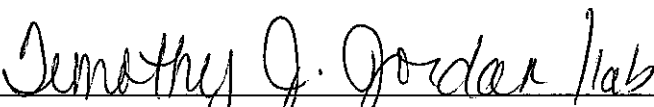
WWW.CITYOFHAVERHILL.COM

CITYCNCL@CITYOFHAVERHILL.COM

September 7, 2023

To: President and Members of the City Council:

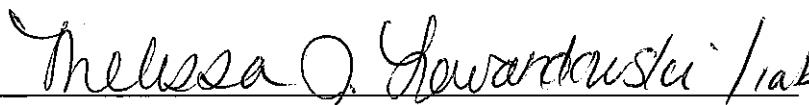
Council President Jordan, Council Vice President Michitson, and Councilor Lewandowski request an update from the Mayor on Eliot services for Haverhill, the hiring of the NFI Director, and re-starting of the Opioid Task Force.



Council President Timothy J. Jordan



Council Vice President John A. Michitson



City Councilor Melissa J. Lewandowski

(meeting 9.26.2023)

901733/002/3 1230

15.11.15

17

MOTION RE: Inclusionary Zoning Ordinance Chapter 255, 8.3

IN CITY COUNCIL:AUGUST 8, 2023
TO BE REHEARD ON SEPTEMBER 10, 2023

Kathleen M. Wright City Clerk

Attest:

City Clerk

Thomas C. Fallon,
Assistant City Solicitor

8.3



JAMES J. FIORENTINI
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

August 1, 2023

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

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

As I have spoken about numerous times, and as I believe the City Council knows, we have a crisis right now in the availability of housing in Haverhill. There are simply not enough places for people to live. This housing crisis is one major reason why Massachusetts is rapidly losing residents. It is a reason why, for the first time in decades, Haverhill lost population. The lack of housing impedes our economic growth. We cannot attract more business if there is no place for employees to live.

The shortage of housing is causing rents to go up to unsustainable levels. While there is much more to be done to increase our housing stock, we have been increasing it. The laws of supply and demand tell us that more housing will ultimately lower rents. In the short term, rents continue to rise.

In addition, Haverhill has just received word for the first time in many years we have slipped below the threshold of having 10% of its housing stock be affordable. Should this trend continue, we will lose control of our ability to stop unwanted projects.

To meet the housing and affordability challenge we have taken a number of steps:

- We reactivated our housing task force.
- We passed a comprehensive accessory dwelling unit ordinance.
- We put funding into having a Legal Services presence here so that tenants being evicted for not being able to pay rent increases can fight those evictions in court.
- We are updating our housing production plan.
- We are preparing a comprehensive proposal to increase our housing stock and will shortly be introducing ordinances on that.

As part of our effort to ease the housing burden, several months ago we introduced a comprehensive inclusionary zoning ordinance. That ordinance requires that for new rental units being built in the city a minimum of 10% of the units be affordable. While we continue to welcome new growth and new development, the sad truth is that some developers are not doing their fair share to provide affordable housing so that more of our existing residents can afford to stay in their homes.

That ordinance was sent to City Council committee. There were a number of excellent comments, suggestions, and ideas from City Councilors and from the public. What emerged is a better ordinance which is attached.

78-7

78 - F

previous 8-8-23

copy



DOCUMENT

CITY OF HAVERHILL

In Municipal Council August 8 2023

MUNICIPAL ORDINANCE

CHAPTER 255

AN ORDINANCE RELATING TO INCLUSIONARY ZONING

IT IS ORDAINED by the City Council of the City of Haverhill that Chapter 255 of the Code of the City of Haverhill, as amended, being and is hereby further amended by inserting 8.3 entitled Inclusionary Zoning as follows:

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

IN CITY COUNCIL: AUGUST 8, 2023
TO BE REHEARD ON SEPTEMBER 10, 2023
Attest:

Kaitlin M. Wright City Clerk

James J. Fiorentini, Mayor

78-F

78-F

8-8-23
previous

MUNICIPAL ORDINANCE

CHAPTER 255

An Ordinance Relating to Zoning

BE IT ORDAINED by the City Council of the City of Haverhill that the code of the City of Haverhill, Chapter 255 be and is hereby further amended as follows:

8.3 INCLUSIONARY ZONING

8.3.1 Purpose. In order to meet the needs of the community for housing serving households of all incomes, any multifamily residential development requiring a special permit from the City Council with ten (10) or more dwelling units is required to make available 10% or more of the units for low and/or moderate income households, or make a cash contribution to the designated housing entity as described herein.

