



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

MAR 6 PM 2:01
HAVCITYCLERK

Tuesday, March 10, 2026, at 7:00 PM
Theodore A. Pelosi, Jr. Council Chambers, 4 Summer st, Room 202
In-Person/Remote Meeting

This meeting of Haverhill City Council will be held in-person at the location provided on this notice as its official meeting location pursuant to the Open Meeting Law. As the meeting is held in person at a physical location that is open and accessible to the public, the City Council is not required to provide remote access to the meeting. Members of the public are welcome to attend this in-person meeting. Please note that a live stream of the meeting is being provided only as a courtesy to the public, and the meeting will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Those attending tonight's meeting should be aware that the meeting is being audio and video recorded by HCTV, The Eagle Tribune, and WHAV. Any audience members who wish to record any part of the meeting must inform the Council President who will announce the recording. This is to comply with the MA wiretap statute. Thank you.

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING:

5. COMMUNICATIONS FROM THE MAYOR:

5.1. Mayor Barrett submits an order to Accept G.L. c. 138 § 12 authorizing the issuance of a Malt and Wine License with Cordials/ Liqueurs permit for on-premises consumption

5.1.1. Order- That the City of Haverhill accepts the provision of G.L c. 138 § 12, authorizing the issuance of a Malt and Wine License with Cordials/ Liqueurs Permit and further that the Local Licensing Authority is authorized to charge an annual fee of \$2,185.00 for the issuance or renewal of said license and permit

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

7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

8.1. Kaitlin M. Wright, *City Clerk*, wishes to address the City Council to announce the winners of the 5th Annual Top Dog Contest

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

10. HEARINGS AND RELATED ORDERS:

11. APPOINTMENTS:

11.1. **Confirming Appointments – Reappointments:**



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

12. PETITIONS:

- 12.1. Petition from National Grid and Verizon, requesting a joint pole location for Lincoln Ave WR#31279266

Hearing for April 14, 2026

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

- 12.7.1. **Hawker Peddlers License- Fixed location** – *w/Police approval*
- 12.7.2. **Coin-Op License Renewals** – *with Police approval*
- 12.7.3. **Christmas Tree Vendor** – *with Police approval*
- 12.7.4. **Taxi Driver Licenses:** *with Police approval*
- 12.7.5. **Taxi/Limousine License** *with Police approval*
- 12.7.6. **Junk Dealer /Collector License** - *with Police approval*
- 12.7.7. **Pool/Billiard**
- 12.7.8. **Bowling**
- 12.7.9. **Sunday Bowling**
- 12.7.10. **Buy & Sell Second Hand Articles** *with Police approval*
- 12.7.11. **Buy & Sell Second Hand Clothing** *with Police approval*
- 12.7.12. **Pawnbroker license** - *with police approval*
- 12.7.13. **Fortune Teller** *with - Police approval*
- 12.7.14. **Buy & Sell Old Gold** – *with Police approval*
- 12.7.15. **Roller Skating Rink**
- 12.7.16. **Sunday Skating**
- 12.7.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
- 12.7.18. **Limousine/Livery License/Chair Cars** *with Police approval*



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CITY COUNCIL AGENDA - **AMENDED**

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In-Person/Remote Meeting

13. MOTIONS AND ORDER:

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

Vendors	Amount	Account
Advantage	\$613.59	Police

Total: \$613.59

14. ORDINANCES (FILE 10 DAYS):

15. COMMUNICATIONS FROM COUNCILORS:

15.1. Councilor Sullivan requests to discuss and send a letter to Haverhill’s legislative delegation and Chairpersons of both the House and Senate Ways and Means Committees outlining Fiscal Year 2027 budget challenges and funding priorities for Haverhill

16. UNFINISHED BUSINESS OF PRECEDING MEETING:

16.1. **Doc 1-I**- Mayor Barrett submits an Ordinance Relating to Fire Prevention.

16.1.1. Ordinance Re: Fire Prevention: Amend 150-2, §150-3(A), §150-7 (A), and §150-7(C)

Filed February 11, 2026

Continued from February 24, 2026

16.2. **Doc 1-K** - Mayor Barrett submits an Ordinance Relating to Sex Offenders which amends the previously accepted ordinance

16.2.1. Order Re: Sex Offenders: Amend §189-16

Filed February 25, 2026

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

16.3.1. Ordinance re: Amendment to Chapter 11 of the Haverhill City Ordinances

Filed March 4, 2026

File 10 Days



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

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16.4. **Executive Session:** Pursuant to G.L. c. 30A § 21(a)(6) to consider the purchase, exchange, lease or value of real property regarding the property located at 309 East Broadway. The City Council will reconvene in Open Session.

16.5. Doc 20-A - Mayor Barrett submits an Order to Authorize the Taking of Portion of 309 East Broadway

16.5.1. Order- That the City Council on behalf of the City votes to authorize the Mayor to acquire, purchase, take by eminent domain or otherwise a certain parcel of land located at 309 East Broadway, Haverhill, MA 01830, and containing approximately 5.3 acres being shown as "lot 2", and permanent easement shown as "20' Wide Access & Utility Easement Area = 1,990 S.F." on that certain Plan of Land entitled "Plan of Land Located in Haverhill, Mass" dated January 8, 2025, and revised December 9, 2025, prepared by the Morin-Cameron Group, Inc. (the "Plan") appended hereto, under the care, custody and control of the Department of Public Works, Water Division, for water supply purposes, from Joyce E. Hill, for the amount of \$917,019.00; And further to authorize the Mayor to grant an access easement to the record owner of said property shown as "20' Wide Easement Area" on the Plan;" And further to authorize the Mayor to execute any and all documents and to take any other action necessary or convenient to carry out this."

Continued from February 10, 2026

17. RESOLUTIONS AND PROCLAMATIONS:

17.1. Mayor Barrett presents the following proclamation:
Recognizing March 2026 as *Women's History Month* in the City of Haverhill

18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS:

19. DOCUMENTS REFERRED TO COMMITTEE STUDY:

20. LONG TERM MATTERS STUDY LIST:

21. ADJOURN:

5.1

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

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

March 6, 2026

MAR 6 AM 9:24
HAVCITYCLERK

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

From: Mayor Melinda E. Barrett

Re: Order to Accept G.L. c. 138 §12 Authorizing the Issuance of a Malt and Wine License with Cordials/Liqueurs Permit

Dear Mr. President and Members of the City Council:

I respectfully submit the attached Order to Accept G.L. c. 138 §12 authorizing the issuance of a Malt and Wine License with Cordials/Liqueurs permit for on-premises consumption

I recommend approval

Very truly yours,

Melinda E. Barrett
Mayor



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

978.463.7700
www.mtclawyers.com

March 6, 2026

Melinda Barrett, Mayor
City of Haverhill
4 Summer Street,
Room 204
Haverhill, MA 01830

Re: Acceptance of G.L. c. 138 § 12 and Establishment of Malt and Wine/Cordials-
Liqueurs License Fee

Dear Mayor Barrett:

Reference is made to the above captioned matter. In that connection, the License Commission has requested that we prepare the attached Order for the City Council's consideration. The Order would accept the provisions of G.L. c. 138 § 12 authorizing the issuance of Malt and Wine Licenses with Cordials/ Liqueurs for on-premises consumption and would establish the associated license fee in the amount of Two Thousand One Hundred Eighty-five (\$2,185.00) dollars.

Attached to this correspondence for the City Council's review is the proposed Order.

Sincerely,

/s/ Lisa L. Mead
Atty. Lisa Mead, City Solicitor

Enclosure(s)

cc: Kaitlin Wright, City Clerk
Nicholas Flynn, License Commission

New Bedford Office
227 Union Street
New Bedford, MA 02740
Phone 774.206.6857

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



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

BARBARA B. WRIGHT
CITY CLERK

ORDERED:

ORDER TO ACCEPT G.L. c. 138 §12

At a regularly convened meeting of the City Council of the City of Haverhill, held on the _____ the day of _____ 2026, it was voted as follows:

That the City Council of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City, votes to accept G.L. c. 138 § 12, authorizing the issuance of a Malt and Wine License with Cordials/Liqueurs Permit for on-premises consumption.

Pursuant to G.L. c. 138 § 12, and upon acceptance of said statutory authorization, the Local Licensing Authority is authorized, when issuing a new Malt and Wine License with Cordials/Liqueurs Permit, or upon the annual renewal of such license, to charge a fee for said license and permit in the amount of Two Thousand One Hundred and Eighty-five (\$2,185.00) dollars.

The Mayor is hereby authorized to execute and to take any other action necessary or convenient to carry out this vote.

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor



Document

CITY OF HAVERHILL

In Municipal Council

SEP 12 10 53 AM '12
CITY CLERK

Ordered:

Cordials/Liqueurs for Malt & Wines Licenses

That the City of Haverhill accepts the provisions of G.L. c. 138, § 12, authorizing the Local Licensing Authority to issue a Malt and Wine License with Cordials/Liqueurs Permit. Further that the Local Licensing Authority is authorized to charge an annual fee of Two Thousand One Hundred Eighty-five (\$2,185.00) for the issuance or renewal of said license and permit.

Approved as to form:

City Solicitor

8.1



Haverhill

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

MAR 6 AM 9:53
HAVCITYCLERK

March 6, 2026

To: President Jordan and Members of the Haverhill City Council,

City Clerk, Kaitlin M. Wright, wishes to address the City Council to announce the winners of the *5th Annual Haverhill Top Dog Contest*.

Thank you for your consideration.

Respectfully,

Kaitlin M. Wright, CMC

City Clerk

nationalgrid

announced- 3/10
hearing - 4/14
12.1

March 2, 2026

WR# 31279266 – Lincoln Avenue

To the City of Haverhill, Massachusetts

HAV CITY CLERK MAR 4'26 11:42

To Whom It May Concern:

Enclosed please find a petition for NATIONAL GRID and VERIZON, covering joint NATIONAL GRID-VERIZON pole location(s)

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

Joseph Prah (508) 482-1053 or joseph.prah@nationalgrid.com

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

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

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

Very truly yours,

Dave Johnson

Dave Johnson
Supervisor, Distribution Design

Enclosures

WR# 31279266 – Lincoln Avenue

Questions contact Central Design - Joseph Prah (508) 482-1053 or joseph.prah@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS
North Andover, Massachusetts

To The City Council
Of Haverhill, Massachusetts

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

Lincoln Avenue - National Grid to install 2 JO poles on Lincoln Avenue beginning at a point approximately 60 feet East of the centerline of the intersection of Jefferson Street and continuing approximately 100 feet in an East direction. National Grid will install 50ft class H1 pole, between pole P12 and pole P13, Lincoln Avenue, Haverhill, MA. Pole will be labeled P12-50. Also install 45ft class 2 pole between P13 and P14, Lincoln Avenue. Pole will be labelled P13-50. Both poles will be located on city property.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Lincoln Avenue - Haverhill, Massachusetts.

No.# 31279266

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

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

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

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *[Signature]*
Manager / Right of Way

WR# 31279266 – Lincoln Avenue

January 19, 2026

Questions contact Central Design - Joseph Prah (508) 482-1053 or joseph.prah@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council Of Haverhill, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 7th day of January, 2026.

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

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

No.# 31279266

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Lincoln Avenue - National Grid to install 2 JO poles on Lincoln Avenue beginning at a point approximately 60 feet East of the centerline of the intersection of Jefferson Street and continuing approximately 100 feet in an East direction. National Grid will install 50ft class H1 pole, between pole P12 and pole P13, Lincoln Avenue, Haverhill, MA. Pole will be labeled P12-50. Also install 45ft class 2 pole between P13 and P14, Lincoln Avenue. Pole will be labelled P13-50. Both poles will be located on city property.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 ____.

City/Town Clerk.

Massachusetts _____ 20 ____.

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

Attest:
City/Town Clerk

I hereby certify that on _____ 20 ____, at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

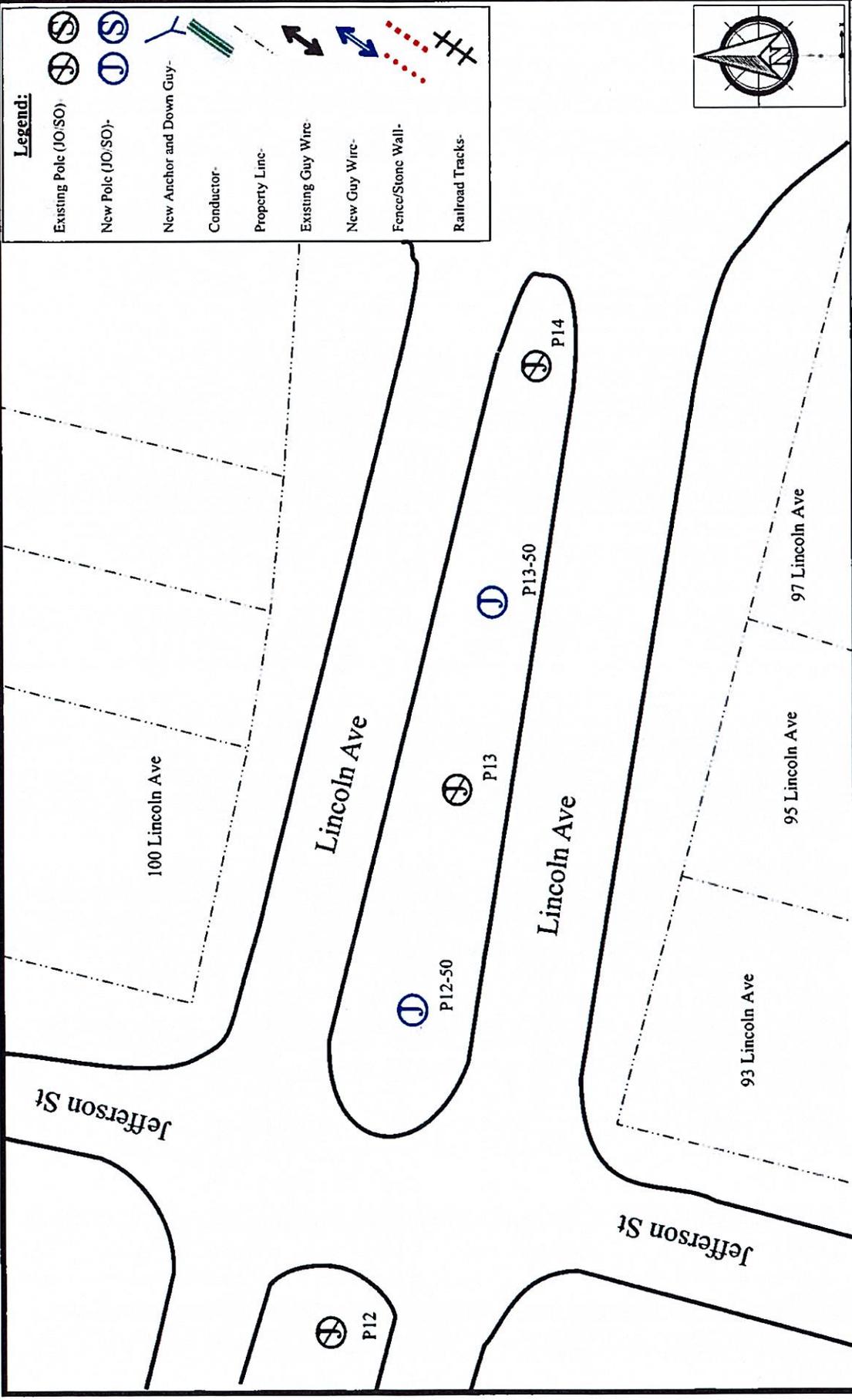
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Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of
Massachusetts, on the _____ day of 20 ____ and recorded with the records of location
orders of the said City, Book _____, and Page _____. This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk



Petition #: nationalgrid

Designer: Joseph Prah
Date: 1/7/2026
Work Order #: 31279266
Town: Haverhill, MA

CONSTRUCTION DETAILS:
 Install 50ft class H1 pole between P12 and P13 Lincoln Ave. Pole will be labelled 12-50. Also, install 45ft class 2 pole between P13 and P14 Lincoln Ave. Pole will be labelled 13-50. Both poles will be located on town property.