8.3.1.5 Non-Applicability. The provisions of this Section shall not be applicable in the following zoning districts:

- Downtown Smart Growth (40R) Overlay District (DSGOD, §9.8) a.k.a Waterfront District A (WD-A, §9.3.4);
- Merrimack Street Gateway Renaissance Overlay District (MSGROD, §9.5) a.k.a Waterfront District B (WD-B, §9.3.4);
- Waterfront District C (WD-C, §9.3.4); and
- Waterfront District E (WD-W, §9.3.4)

Provided said zones are included in the City's approved MBTA Community zoning district pursuant to G.L. c. 40A, §3A.

8.3.2 Applicability to Multifamily Dwelling Units. Prior to favorable action on an application for a special permit to construct multifamily dwelling units, the following requirements must be met:

80
Attached, please find the final amended version of the proposed Inclusionary Zoning ordinance that incorporates all the changes that arose from the initial City Council meeting and subsequent Administration & Finance Committee meetings.

To facilitate your review, please see below a summary of the changes from the initial ordinance filed and this amended ordinance.

Insertion of a Non-Applicability section. To facilitate compliance with new MBTA zoning, it is a state requirement to exclude zones which currently allow multi-family housing as-of-right from any inclusionary zoning ordinance. Specifically, these are downtown 40R and some Waterfront districts (see specific language recommended by City Solicitor).

Addition of a Homeownership Density Bonus. In recent years, the city has almost inclusively seen housing development in the form of multi-family rental projects. Based on input from committee members, Density Bonus language was added specifically to ownership units in an effort to incentivize the production of condominiums and offer increased first-time homebuyer opportunities. The density bonus now proposed will feature two market-rate units additional per each affordable homeownership unit provided.

Removal of option for provision of affordable units at a City Council approved off-site location. Concerns regarding fair housing arose in connection with this option. As a result, the proposed zoning requires the provision of affordable units to be either constructed on the same site as the proposed development project or provided via the payment in-lieu option.

Finalize Payment in-lieu. Discussion regarding the Cash Payment option was a focal point of the committee meetings. While Inclusionary Zoning is intended to produce affordable units, the Cash Payment option can be used to ultimately achieve the same goal. The proposed Cash Payment option is based on the most popular methodology (the affordability gap approach – the difference between the market rate price and the affordable price). Typically, this gap is \$100,000 - \$150,000. Based on Haverhill market data, we recently found the gap to be \$158,000. The Housing Task Force's Cash Payment recommendation is \$50,000 per unit for both rental and ownership units that is intended to approximate 50% or less of the affordability gap. However, we leave the final determination of the cash payment to the City Council.

I support the Housing Task Force recommendation as we recognize that the proposed zoning is intended to be as straightforward as possible.

I appreciate the input, patience, and diligence of members throughout this iterative process.

I strongly recommend approval of this inclusionary zoning ordinance as one step of many that we need to take to give relief to our residents in this housing crisis.

Very truly yours,



James J. Fiorentini
Mayor

JJF/lyf

78-44

15.1.1.2



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

MUNICIPAL ORDINANCE

CHAPTER 255

AN ORDINANCE RELATING TO INCLUSIONARY ZONING

IT IS ORDAINED by the City Council of the City of Haverhill that Chapter 255 of the Code of the City of Haverhill, as amended, being and is hereby further amended by inserting 8.3 entitled Inclusionary Zoning as follows:

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

James J. Fiorentini, Mayor

**CITY OF HAVERHILL
MASSACHUSETTS
ASSISTANT CITY SOLICITOR'S OFFICE**

900 Cummings Center, Suite 306-T
Beverly, MA 01915
Tel: (978) 927-2211
Fax: (978) 336-0256
TFallon@sebflaw.com

new
8/15



**THOMAS C. FALLON
ASSISTANT CITY SOLICITOR**

FOR CITY CLERK FILED 8/15/08

MOTION RE: Inclusionary Zoning Ordinance Chapter 255, 8.3

I hereby move to amend the proposed Ordinance relating to zoning, Chapter 255, 8.3 entitled: INCLUSIONARY ZONING, by striking it in its entirety and inserting the following in place thereof:

Very truly yours,

Thomas C. Fallon,
Assistant City Solicitor



DOCUMENT 78-FF

New
2

CITY OF HAVERHILL

In Municipal Council September 23 2023

ORDERED:

MUNICIPAL ORDINANCE

CHAPTER 255

An Ordinance Relating to Zoning

BE IT ORDAINED by the City Council of the City of Haverhill that the code of the City of Haverhill, Chapter 255 be and is hereby further amended as follows:

8.3 INCLUSIONARY ZONING

8.3.1 Purpose. In order to meet the needs of the community for housing serving households of all incomes, any multifamily residential development requiring a special permit from the City Council with ten (10) or more dwelling units is required to make available 10% or more of the units for low and/or moderate income households, or make a cash contribution to the designated housing entity as described herein.

8.3.1.5 Non-Applicability. The provisions of this Section shall not be applicable in the following zoning districts:

- Downtown Smart Growth (40R) Overlay District (DSGOD, §9.8) a.k.a Waterfront District A (WD-A, §9.3.4);
- Merrimack Street Gateway Renaissance Overlay District (MSGROD, §9.5) a.k.a Waterfront District B (WD-B, §9.3.4);
- Waterfront District C (WD-C, §9.3.4); and
- Waterfront District E (WD-W, §9.3.4)

Provided said zones are included in the City's approved MBTA Community zoning district pursuant to G.L. c. 40A, §3A.

8.3.2 Applicability to Multifamily Dwelling Units. Prior to favorable action on an application for a special permit to construct multifamily dwelling units, the following requirements must be met:

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1. All new multifamily housing and mixed use developments with ten (10) or more residential dwelling units are required to provide 10% of their units for occupancy by low and/or moderate income households.
 - a. **Fractional Share.** In determining the number of low and moderate income units to be provided, a fractional share of 0.5 or more shall be regarded as a whole unit and a fractional share of 0.4 or less shall require no contribution to satisfy the fractional share.
2. This Section does not apply to the rehabilitation of any building or structure, all of or substantially all of which is destroyed or damaged by fire or other casualty or a natural disaster; provided, however, no rehabilitation nor repair **shall result in net increase in the density, bulk or size of any such building or structure which previously existed prior to the damage or destruction thereof except in conformance with this Section.**
3. This Section shall not apply to the proposed rehabilitation or replacement of any housing units in existence at the time of adoption of this Section and shall only apply to net new units that increase the density of such existing buildings or structures.
4. Projects and developments shall not be segmented or phased in a manner to avoid compliance with the provisions of this Section. These provisions apply to the creation of units over a five-year period.
5. **Avoidance by Phasing.** A development shall not be phased or segmented in a manner to avoid compliance with this Section.
6. **Avoidance by Segmentation.** The Special Permitting Granting Authority shall not approve any Inclusionary Development Project that results in ten or more dwelling units if the land or parcels of land were held in common ownership (including ownership by related or jointly controlled persons or entities) and were subdivided or otherwise modified within the previous five years to avoid compliance without complying with this section.
7. **Enforceability.** This Section shall also be enforceable against purchasers of land previously held in common ownership with land that received, after the date of adoption of this Section, approvals or permits for development, to the effect that units developed under such previous development shall be counted toward the calculation of number of units under this Section.

8.3.3 Special Permit. An Inclusionary Development, as defined herein this Ordinance, shall require a special permit.

78-446

1. **Special Permit Granting Authority.** The special permit granting authority (SPGA) for an Inclusionary Development shall be the City Council.

2. **Required Findings.** A special permit may be granted only if the SPGA finds the proposal complies with the requirements of this Section; and provided that the proposal complies with other applicable provisions of this Ordinance.

8.3.4 Provision of Affordable Units. The requirement of low and moderate income housing units may be met in one of the following ways. The developer as part of his/her special permit application shall include a proposal to address this requirement. The City Council shall make the final determination of which method is appropriate.

1. The low and moderate income housing units will be constructed on the same site as other units and indistinguishably interspersed throughout the project (except as provided for below). In all cases, the low and moderate income housing units to be provided shall be equal in quality, materials and character to the base level market rate units in development if a homeownership project, and indistinguishable if a rental project. If the project is built in phases, a proportionate share of low and moderate income units shall be built in each phase.
2. The SPGA may grant a Special Permit to provide affordable housing through a cash payment to the Haverhill Affordable Residence Trust or Designated Housing Entity, in lieu of providing one or more of the affordable units required under this Section. Calculation of payment in lieu of provision of affordable units shall follow the methodology below:

- a. Payment-in-lieu of provision of affordable units is intended to approximate 50% of the difference between the average (mean) price of qualified market sales of condominium units in the City of Haverhill for the prior twelve months and the maximum purchase price of an affordable unit as defined by DHCD. The table below establishes the payment for each affordable unit for which a payment in lieu of construction shall be made.