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

13.1



MELINDA E. BARRETT
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

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

March 6, 2026

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

From: Mayor Melinda E. Barrett

RE: FY25 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
Advantage	\$ 613.59	Police

Total: \$ 613.59

I recommend approval.

Sincerely,

**Melinda E. Barrett
Mayor**

MEB/em



Document

CITY OF HAVERHILL

In Municipal Council

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>
Advantage One	\$613.59	Police

MAR 6 AM 6:52
MAYCITYCLERK



Advantage Asset Tracking Corporation
 56 Newark Street, 3rd Floor
 Hoboken New Jersey 07030
<https://www.advantageone.tech>
 1-646-750-3885

Invoice

Invoice: 2024-01000

Balance Due (USD)
\$577.50

Bill To:
Haverhill Police Department
 40 Bailey Blvd.
 Haverhill, MA 01830

Ship To:
 Haverhill Police Department
 40 Bailey Blvd.
 Haverhill, MA 01830

Invoice Date : June 30, 2024
 Terms : Due on Receipt
 Service Period : June 2024

Item & Description	Quantity	Rate	Amount
Monitoring Services:Geotab Services - Sourcewell:SW - Pro Plus, Self Install Monthly Monitoring Fee - Pro Plus Plan, Installation not included (SWELL-NOINSTALL).	30.00	19.25	577.50
Sub Total			577.50
Sales Tax Amount (6.25%)			36.09
Total Balance Due (USD)			\$613.59

Notes

For inquires regarding your invoice, please email: ar@advtracking.net
 Thank you for your continued support and business.

ACH PAYMENTS:

TD Bank
 TD Bank Address: 47 Newark Street, Hoboken, NJ, 07030
 Account Number: 435 763 1667
 Routing Number: 031 201 360
 W-9 Number: 30-0958416

Please send remittances to: ar@advtracking.net

15.1

CITY COUNCIL

- Timothy J. Jordan, *President*
- John A. Michitson, *Vice President*
- Thomas J. Sullivan
- Colin F. LePage
- Melissa J. Lewandowski
- Catherine P. Rogers
- Shaun P. Toohey
- Michael S. McGonagle
- Daniel R. Diodati
- Devan Ferreira
- Ralph T. Basiliere



CITY HALL, ROOM 204
 4 SUMMER STREET
 TELEPHONE: 978-374-2328
 FACSIMILE: 978-374-2329
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CITYCOUNCIL@HAVERHILLMA.GOV

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

MAR 6 AM 8:33
HAVERHILL CITY CLERK

March 2, 2026

To: President and Members of the City Council

Councilor Sullivan requests to discuss and send a letter to Haverhill's legislative delegation and Chairpersons of both the House and Senate Ways and Means Committees outlining Fiscal Year 2027 budget challenges and funding priorities for Haverhill.

Thomas J. Sullivan

 (L-PTL)

Councilor Thomas J. Sullivan

(Meeting: 3.10.26)

CITY COUNCIL

Timthoy J. Jordan, *President*
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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

March 10, 2026

Dear Chair Rodrigues, Chair Michlewitz, Senator Finegold, Senator Payano, Representative Vargas and Representative Hamilton:

At the March 10, 2026, Haverhill City Council meeting, Councilors discussed their collective concerns with anticipated FY2027 state funding, and as such are writing to you to urge your strong support for critical municipal priorities as the State Legislature continues the FY2027 state budget process.

We are deeply grateful for your representation and partnership, and for all you and your staff do to support us. As you and your colleagues contemplate the FY2027 budget, please prioritize investments that stabilize municipalities and their budgets.

While we greatly appreciate the Administration's work with cities and towns, the House 2 budget proposal falls short in several areas in order to maintain essential municipal services in fiscal 2027. In the coming weeks, we urge you to:

Prioritize a meaningful increase to Unrestricted General Government Aid (UGGA).

UGGA is a foundational revenue source that supports police, fire, public works, public health, libraries, and other core services. The increase included in the House 2 proposal does not keep up with rising costs in labor, energy, health insurance, infrastructure, and much more. A targeted boost to UGGA in FY2027 would provide critical flexibility while helping us mitigate impacts on staff and essential services for residents. Without a significant increase in UGGA funds, Haverhill will be unable to provide level services for 2027. This will also result in the possibility of staffing cuts as the potential budget gap cannot be resolved by making cuts to expense budgets alone.

Fully fund the Student Opportunity Act and maintain minimum aid at \$150 per pupil.

We strongly support full funding of the Student Opportunity Act and key education accounts, including Circuit Breaker and charter school reimbursements. We also respectfully urge you to maintain and increase the \$150 per pupil minimum aid increment in FY2027 to help stabilize districts experiencing enrollment-related Chapter 70 reductions that do not reflect fixed operational realities.

While the \$150 minimum does not affect Haverhill directly, in FY27, our Chapter 70 aid, the district's primary funding source increased by 2.34%, or \$2,207,407. While we did not anticipate a repeat of last

CITY COUNCIL

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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

year's 7.11% increase, a more sustainable growth rate based on cost trends was expected. A true level-service budget for the district requires approximately 5% annual growth.

At 2.34%, the current increase does not keep pace with mandated costs, contractual obligations, utility inflation, and other operating pressures. As a result, the district is facing a structural gap exceeding \$6 million, which will require reductions that directly impact programs, staffing, and student services.

The reduction in aid is in part tied to enrollment declines of approximately 200 students across seventeen schools and all grade levels. However, when enrollment changes are distributed districtwide, it is not operationally feasible to reduce staffing and programming proportionally. School systems carry significant fixed costs including facilities, staffing levels, transportation costs, utilities, and other required services. In particular, rising electricity, heating, and facility-related costs continue to grow and place additional strain on local budgets.

At the same time, special education costs continue to rise as additional high-needs students enroll and out-of-district tuition rates increase. These are legally mandated services that districts must provide regardless of funding growth. Transportation costs also remain a major budget driver. In addition, the district is currently negotiating multiple collective bargaining agreements, with additional contracts expiring at the end of the fiscal year. Recent settlements across the Commonwealth are trending above the Chapter 70 growth rate proposed in the Governor's budget for the Haverhill Public Schools. When state aid growth does not align with these realities, districts are forced to make difficult service-level decisions to close the gap.

We appreciate your continued partnership and advocacy on behalf of our students and communities.

OPPOSE outside sections that would eliminate the RMV marking process.

We are particularly concerned about proposed outside sections in House 2 that would change the longstanding practice of using RMV markings to encourage payment of delinquent motor vehicle excise taxes, parking tickets, and abandoned vehicle fees. This proposal would place a significant restraint on the city's ability to collect its largest single source of local receipt revenue. The ability to mark with the RMV gives the city leverage to collect on outstanding motor vehicle excise taxes after following an already lengthy process of sending demands and warrants to delinquent taxpayers. If the city loses this leverage, it will need to procure a collection agency to pursue delinquent tax bills, resulting in increased costs and decreased revenue. We know this to be true because we already have personal property excise which carries no legal leverage for collectability besides sending demands or hiring a collection

CITY COUNCIL

- Timthoy J. Jordan**, *President*
- John A. Michitson**, *Vice President*
- Thomas J. Sullivan**
- Colin F. LePage**
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 TELEPHONE: 978-374-2328
 FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.GOV
CITYCOUNCIL@HAVERHILLMA.GOV

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

agency, and the results are minimal at best. Currently, the city has many years of outstanding invoices on the books that it most likely will not collect.

As you and your colleagues work to draft the House and Senate budgets, your advocacy on these issues will make a direct and tangible difference for our community. We welcome the opportunity to speak with you further about the specific fiscal challenges we are facing and how these budget decisions will impact our residents. Please let us know if we can provide any additional details that would support your work.

Thank you for your continued support for cities and towns across the Commonwealth, and particularly for your ongoing partnership in serving the residents of Haverhill.