Type of Affordable Unit
Rental
Ownership

Payment in Lieu
FOR DISCUSSION: \$20,000 to \$50,000
\$50,000

- b. Annually, the City Council, may by majority vote, modify the per unit fee to reflect current market conditions, following a duly noticed public hearing and consultation with the Haverhill Affordable Residence Trust or Designated Housing Entity. Fee schedule shall be kept on file in the Planning Office.

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c. A combination of construction of dwelling units and payment -in -lieu -of -units may be combined by the Applicant to meet a single project's requirement if granted approval by the SPGA.

d. Payment in Lieu shall follow the processes below:

- i. Timing of payment. Payment(s) shall be received by the Haverhill Affordable Residence Trust or Designated Housing Entity concurrently with the development of the market rate units prior to issuance of the Building Permit;
- ii. Use of Cash Payment in Lieu. Cash payments made to Haverhill Affordable Residence Trust or Designated Housing Entity in accordance with this Section shall be used exclusively for the purpose of promoting the City's affordable housing goals; and
- iii. Designated Housing Entity. If the Haverhill Affordable Residence Trust or its successor organization has been dissolved or is otherwise no longer in existence as of the time any application has been submitted, then cash payments received under the provisions of this Section shall be paid into a Designated Housing Entity, to be established by the City.

8.3.5 Density Bonus. To facilitate the objectives of this Section, the following modification to the dimensional requirements in any zoning district may be authorized by special permit by the **Special Permit Granting Authority** for a development of ten or more units that provides affordable units **on-site** in accordance with Section 8.3.2 and 8.3.4 above.

1. For every affordable rental unit provided in accordance with Section 8.3.2, above, the developer may build one additional unit in the development, regardless of the minimum lot area required for the additional unit or units. For every affordable ownership unit provided in accordance with Section 8.3.2, above, the developer may build two additional units in the development, regardless of the minimum lot area required for the additional unit or units, provided however, for a unit to qualify as an "affordable housing unit", and qualify for two additional units, each said unit must be established as a Condominium Unit, and the Unit Deed for same must contain a Restriction restricting the owner(s) of said Unit also occupy said Unit, at all times. Except for the resulting reduction in the minimum lot area, all other dimensional and density regulations shall apply to the development.

2. The total number of additional units (bonus units) must not exceed 25% of the number of units otherwise permissible on the lot under lot area per dwelling unit requirements.

3. No density bonus shall be granted when the requirements of this Section are met with cash payment pursuant to Section 8.3.4(2).

8.3.6 Household Eligibility. An Inclusionary Development shall comply with the following regulations:

1. Rental. For Inclusionary Developments with rental Affordable Housing Units, all required Affordable Housing Units shall be reserved for households earning not more than 80% AMI (area median income of the Lawrence, MA-NH HUD Metro FMR Area published annually by the U.S. Department of Housing and Urban Development [HUD]);

2. Homeownership. For Inclusionary Developments with homeownership Affordable Housing Units, all required Affordable Housing Units shall be reserved for households earning not more than 80% AMI (area median income of the Lawrence, MA-NH HUD Metro FMR Area published annually by the U.S. Department of Housing and Urban Development [HUD]; and

3. Local Preference. To the maximum extent permitted by law, including the regulations of HUD and/or the MA Department of Housing and Community Development (DHCD) or any successor agency, any special permit granted hereunder shall include a condition that a preference for Haverhill residents shall be included as part of any lottery and marketing plan for the Affordable Housing Units.

8.3.7 Standards for Construction and Occupancy of Affordable Units.

The following criteria shall apply:

1. Siting of affordable units. All affordable units constructed or rehabilitated under this Section shall be situated within the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, than the market-rate units.

2. Minimum design and construction standards for affordable units. Affordable housing units shall be integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of materials with other units. Interior features and mechanical systems of affordable units shall conform to the same specifications as apply to market-rate units.