Sincerely,
The Haverhill City Council

- _____ Timothy J. Jordan, President
- _____ John A. Michitson, Vice President
- _____ Thomas J. Sullivan
- _____ Colin LePage
- _____ Ralph T. Basiliere
- _____ Daniel R. Diodati
- _____ Devan Ferreira
- _____ Melissa J. Lewandowski
- _____ Shaun P. Toohey
- _____ Michael S. McGonagle
- _____ Catherine P. Rogers

Cc: Mayor Melinda E. Barrett
 Angel Perkins, Chief Financial Officer and City Auditor
 Clancy Main, Chief Financial Officer, School Department

16.1

Document 1-I

Ordinance Re: Fire Prevention: Amend §150-2, §150-3(A), §150-7 (A), and §150-7(C)

IN CITY COUNCIL: February 10, 2026

File 10 Days

9 YEAS, 0 NAYS, 2 ABSENT

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

IN CITY COUNCIL: FEBRUARY 24, 2026
CONTINUED TO: MARCH 10, 2026 7 YEAS, 0 NAYS, 4 ABSENT

ATTEST: Kaitlin M. Wright
CITY CLERK

Feb 24th

5.2 file 10 days

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

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

February 5, 2026

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

From: Mayor Melinda E. Barrett

Re: An Ordinance Relating to Fire Prevention

Dear Mr. President and Members of the City Council:

Attached please find an Ordinance Relating to Fire Prevention. The attached amends language in the existing Ordinance.

I recommend approval

Very truly yours,

Melinda E. Barrett
Mayor



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

978.463.7700
www.mtclawyers.com

December 11, 2025

Melinda Barrett, Mayor
City of Haverhill
4 Summer Street,
Room 204
Haverhill, MA 01830

Re: Amendment to Ch. 150 of the City Ordinances

Dear Mayor Barrett:

Reference is made to the above captioned matter. In that connection, the Fire Department has requested that we draft an ordinance amendment to Ch. 150 of the City of Haverhill City Ordinances to reflect the following changes:

§ 150-2 to add language referencing c. 7 and c. 9 of the Massachusetts Building Code and referencing the Haverhill Fire Department Fire Prevention Rules and Regulations.

§ 150-3(A) to add language allowing the enforcement of Fire Prevention Rules and Regulations to be enforced through noncriminal disposition pursuant to G.L. c. 40, § 21D and G.L. c. 148A.

§ 150-7(A) by deleting the existing paragraph and replacing it with new paragraph outlining the procedure and requirements for fire watch details.

§ 150-7(C) by adding language regarding the timing of payment for fire watch details.

Attached to this correspondence for your review is a redline version of proposed changes, as well as a clean copy.

Sincerely,

/s/ Lisa L. Mead

Atty. Lisa Mead, City Solicitor

Enclosure(s)

cc: City Council

New Bedford Office
227 Union Street
New Bedford, MA 02740
Phone 774.206.6857

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



Document

CITY OF HAVERHILL

In Municipal Council

RECEIVED
CITY CLERK

Ordered:

MUNICIPAL ORDINANCE

CHAPTER 150

AN ORDINANCE RELATING TO FIRE PREVENTION

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 150, Fire Prevention, as amended is hereby further amended as follows:

By amending § 150-2 to read as follows:

There is hereby adopted for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion the provisions of MGL c. 148 and the Board of Fire Prevention Regulations set forth in 527 CMR, chapter 7, Fire Resistant Materials and Construction, and Chapter 9, Fire Protection Systems, of the Massachusetts Building Code, set forth at 780 CMR and the same are hereby adopted and incorporated as fully as if set out at length herein, and, the provisions thereof shall be controlling within the limits of the City as the Fire Prevention Code. Such other provisions being set forth in the City of Haverhill Fire Prevention Rules and Regulations as promulgated and amended from time to time by the City of Haverhill Fire Chief.

By amending § 150-3(A) to read as follows:

- A. The Fire Prevention Code shall be enforced by the Bureau of Fire Prevention in the Fire Department of the City, which is hereby established, and which shall be operated under the supervision of the Chief of the Fire Department. Without intending to limit the generality of the foregoing, the Fire Prevention Code for the City of Haverhill and penalties therefore may be enforced by the non-criminal disposition method in accordance with MGL c. 40, § 21D and MGL c. 148A.

By amending § 150-7(A) to read as follows:

- A. The Chief may require the use of a Fire Watch detail(s) at large public gatherings, fireworks demonstrations, fuel tank removals over 1,100 gallons, blasting, building demolition, hot works in occupied buildings, under certain conditions when fire protection systems are impaired, or any other event, gathering, or activity which the Chief determines such a detail is required. The Chief of the Fire Department shall determine how many firefighters and/or officers and what equipment, if any, shall comprise each detail. The City shall pay for its own

details for such City sponsored events and the contractor or sponsor of other such gatherings shall be responsible for payment for details for non-City sponsored events.

By amending § 150-7(C) to read as follows:

- C. Payment is due prior to the start of the detail with the exception of an emergency detail in which case payment is due within five (5) business days. Interest at the rate of 14% per annum will accrue on overdue balances from the due date until payment is made.

Approved as to Legality

/s/ Lisa L. Mead _____
City Solicitor

DRAFT

By amending § 150-2 to read as follows (inserted language emboldened and underlined):

§ 150-2 Adoption of standards by reference.

[Amended 1-9-1973 by Doc. 361-C/72; 7-10-2007 by Doc. 76; 12-2-2008 by Doc. 133]

There is hereby adopted for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion the provisions of MGL c. 148 and the Board of Fire Prevention Regulations set forth in 527 CMR, chapter 7, Fire Resistant Materials and Construction, and Chapter 9, Fire Protection Systems, of the Massachusetts Building Code, set forth at 780 CMR and the same are hereby adopted and incorporated as fully as if set out at length herein, and, the provisions thereof shall be controlling within the limits of the City as the Fire Prevention Code. Such other provisions being set forth in the City of Haverhill Fire Prevention Rules and Regulations as promulgated and amended from time to time by the City of Haverhill Fire Chief.

By amending § 150-3A to read as follows (inserted language emboldened and underlined):

- A. The Fire Prevention Code shall be enforced by the Bureau of Fire Prevention in the Fire Department of the City, which is hereby established, and which shall be operated under the supervision of the Chief of the Fire Department. Without intending to limit the generality of the foregoing, the Fire Prevention Code for the City of Haverhill and penalties therefore may be enforced by the noncriminal disposition method in accordance with MGL c. 40, § 21D and MGL c. 148A.

By amending § 150-7A to read as follows (deleted language denoted with a strikethrough, inserted language emboldened and underlined):

- ~~A. The Chief of the Fire Department may require the use of fire watch details at firework demonstrations, fuel tank removals over 1,100 gallons, building demolitions, blasting's or any other events which the Chief determines require such a detail. The Chief of the Fire Department shall determine how many fire fighters and/or officers shall comprise each detail and/or equipment.~~
- A. The Chief may require the use of a Fire Watch detail(s) at large public gatherings, fireworks demonstrations, fuel tank removals over 1,100 gallons, blasting, building demolition, hot works in occupied buildings, under certain conditions when fire protection systems are impaired, or any other event, gathering, or activity which the Chief determines such a detail is required. The Chief of the Fire Department shall determine how many firefighters and/or officers and what equipment, if any, shall comprise each detail. The City shall pay for its own details for such City sponsored events and the contractor or sponsor of other such gatherings shall be responsible for payment for details for non-City sponsored events.

By amending § 150-7C to read as follows (deleted language denoted with a strikethrough, inserted language emboldened and underlined):

- C. ~~Payment is due within 45 days of service~~ **Payment is due prior to the start of the detail with the exception of an emergency detail in which case payment is due within five (5) business days.** Interest at the rate of 14% per annum will accrue on overdue balances from the due date until payment is made.



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

Municipal Ordinance

Chapter

An Ordinance Relating to Fire Prevention, that Chapter 150, § 2, 3(A), 7(A), and 7(C) of the Code Of the City Of Haverhill, is hereby amended.

Since this Ordinance exceeds in length eight octavo pages of ordinary book print, in lieu of advertising, it is published by the City Council in a municipal bulletin, placed on file in the City Clerk's Office, and posted on the municipal bulletin in City Hall.

PLACED ON FILE for at least 10 days

Attest:


Kaitlin M. Wright, CMC, City Clerk

Kaitlin Wright

From: Kaitlin Wright
Sent: Friday, February 20, 2026 11:02 AM
To: HGLegals@hgazette.com
Cc: Natalia Hernandez; Kaitlin Wright
Subject: Haverhill Ad - Fire Prevention Ordn
Attachments: Ad- Fire Prevention Ordinance.pdf

Good morning Christa,

Please run the attached legal ad one (1) time in the Eagle Tribune on Wednesday February 25th.

Thank you! Any questions, I am available at (978) 374-2312.

All my best,

Kaitlin

Kaitlin M. Wright, CMC

City Clerk

4 Summer Street, Room 118

Office: (978) 374-2312

Fax: (978) 373-8490

kwright@haverhillma.gov



VERIFY YOUR VOTER STATUS HERE: <https://www.sec.state.ma.us/ovr/>

STATE PRIMARY ELECTION	VOTER REGISTRATION DEADLINE	EARLY VOTING PERIOD	LAST DAY TO REQUEST VOTE BY MAIL BALLOT
September 1, 2026	August 22, 2026	August 22 – August 28, 2026	August 25, 2026



**MASSACHUSETTS
REGISTER
TO VOTE
ONLINE**

Click here to request a
**VOTE BY
MAIL Ballot** 

Kaitlin Wright

From: North of Boston <noreply@wave2adportal.com>
Sent: Monday, February 23, 2026 9:49 AM
To: CityClerk
Cc: cmacdonald@northofboston.com; Kaitlin Wright
Subject: Thank you for placing your order with us.

**Warning! External Email. Exercise caution when opening attachments or clicking on any links.
THANK YOU for your notice submission!**

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

Job Details

Order Number:
W0142004
Business Type:
All Other Public Notices
Notice Size:
Public Notices
Notice Estimate:
\$51.92
Referral Code:
Fire Prevention Ord.

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA □ 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01420040

Thu Feb 26, 2026
Haverhill Gazette Public Notices
All Zones

CITY OF HAVERHILL
In Municipal Council
ORDERED:
Municipal Ordinance Chapter
An Ordinance Relating to Fire Prevention, that Chapter 150, § 2, 3(A), 7(A), and 7(C) of the Code Of the City Of Haverhill, is hereby amended.
Since this Ordinance exceeds in length eight octavo pages of ordinary book print, in lieu of advertising, it is published by the City Council in a municipal bulletin, placed on file in the City Clerk's Office, and posted on the municipal bulletin in City Hall.
PLACED ON FILE for at least 10 days Attest:
Kaitlin M. Wright, OMC, City Clerk
HG - Publication Dates

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16.2

Document #1K

Mayor Barrett submits an Ordinance Relating to Sex Offenders which amends the previously accepted ordinance

IN CITY COUNCIL: February 24, 2026

File 10 Days

7 YEAS, 0 NAYS, 4 ABSENT

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

5.1 File 10 days



MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

February 20, 2026

To: City Council President Timothy J. Jordan and Members of the Haverhill City Council
From: Mayor Melinda E. Barrett
Re: Ordinance Relating to Sex Offenders

Dear Mr. President and Members of the City Council:

Attached please find an Ordinance Relating to Sex Offenders which amends the previously accepted Ordinance. I have also attached a memo from the City Solicitor explaining the proposed amendment.

I recommend approval

Very truly yours,

Melinda E. Barrett
Mayor



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700

www.mtclawyers.com

February 17, 2026

Melinda Barrett, Mayor
City of Haverhill
4 Summer Street,
Room 204
Haverhill, MA 01830

Re: Amendment to Chapter 189, § 189-16 of the City Ordinances

Dear Mayor Barrett:

Reference is made to the above captioned matter. In that connection, you have requested that we amend City of Haverhill City Ordinances Chapter 189, § 189-16 Sex Offenders.

Attached to this correspondence and for the City Council's review is a draft of said amended § 189-16 and a memorandum explaining the reasons for doing so.

Sincerely,

/s/ Lisa L. Mead

Attorney Lisa L. Mead
City Solicitor

Enclosure(s)

cc: Haverhill City Council

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054

New Bedford Office
227 Union Street, Suite 606
New Bedford, MA 02740



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700

www.mtclawyers.com

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054

New Bedford Office
227 Union Street, Suite 606
New Bedford, MA 02740

TO: MELINDA BARRETT, MAYOR
CHRISTINE LINDBERG, MAYOR'S OFFICE CHIEF OF STAFF

FROM: LISA L. MEAD, CITY SOLICITOR
ALEXANDER M. CASTRO, CITY SOLICITOR

RE: SEX OFFENDER RESIDENCY ORDINANCE

DATE: FEBRUARY 17, 2026

Per your request, below is a legal opinion as to why the City should amend its Sex Offender Ordinance, Chapter 189, § 189-16 of the City Code, by removing Subsection D(4) thereof and by removing “parks” and “recreational facilities” as prohibited locations. First, the City should remove Subsection D(4) because doing so (1) makes it less likely that the ordinance would be overturned under *Doe v. Lynn*, 472 Mass. 521 (2015); and (2) makes it less likely that the ordinance would be overturned under Article 24 of the Massachusetts Declaration of Rights and Article 1, Section 9 of the United States Constitution as an ex post facto law. Second, the City should remove “parks” and “recreational facilities” as prohibited locations because, upon further review, we found that the City and its Police Department have mapped prohibited locations around schools only; and because doing so makes it less likely that the ordinance would be overturned under *Doe v. Lynn*.

In *Doe v. Lynn*, a group of sex offenders challenged a city ordinance restricting – with certain exceptions – their right to reside and their right to be physically present at a particular place within the city. *See id.* The purpose of the ordinance was to “reduce the potential risk of harm to children of the community by impacting the ability of registered sex offenders to be in contact with unsuspecting children in locations that are primarily designed for use by, or are primarily used by children.” *Id.* at 522-524. Observing that “[r]egistered sex offenders continue to reside in close proximity to public and private schools, parks and playgrounds,” and that “registered sex offenders will continue to move to buildings, apartments, domiciles or residences in close proximity to schools, parks and playgrounds,” the city council enacted the ordinance to “add location restrictions to such offenders where the [S]tate law [was] silent.” *Id.*

Specifically, the ordinance prohibited – with certain exceptions – Level 2 and Level 3 sex offenders from living within 1,000 feet of a school or park, which effectively excluded Level 2 and 3 sex offenders from living in 95% of the city. *See id.* The ordinance likewise prohibited – again with certain exceptions – Level 2 and Level 3 offenders from entering a school, park, or recreational facility, and from “loitering” within 1,000 feet of such facilities. *See id.*

Noting that 40 municipalities in commonwealth had similar bylaws or ordinances, the Supreme Judicial Court (the “SJC”) nonetheless upheld the Superior Court’s decision invalidating the ordinance as exceeding the city’s authority under the Commonwealth’s Home Rule Amendment.

“Local regulation will not be invalidated under Home Rule Amendment unless the court finds a sharp conflict between the local and state provisions, and sharp conflict

appears when either the legislative intent to preclude local action is clear, or, absent plain expression of such intent, the purpose of the legislation cannot be achieved in the face of the local by-law.” *Id.* at 526. Applying the foregoing standard, the SJC held as follows:

The totality of the [Commonwealth’s sex offender registry] statutory scheme, incorporating as it does a series of interdependent policies and practices specifically designed to protect the public from level two and three sex offenders by monitoring and notification to the public, evinces the Legislature’s intent to have the first and final word on the subject of residency of sex offenders. In addition, insofar as the ordinance effects [*sic*] a wholesale displacement of sex offenders from their residences, it frustrates the purpose of the registry law and, therefore, is inconsistent and invalid under the home rule provisions.