3. Timing of construction or provision of affordable units or lots. Where feasible, affordable housing units shall be provided coincident to the development of market-rate units.

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4. Occupancy. Affordable units shall serve eligible households of diverse sizes based on the number of bedrooms in each affordable unit.

- a. The number of persons occupying the affordable units shall be consistent with the state sanitary code and the applicable state and federal guidelines.
- b. The rental or ownership of affordable units shall mirror the project as a whole. For example, affordable units should be sold, not rented, where a majority of units will be offered for sale.

5. Lottery or Tenant Selection Agent. The applicant for an Inclusionary Development Project shall engage a DHCD and City of Haverhill Office of Economic Development and Planning-approved lottery agent for homeownership units who shall ensure affirmative marketing and compliance with income requirements as well as DHCD requirements for maximum housing purchase price for affordable housing units. If the affordable units will be rental units, the applicant shall engage an approved lottery agent qualified to prepare and implement a tenant selection plan consistent with these standards. For certain state and federally funded projects more restrictive requirements may supersede state requirements.

8.3.8 Affordability Standards. The maximum housing purchase price or rent for affordable housing units shall be consistent with the affordability guidelines established by the DHCD Local Initiative Program or as required by other state or federal programs. If multiple funding sources are used, the units must still be eligible for inclusion on DHCD's Subsidized Housing Inventory (SHI). As a condition for the granting of the special permit for an Inclusionary Development Project, all affordable housing units shall be subject to an Affordable Deed Restriction and Regulatory Agreement in a form as described below.

8.3.9 Preservation of Affordability; Restrictions on Resale. Each homeownership affordable housing unit created in accordance with this ordinance shall have limitations governing its resale through the use of a regulatory agreement. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households. The resale controls shall be established through a restriction on the property and shall be in force for **perpetuity**.

1. Resale price. Sales beyond the initial sale to a qualified affordable income purchaser shall comply with the requirements of the DHCD Local Initiative Program (LIP).

2. Right of first refusal to purchase. The purchaser of an affordable housing unit developed as a result of this article shall agree to execute a condition in its deed restriction to be approved by the City and DHCD, granting, among other things, the municipality's and DHCD's right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.

3. Affordable Deed Restriction. The SPGA shall require, as a condition for special permit under this Section, that the applicant comply with the mandatory set-asides and accompanying

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restrictions on affordability, including the execution of an Affordable Deed Restriction in a form consistent with LIP or any other applicable guidelines issued by DHCD, and that ensures affordable units can be counted toward Haverhill's Subsidized Housing Inventory (SHI). The Building Commissioner shall not issue a Certificate of Occupancy permit for any affordable unit without evidence of the recording of the Affordable Deed Restriction.

4. Regulatory Agreement. The applicant shall use the DHCD Local Initiative Program Regulatory Agreement for all Inclusionary Development Projects. No building permit shall be issued until an approved regulatory agreement is recorded at the Registry of Deeds and the Building Commissioner is notified by the Director of the Office of Economic Development and Planning or his/her representative that the project is progressing in a satisfactory manner in fulfilling its affordable housing requirement.

8.3.10 Administration. Applicants creating new affordable units under this Section are required to select qualified homebuyers or renters via lottery or a tenant selection plan under an Affirmative Fair Housing Marketing Plan prepared and submitted by the applicant and approved by the **Haverhill Affordable Residence Trust or Designated Housing Entity** and DHCD. The marketing plan shall comply with federal and state fair housing laws and guidelines in effect on the date of filing of the special permit or other permit application(s) with the **City of Haverhill**. The plan must describe the household selection process, set forth a plan for affirmative fair marketing to protected groups underrepresented in the municipality, describe outreach efforts and include provisions for a lottery. No building permit for an Inclusionary Development Project shall be issued unless the Director of the Office of Economic Development and Planning has determined that the applicant's affirmative marketing plan satisfies these requirements. The affirmative marketing costs for the affordable housing units shall be the responsibility of the applicant.

1. Preparation of Lottery or Tenant Selection Plan. The applicant is responsible for the application process and lottery or tenant selection plan to establish buyers or tenants for the affordable housing units. The affordable housing lottery or tenant selection plan shall take place prior to the Building Commissioner issuing Certificates of Occupancy for the affordable housing units.

2. Submittal to DHCD. The applicant shall provide the City with required information to submit application to DHCD for inclusion of the Affordable Housing Units on the City's Subsidized Housing Inventory before the issuance of the Certificates of Occupancy for the Affordable Housing Units.