Id. at 533. The Attorney General’s Municipal Law Unit interprets *Doe v. Lynn* as prohibiting municipalities from enacting any local legislation that regulates “where sex offenders may live or be.” *West Boylston Semi-Annual Town Meeting of October 21, 2024 - Case # 11610*; see also *Yarmouth Annual Town Meeting of May 2, 2015 - Case # 7602* (“the City of Lynn decision makes it clear that any municipal regulation of sex offenders’ residency or presence at particular places within the municipality is preempted by the comprehensive state statutory scheme”); *Rehoboth Special Town Meeting of November 2, 2015 - Case # 7797*.

Here, while there is no doubt that the Sex Offender Ordinance regulates where sex offenders may live or be in the City, cities are not required to submit their ordinances to the Municipal Law Unit for review and, as such, are not necessarily subject to the foregoing interpretation.

But if challenged, the ordinance may still be overturned under *Doe v. Lynn* because (1) like the Lynn ordinance, the City’s ordinance prohibits sex offenders from residing within 1000 feet of or loitering around a school; and (2) *Doe v. Lynn* is abundantly clear that the statutory scheme on registering sex offenders preempts the field – as stated by the Municipal Law Unit.

Section D(4) of the City’s Sex Offender Ordinance reads as follows:

Notice to move. A registered sex offender who resides on a permanent or temporary basis within 1000 feet of any school shall be in violation of this section and shall, within 30 days of receipt of written notice of the registered sex offender’s noncompliance with this chapter, move from said location to a new location, but said location may not be within 1000 feet of any school. It shall constitute a separate violation for each day beyond the 30 days the registered sex offender continues to reside within 1000 feet of any school. Furthermore, it shall be a violation each day that a registered sex offender shall move from one location in the City to another that is within 1000 feet of any school.

By removing this provision and by removing “parks” and “recreational facilities” as prohibited locations, the City would have a better argument that its ordinance, unlike Lynn’s, does not affect “a wholesale displacement of sex offenders from their residences,” and is therefore valid under the Home Rule Amendment. This argument is bolstered by the fact that the prohibited locations mapped by the City – which, as noted above, are limited to areas around schools – are minimal and more reasonable when compared to the prohibited locations in *Doe v. Lynn*.

As for the being overturned under the United States and Massachusetts Constitutions, Article 1, Section 9 of the United States Constitution states that “[n]o Bill of Attainder or ex post facto Law shall be passed.” The Supreme Court of the United States has routinely and continuously upheld the proposition that legislative acts, no matter what their form, that apply either to named individuals or to easily ascertainable members of a group in such a

way as to inflict punishment on them without a judicial trial are bills of attainder prohibited by the Constitution. *See United States v. Lovett*, 328 U.S. 303, 315 (1946); *see also Cummings v. State of Missouri*, 71 U.S. 277 (1866). Similarly, Article 24 of the Massachusetts Declaration of Rights states that “[l]aws made to punish for actions done before the existence of such laws, and which have not been declared crimes by preceding laws, are unjust, oppressive, and inconsistent with the fundamental principles of a free government.” In other words, ex post facto (retroactive) ordinances that punish actions that were not prohibited when they were committed – like residing within a certain distance from a school – and/or actions that have already been punished under a different law – the Commonwealth’s sex offender laws – are unconstitutional. Removing Section D(4) of the Sex Offender Ordinance therefore makes it less likely that the ordinance would be overturned as unconstitutional.

Still, even with the foregoing amendments, the Sex Offender Ordinance is ripe for a challenge under *Doe v. Lynn*, and prevailing against such a challenge would be an up-hill battle.



Document
CITY OF HAVERHILL
In Municipal Council

FEB 20 AM 9:04
HAVERHILL CLERK

Ordered:

MUNICIPAL ORDINANCE

CHAPTER 189

AN ORDINANCE RELATING TO SEX OFFENDERS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 189 of the Code of the City of Haverhill, as amended, being and is hereby further amended by adding the following:

§ 189-16 Sex Offenders

A. Findings and purpose.

- (1) The City of Haverhill recognizes that it has a compelling interest in protecting children from the threat of sexual abuse;
- (2) Due to a child's vulnerability, the City Council is compelled to take a protective role by adopting laws that are designed to protect the City's children from registered sex offenders;
- (3) Registered sex offenders continue to reside in direct proximity to public and private schools;
- (4) Without adequate protective ordinances at the local level, registered sex offenders will continue to move to buildings, domiciles or residences in proximity to schools; and
- (5) The City Council wishes to protect children in the education environment.

B. Intent and scope.

- (1) The City Council finds that sex offenders pose a significant threat to the health and safety of the community and especially to children, whose age and inexperience make them particularly vulnerable to the heinous and reprehensible acts of these offenders.

- (2) The rate of recidivism among sex offenders is high. Limiting the frequency of contact between registered sex offenders and areas where children are likely to congregate reduces the opportunity and temptation, and can reduce the risk of repeated acts against children.
- (3) After careful consideration, the City Council finds that this legislation is the most narrowly tailored means of limiting, to the fullest extent possible, the opportunity for registered sex offenders to approach or otherwise come in contact with children in places where children would naturally congregate, and that the protection of the health and safety of our children is a compelling governmental interest.
- (4) It is the intent of this § 189-16 to serve and to protect the City's compelling interest to promote, protect, and Improve the health, safety, and welfare of the citizens of the City by creating areas around locations where children regularly congregate in concentrated numbers wherein certain registered sex offenders are prohibited from loitering and establishing temporary or permanent residence.
- (5) By the enactment of this or any other legislation, the City Council understands that it cannot remove the threat posed to or guarantee the safety of children, or assure the public that registered sex offenders will comply with the mandates of this § 189-16. This § 189-16 is intended to create a civil, nonpunitive regulatory scheme in order to protect children to the extent possible under the circumstances and not as a punitive measure of any kind.
- (6) Registered sex offenders pose a clear threat to the children residing or visiting in the community. Because registered sex offenders are more likely than any other type of offender to re-offend for another sexual offense, the City Council of the City of Haverhill desires to impose safety precautions in furtherance of the goal of protecting the children. The purpose of this chapter is to reduce the potential risk of harm to children of the community by impacting the ability for registered sex offenders to be in contact with unsuspecting children in locations that are primarily designed for use by or are primarily used by children, namely, the grounds of a public or private school for children, a park, or other private or public recreational facility. The City of Haverhill desires to add location restrictions to such offenders where the state law is silent.
- (7) The City of Haverhill does not intend for this § 189-16 to affect a wholesale displacement of sex offenders from their residences.

C. Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

CHILD or CHILDREN — Persons under 18 years of age.

ESTABLISHING A RESIDENCE — To set up or bring into being a dwelling place or an abode where a person sleeps, which may include more than one location, and may be temporary, mobile or transitory, or by means of purchasing real property or entering into a lease or rental agreement for real property (including a renewal or extension of a prior agreement whether through written execution or automatic renewal).

PARK — Includes active and passive public land designated for recreational or athletic use by the City of Haverhill, the Commonwealth of Massachusetts, or other governmental subdivision, and located within the City of Haverhill.

PERMANENT RESIDENCE — A place where a person lives, abides, lodges, or resides for 14 or more consecutive days.

RECREATIONAL FACILITY — Includes, but is not limited to, a playground, a forest preserve, conservation area, jogging trail or running track, hiking trail, beach, water park, wading pool, soccer field, baseball field, football field, basketball court, or hockey rink.

REGISTERED SEX OFFENDER — Any person required to register as a sex offender pursuant to G.L. c. 6, § 178C, who is finally classified as a Level 2 or Level 3 offender pursuant to the guidelines of the Sex Offender Registry Board, and who has committed a sex offense against a child.

SCHOOL — Any public or private educational facility that provides educational instruction to children in grades Kindergarten through 12.

SEX OFFENDER and SEX OFFENSE — Shall have the same meaning as provided for in G.L. c. 6, § 178C.