3. Local Action Units. The Affordable Housing Units shall qualify as local action units in compliance with the provisions of 760 CMR for inclusion on the Subsidized Housing Inventory (SHI) or any successor inventory. Failure to gain approval to maintain compliance with the criteria for inclusion on the SHI, or removal of an Affordable Housing Unit from the SHI for any reason, shall be deemed to be noncompliance with this Ordinance.

78-F6

8.3.11 Compliance and Monitoring.

- 1. Rental.** Developers/owners of Inclusionary Development Projects with rental Affordable Housing Units shall be required to submit to the **City of Haverhill** an annual statement of rent level, rental income, verification of tenant income, and any other information necessary to confirm compliance with the requirements of this Ordinance.
- 2. Homeownership.** If the owner shall desire to sell, dispose of, or otherwise convey a homeownership Affordable Housing Unit, the owner shall notify the **City of Haverhill** prior to listing the property for-sale to ensure compliance with the requirements of this Ordinance.
- 3. Rules and Regulations.** The City of Haverhill shall have the authority to develop rules and regulations appropriate to and consistent with the compliance and monitoring provisions of this Ordinance.

8.3.12 Outside Consultants. The SPGA may hire and employ an outside consultant to assist the SPGA in its review of the application, any study and supporting documentation submitted in conjunction with a petition for a special permit, including conducting a peer review and analysis of any study or documentation, and the fees for the employment of said consultant shall be reasonable and paid to the City by the petitioner or applicant in advance of the consultant services being performed, and in accordance with G.L. c. 44, Section 53G.

8.3.13 Conflict with Other Ordinances. The provisions of this Section shall be considered supplemental of existing zoning ordinances. To the extent that a conflict exists between this Section and others, the more restrictive ordinance, or provisions therein, shall apply.

ADD TO SECTION 11.0:

INCLUSIONARY ZONING: The following definitions shall apply for the purposes of Section 8.3:

AFFORDABLE HOUSING RESTRICTION: A right, either in perpetuity or for the longest period permitted by law, whether or not stated in the form of a restriction, easement, covenant or condition in any deed, mortgage, will, agreement, or other instrument executed by or on behalf of the owner of the land appropriate to (a) limiting the use of all or part of the land to occupancy by persons, or families of low-to-moderate income in either rental housing or other housing, (b) restricting the resale price of all or part of the property in order to assure its affordability by future low-to-moderate income purchasers or (c) in any way limiting or restricting the use of enjoyment of all or any portion of the land for the purpose of encouraging or assuring creation or retention of rental and other housing for occupancy by low-to-moderate income persons and families.

AFFORDABLE HOUSING UNIT (or AFFORDABLE UNIT): Any residential dwelling unit constructed as part of an Inclusionary Development Project (a) for which the rent, including utilities, or monthly mortgage

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payment, including insurance, taxes and fees, does not exceed *30% of gross household income* (the maximum allowable percentage of household's income), (b) is affordable to and occupied by a low-to-moderate income household, and (c) meets the requirements of this article and the Local Initiative Program (LIP) for the inclusion in the Chapter 40B Subsidized Housing Inventory (SHI).

AREA MEDIAN INCOME (AMI): The median family income, adjusted for household size, for the metropolitan area that includes the **City of Haverhill**, as determined annually by the U.S. Department of Housing and Urban Development (HUD).

CHAPTER 40B SUBSIDIZED HOUSING INVENTORY: The official listing of low-to-moderate income housing in the **City of Haverhill**, as determined by the Department of Housing and Community Development (DHCD) under G.L. c. 40B, §§ 20—23.

INCLUSIONARY DEVELOPMENT PROJECT: Any multifamily housing or mixed use development containing ten or more new residential dwelling units. An Inclusionary Development Project shall include projects that are incrementally divided or phased within a five-year period.

LOCAL INITIATIVE PROGRAM: A program administered by the Massachusetts Department of Housing and Community Development (DHCD) pursuant to 760 CMR 45.00 (760 CMR 56) to develop and implement local initiatives that produce affordable housing for low-to-moderate income households.

LOW-TO-MODERATE INCOME HOUSEHOLD: A household whose income is at or below 80 percent of the Lawrence Metropolitan Area Median Income (AMI) as defined by the U.S. Department of Housing and Urban Development (HUD), adjusted for household size.