TEMPORARY RESIDENCE — A place where a person lives, abides, lodges, or resides for a period of less than 14 consecutive days or 14 days in the aggregate during any calendar year, which is not the person's permanent address or place where the person routinely lives, abides, lodges, or resides and which is not the person's permanent residence; but "temporary residence" shall not include residence at a hospital or other acute care medical facility for fewer than 14 consecutive days or 14 days in the aggregate during any calendar year.

D. Residency Restrictions

- (1) **Prohibition.** A registered sex offender is prohibited from establishing a permanent residence or temporary residence within 1000 feet of any school.
- (2) **Evidentiary matters; measurements.** For purposes of determining the minimum distance separation, the distance shall be measured by following a straight line

from the outer property line of the permanent or temporary residence to the nearest outer property line of any school.

(3) Exceptions. A registered sex offender residing within 1000 feet of any school does not commit a violation of this section if any of the following apply:

a. The registered sex offender established the permanent residence prior to the effective date of this chapter, and:

i. Permanent residence was established by purchasing the real property where the residence is established; or

ii. Permanent residence was established through a valid, fixed-term, written lease or rental agreement, executed prior to the effective date of this chapter, the term of which has not yet expired.

b. The registered sex offender is a minor.

c. The school within 1000 feet of the registered sex offender's permanent residence was opened after the registered sex offender established the permanent residence.

E. Child Safety Zones

(1) Prohibitions.

a. A registered sex offender is prohibited from entering upon the premises of a school unless previously authorized specifically in writing by the school administration.

b. A registered sex offender shall not loiter on or within 1000 feet of any

property on which there is a school. Under this subsection, "loiter" means to enter or remain on property while having no legitimate purpose therefor or, if a legitimate purpose exists, remaining on that property beyond the time necessary to fulfill that purpose. No person shall be in violation of this subsection unless he or she has first been asked to leave a prohibited location by a person authorized to exclude the registered sex offender from the premises. An authorized person includes, but is not limited to, any law enforcement officer, any owner or manager of the premises, or principal or teacher, if the premises are a school.

(2) Exceptions.

- a. The prohibitions defined in this section shall not be construed or enforced so as to prohibit a registered sex offender from exercising his or her right to vote in any federal, state, or municipal election, or from attending any religious service.
- b. The prohibitions defined in this section do not apply to a registered sex offender's place of residence when such residence is excepted under this § 189-16.

F. Exemptions.

- (1) The provisions of this chapter shall not be applicable to registered sex offenders incarcerated in any facilities owned, maintained, and/or operated by the City of Haverhill.

G. Enforcement; map of prohibited areas.

- (1) The Haverhill Police Department shall be charged with the enforcement of this chapter.
- (2) A map depicting the prohibited areas shall be created by the City and maintained by the Haverhill Police Department. The City shall review the map annually for changes. The map and a copy of this chapter will be available to the public at the Haverhill Police Department and on the City's website.

F. Violations and penalties.

- (1) Any violation of this § 189-16 shall result in: a noncriminal fine not exceeding \$300 for a first violation; a noncriminal fine not exceeding \$300 for each additional violation of this provision. A registered sex offender commits a separate offense for each and every day or violation of this chapter.
- (2) First offense of any violation of this chapter by registered sex offender:

noncriminal fine of \$300 and notification to offender that he/she has 30 days to move.

- (3) Any subsequent offense of this § 189-16 by a registered sex offender: noncriminal fine of \$300 and notification to the offender's landlord, parole officer and/or probation officer, and the Commonwealth's Sex Offender Registry Board that the sex offender has violated a municipal ordinance.**



Document
CITY OF HAVERHILL
In Municipal Council

Ordered:

MUNICIPAL ORDINANCE

CHAPTER 189

AN ORDINANCE RELATING TO SEX OFFENDERS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 189 of the Code of the City of Haverhill, as amended, being and is hereby further amended by adding the following:

§ 189-16 Sex Offenders

A. Findings and purpose.

- (1) The City of Haverhill recognizes that it has a compelling interest in protecting children from the threat of sexual abuse;
- (2) Due to a child's vulnerability, the City Council is compelled to take a protective role by adopting laws that are designed to protect the City's children from registered sex offenders;
- (3) Registered sex offenders continue to reside in direct proximity to public and private schools;
- (4) Without adequate protective ordinances at the local level, registered sex offenders will continue to move to buildings, domiciles or residences in proximity to schools; and
- (5) The City Council wishes to protect children in the education environment.

B. Intent and scope.

- (1) The City Council finds that sex offenders pose a significant threat to the health and safety of the community and especially to children, whose age and inexperience make them particularly vulnerable to the heinous and reprehensible acts of these offenders.

- (2) The rate of recidivism among sex offenders is high. Limiting the frequency of contact between registered sex offenders and areas where children are likely to congregate reduces the opportunity and temptation, and can reduce the risk of repeated acts against children.
- (3) After careful consideration, the City Council finds that this legislation is the most narrowly tailored means of limiting, to the fullest extent possible, the opportunity for registered sex offenders to approach or otherwise come in contact with children in places where children would naturally congregate, and that the protection of the health and safety of our children is a compelling governmental interest.
- (4) It is the intent of this § 189-16 to serve and to protect the City's compelling interest to promote, protect, and Improve the health, safety, and welfare of the citizens of the City by creating areas around locations where children regularly congregate in concentrated numbers wherein certain registered sex offenders are prohibited from loitering and establishing temporary or permanent residence.
- (5) By the enactment of this or any other legislation, the City Council understands that it cannot remove the threat posed to or guarantee the safety of children, or assure the public that registered sex offenders will comply with the mandates of this § 189-16. This § 189-16 is intended to create a civil, nonpunitive regulatory scheme in order to protect children to the extent possible under the circumstances and not as a punitive measure of any kind.
- (6) Registered sex offenders pose a clear threat to the children residing or visiting in the community. Because registered sex offenders are more likely than any other type of offender to re-offend for another sexual offense, the City Council of the City of Haverhill desires to impose safety precautions in furtherance of the goal of protecting the children. The purpose of this chapter is to reduce the potential risk of harm to children of the community by impacting the ability for registered sex offenders to be in contact with unsuspecting children in locations that are primarily designed for use by or are primarily used by children, namely, the grounds of a public or private school for children, a park, or other private or public recreational facility. The City of Haverhill desires to add location restrictions to such offenders where the state law is silent.
- (7) The City of Haverhill does not intend for this § 189-16 to affect a wholesale displacement of sex offenders from their residences.

C. Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

CHILD or CHILDREN — Persons under 18 years of age.

ESTABLISHING A RESIDENCE — To set up or bring into being a dwelling place or an abode where a person sleeps, which may include more than one location, and may be temporary, mobile or transitory, or by means of purchasing real property or entering into a lease or rental agreement for real property (including a renewal or extension of a prior agreement whether through written execution or automatic renewal).

PARK — Includes active and passive public land designated for recreational or athletic use by the City of Haverhill, the Commonwealth of Massachusetts, or other governmental subdivision, and located within the City of Haverhill.

PERMANENT RESIDENCE — A place where a person lives, abides, lodges, or resides for 14 or more consecutive days.

RECREATIONAL FACILITY — Includes, but is not limited to, a playground, a forest preserve, conservation area, jogging trail or running track, hiking trail, beach, water park, wading pool, soccer field, baseball field, football field, basketball court, or hockey rink.

REGISTERED SEX OFFENDER — Any person required to register as a sex offender pursuant to G.L. c. 6, § 178C, who is finally classified as a Level 2 or Level 3 offender pursuant to the guidelines of the Sex Offender Registry Board, and who has committed a sex offense against a child.

SCHOOL — Any public or private educational facility that provides educational instruction to children in grades Kindergarten through 12.

SEX OFFENDER and SEX OFFENSE — Shall have the same meaning as provided for in G.L. c. 6, § 178C.

TEMPORARY RESIDENCE — A place where a person lives, abides, lodges, or resides for a period of less than 14 consecutive days or 14 days in the aggregate during any calendar year, which is not the person's permanent address or place where the person routinely lives, abides, lodges, or resides and which is not the person's permanent residence; but "temporary residence" shall not include residence at a hospital or other acute care medical facility for fewer than 14 consecutive days or 14 days in the aggregate during any calendar year.