MARKET-RATE HOUSING: Residential dwelling units for which prices are captured based on market conditions, without rent or income restrictions. In a development with affordable housing, market-rate housing means all units other than the affordable housing units as defined in this section.

MAXIMUM AFFORDABLE PURCHASE PRICE OR RENT: A maximum purchase price or monthly rent that complies with the regulations and guidelines of the Local Initiative Program as published by the Department of Housing and Community Development (DHCD) pursuant to 760 CMR 56 and G.L. c. 40B guidance, other subsidized funding programs whose regulations are consistent with state guidelines, or where no such regulations or guidelines exist, the regulations of the **Haverhill Affordable Residence Trust or Designated Housing Entity**.

SEGMENTED: A Inclusionary Development Project that has incrementally divided or phased one or more large tract(s), parcel(s), division(s) of land or project(s) linked in common ownership, control or purpose for which special permits are sought within a five-year period so as to appear unrelated, but such that the division(s) would cumulatively result in ten or more dwelling units. The Special Permit Granting Authority shall determine if there is any shared impact amongst any segmented component(s) or if one or more component(s) relate to other identifiable phases. Segmented components need not be contiguous to relate to a larger, discernable plan or project.

78-FF

SPECIAL PERMIT GRANTING AUTHORITY: The **City Council** shall be the Special Permit Granting Authority (SPGA) for an inclusionary zoning special permit.

IN CITY COUNCIL: September 19 2023

TABLED TO SEPTEMBER 26 2023

Attest:

_____ City Clerk

16,1

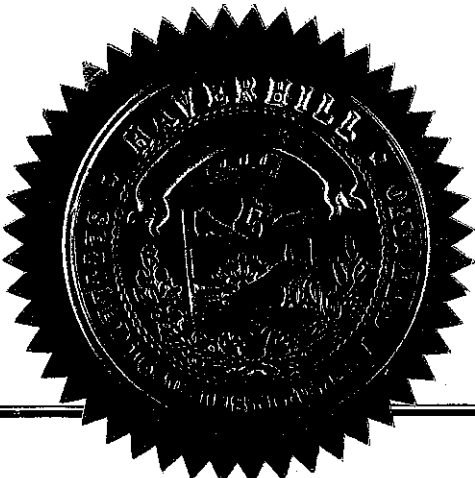
PROCLAMATION

- WHEREAS, During National Hispanic Heritage Month, the City of Haverhill recognizes that Hispanic heritage is American heritage, and we see that influence in almost every aspect of our lives; and
- WHEREAS, Each year, Americans observe National Hispanic Heritage Month by celebrating the histories, cultures and contributions of American citizens whose ancestors came from Mexico, Spain, the Caribbean and Central and South America; and
- WHEREAS, The observation started in 1968 as Hispanic Heritage Week under President Lyndon Johnson and was expanded by President Ronald Reagan in 1988 through the legislative encouragement of Congress member Esteban Torres of California, to cover the period at which it is celebrated today (September 15th – October 15th); and
- WHEREAS, The day of September 15th is significant because it is the anniversary of independence for Latin American countries Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua. In addition, Mexico and Chile celebrate their independence days on September 16 and 18, respectively; and
- WHEREAS, In the words of famed Mexican designer, Marisol Peralta, "Your individuality is important, but so is belonging. Recognize the parts of your culture that have shaped your past, and the parts you want to carry with you into the future."; and
- WHEREAS, as activist Dolores Huerta encouraged involvement, "We are needed. We have to be engaged and get ourselves elected to school boards and city councils. Si se puede!" And truly we have seen this locally many times over at the county, school boards, city councils, business community and influential activists all throughout our great community.

NOW, THEREFORE, I, JAMES J. FIORENTINI, DO HEREBY PROCLAIM
SEPTEMBER 15-OCTOBER 15, 2023 as

NATIONAL HISPANIC HERITAGE MONTH

in recognition of the indelible footprints of Hispanic Culture in our daily lives.



IN WITNESS WHEREOF, I hereunto Set
My Hand And Caused The Seal Of The City
Of Haverhill To Be Affixed This 19th Day Of
September In The Year Of Our Lord Two
Thousand and Twenty-Three


JAMES J. FIORENTINI, MAYOR

CITY COUNCIL**Timothy J. Jordan**

President

John A. Michitson

Vice President

Melinda E. Barrett**Joseph J. Bevilacqua****Thomas J. Sullivan****Melissa J. Lewandowski****Michael S. McGonagle****Catherine P. Rogers****Shaun P. Toohey****CITY OF HAVERHILL**

HAVERHILL, MASSACHUSETTS 01830-5843

CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

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CITYCNCL@CITYOFHAVERHILL.COM

DOCUMENTS REFERRED TO COMMITTEE STUDY

79-F	Communication from Councillor Sullivan requesting to introduce Kathleen Fitts, Gale Park Assoc. to request the city replace the Gale Park Fountain in fiscal year 20	NRPP	6/25/19
34-P	Communication from Councillor Sullivan requesting a discussion regarding the disposal of cremated remains on public property	NRPP	3/17/20
86-D	Communication from Councillor Michitson requesting to address economic development ideas resulting from the pandemic	Planning & Dev.	8/11/20
86-F	Communication from Council President Barrett and Councillor LePage requesting discussion pertaining to utilization of UV-C disinfection fixtures in public buildings	A & F	8/25/20
89-C	Mayor Fiorentini submits final recommendations of Matrix Company	NRPP	9/15/20
91	Petition from Wady & Jewnifer Grullon requesting to purchase city property that abuts their property at 14 Silver Birch Ln; Assessor's Map 574, Block 1 Lot 7	NRPP	9/15/20
91-B	Petition from the Biggart Family requesting to purchase 2 parcels of land that abuts their property at 30 Belvidere Rd., Assessor's Map 409, Block 114, Lot 9; and Map 409, Block 1A, Lot 1 that includes conservation land, but only the portion zone RMD (Residential Medium Density)	"	9/22/20
55-I	Communication from Council President Barrett and Councillor McGonagle requesting to introduce Don Jarvis, Keith Gopsill and Mike Ingham to discuss becoming a Purple Heart Community	NRPP	12/15/20
91-C	Petition of Michael DeLuca requesting to purchase surplus city land on River St., Map 538, Block 419B, Lots 20, 21, 22, 23	NRPP	12/15/20
27-E	Communication from Councillor Sullivan requesting to introduce Debbie Lyons, to explain having legal permitting system as it relates to establishing permitting/licensing process to allow for "Bow Hunter Tree Stands" to be placed on trees on City properties when hunting is allowed in season	NRPP	3/2/21
27-J	Communication from Councillor Michitson requesting to re-start discussion on way ahead for residential zoning in Haverhill	Planning & Dev.	3/9/21
50	Councillor Jordan requests on behalf of Tom Riley, 195 Kingsbury Ave., to have city surplus land that abuts his property, Map 768, Block 50, Lot 85A on Lincolnshire Ave.	NRPP	4/6/21
27-X	Councillor Daly O'Brien requests discussion re: cars parking on Concord St. sidewalks and possibility of city providing off-street parking	NRPP	4/6/21
50-U	President Barrett and Vice President LePage request discussion about composting options	Citizens Outreach	5/18/21
63-S	Councillor Daly O'Brien discuss sending intent of closing Washington St. for trial period to make it pedestrian walkway	Citizens Outreach	8/24/21

91-G	Councillors LePage and Macek request to move and correct procedure error on Rules and Regulations	A & F	9/28/21
92-G	Councillor Daly O'Brien requests providing shaded areas in our City playgrounds	Citizens Outreach	10/19/21
94	Councillor Macek process of private profit organizations using public property	A&F	10/19/21
5-B	Councillor Barrett discussion to establish a design & review board	Planning & Dev.	1/11/22
5-C	Councillor Barrett discussion for specific items and what levels need to be sent to Council for approval	Planning & Dev.	1/11/22
5-F	Councillor Michitson request study between Mayor and City Council budgetary powers	Citizens Outreach	1/25/22
5-W	Communication from Councillor Sullivan and Councillor Lewandowski to discuss Atherton Housing parking needs downtown.	NRPP	4/5/22
118-G	Communication from Vice President Michitson to send to develop city policies to incentivize Building & business park developers to use sustainable & environmentally friendly practices.	Planning & Dev	10/25/22
19-C	Communication from Councillor Sullivan regarding ongoing dog waste problems throughout Downtown	NRPP	1/31/23
21-B	Councillor Barrett motion to send Inclusionary Zoning Ordinance to committee	A&F	3/7/23