D. Residency Restrictions

- (1) Prohibition. A registered sex offender is prohibited from establishing a permanent residence or temporary residence within 1000 feet of any school.
- (2) Evidentiary matters; measurements. For purposes of determining the minimum distance separation, the distance shall be measured by following a straight line

from the outer property line of the permanent or temporary residence to the nearest outer property line of any school.

- (3) Exceptions. A registered sex offender residing within 1000 feet of any school does not commit a violation of this section if any of the following apply:
- a. The registered sex offender established the permanent residence prior to the effective date of this chapter, and:
 - i. Permanent residence was established by purchasing the real property where the residence is established; or
 - ii. Permanent residence was established through a valid, fixed-term, written lease or rental agreement, executed prior to the effective date of this chapter, the term of which has not yet expired.
 - b. The registered sex offender is a minor.
 - c. The school within 1000 feet of the registered sex offender's permanent residence was opened after the registered sex offender established the permanent residence.

~~(4) Notice to move. A registered sex offender who resides on a permanent or temporary basis within 1000 feet of any school shall be in violation of this section and shall, within 30 days of receipt of written notice of the registered sex offender's noncompliance with this chapter, move from said location to a new location, but said location may not be within 1000 feet of any school. It shall constitute a separate violation for each day beyond the 30 days the registered sex offender continues to reside within 1000 feet of any school. Furthermore, it shall be a violation each day that a registered sex offender shall move from one location in the City to another that is within 1000 feet of any school.~~

E. Child Safety Zones

(1) Prohibitions.

- a. A registered sex offender is prohibited from entering upon the premises of a school unless previously authorized specifically in writing by the school administration.
- ~~b. A registered sex offender shall not enter a park or any other private or public recreational facility when children are present and approach, contact, or communicate with any child present, unless the registered sex offender is a parent or guardian of a child present in such park or any other private or public recreational facility.~~
- c. A registered sex offender shall not loiter on or within 1000 feet of any

property on which there is a school, ~~park, or any other private or public recreational facility~~. Under this subsection, "loiter" means to enter or remain on property while having no legitimate purpose therefor or, if a legitimate purpose exists, remaining on that property beyond the time necessary to fulfill that purpose. No person shall be in violation of this subsection unless he or she has first been asked to leave a prohibited location by a person authorized to exclude the registered sex offender from the premises. An authorized person includes, but is not limited to, any law enforcement officer, any owner or manager of the premises, or principal or teacher, if the premises are a school.

(2) Exceptions.

- a. The prohibitions defined in this section shall not be construed or enforced so as to prohibit a registered sex offender from exercising his or her right to vote in any federal, state, or municipal election, or from attending any religious service.
- b. The prohibitions defined in this section do not apply to a registered sex offender's place of residence when such residence is excepted under this § 189-16.

F. Exemptions.

- (1) The provisions of this chapter shall not be applicable to registered sex offenders incarcerated in any facilities owned, maintained, and/or operated by the City of Haverhill.

G. Enforcement; map of prohibited areas.

- (1) The Haverhill Police Department shall be charged with the enforcement of this chapter.
- (2) A map depicting the prohibited areas shall be created by the City and maintained by the Haverhill Police Department. The City shall review the map annually for changes. The map and a copy of this chapter will be available to the public at the Haverhill Police Department and on the City's website.

F. Violations and penalties.

- (1) Any violation of this § 189-16 shall result in: a noncriminal fine not exceeding \$300 for a first violation; a noncriminal fine not exceeding \$300 for each additional violation of this provision. A registered sex offender commits a separate offense for each and every day or violation of this chapter.
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noncriminal fine of \$300 and notification to offender that he/she has 30 days to move.

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DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

Municipal Ordinance

Chapter

An Ordinance Relating to Sex Offenders, that Chapter 189 of the Code Of the City Of Haverhill, as amend, being and is hereby further amended by adding the following: § 189-16 Sex Offenders

Since this Ordinance exceeds in length eight octavo pages of ordinary book print, in lieu of advertising, it is published by the City Council in a municipal bulletin, placed on file in the City Clerk's Office, and posted on the municipal bulletin in City Hall.

PLACED ON FILE for at least 10 days

Attest:


Katlin M. Wright, CMC, City Clerk

Kaitlin Wright

From: North of Boston <noreply@wave2adportal.com>
Sent: Monday, February 23, 2026 9:26 AM
To: CityClerk
Cc: cmacdonald@northofboston.com; Kaitlin Wright
Subject: Thank you for placing your order with us.

Warning! External Email. Exercise caution when opening attachments or clicking on any links.
THANK YOU for your notice submission!

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

Job Details

Order Number:
W0142001
Business Type:
All Other Public Notices
Notice Size:
Public Notices
Notice Estimate:
\$57.69
Referral Code:
Sex Offenders Ord. Amend.

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA □ 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01420010

Thu Feb 26, 2026
Haverhill Gazette Public Notices
All Zones

CITY OF HAVERHILL In Municipal Council

ORDERED:
Municipal Ordinance Chapter
An Ordinance Relating to Sex Of-
fenders, that Chapter 189 of the
Code Of the City Of Haverhill, as
amend, being and is hereby further
amended by adding the following: §
189-16 Sex Offenders

Since this Ordinance exceeds in
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cil in a municipal bulletin, placed
on file in the City Clerk's Office, and
posted on the municipal bulletin in
City Hall.

PLACED ON FILE for at least 10
days Attest:

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

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This is an automated message, please do not reply to this e-mail. If you have any questions or concerns you may contact us toll-free at 800-681-6248.

16.3

Document # 107-A

Ordinance re: Boards and Commissions- Article XX Agricultural Commission
Related communication from City Solicitor, Lisa Mead

IN CITY COUNCIL: OCTOBER 28, 2025

PLACED ON FILE FOR 10 DAYS

10 YEAS, 0 NAYS, 1 ABSENT,

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

IN CITY COUNCIL: DECEMBER 2, 2025
COUNCIL VOTED TO CONTINUE TO JANUARY 13, 2026

ATTEST: Kaitlin M. Wright
CITY CLERK

IN CITY COUNCIL: JANUARY 13, 2026
CONTINUED TO JANUARY 27, 2026 10 yeas, 0 nays, 1 absent
ATTEST:

Kaitlin M. Wright
KAITLIN M. WRIGHT, CITY CLERK

IN CITY COUNCIL: JANUARY 27, 2026
CONTINUED TO MARCH 3, 2026 11 YEAS, 0 NAYS
ATTEST:

Kaitlin M. Wright
KAITLIN M. WRIGHT, CITY CLERK

IN CITY COUNCIL: MARCH 3, 2026
CONTINUED TO: MARCH 10, 2026 10 YEAS, 0 NAYS, 1 ABSENT

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

Kaitlin Wright

From: Melissa Lewandowski
Sent: Thursday, January 8, 2026 4:30 PM
To: Lori Robertson; Tim Jordan; Kaitlin Wright
Subject: AG comm

Good afternoon

My agenda item regarding AG commission originally continued to 1/13 is not yet ripe for agenda as we are awaiting final draft from Atty. Mead. I have spoken to President Jordan about placing it on the agenda for 1/27. Please move the item to 1/27.

Thank you

Councilor Lewandowski

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JAN 9 AMB:18
HAUCITYCLERK



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

978.463.7700
www.mtclawyers.com

New Bedford Office
227 Union Street
New Bedford, MA 02740
Phone 774.206.6857

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

10.1
October 22, 2025

By Electronic Delivery

Thomas J. Sullivan
City Council President
Haverhill City Council
4 Summer Street,
Room 204
Haverhill, MA 01830

Re: Amendment to Ch. 11 of the City Ordinances re: Agriculture Commission

Dear Mr. Sullivan:

Reference is made to the above captioned matter. In that connection, the City has provided us with comments and materials related to codifying the creation and duties of the City's Agriculture Commission. Please find transmitted along with this letter a new Municipal Ordinance document and correcting the Council's Order 123 of 2019, originally creating the Agriculture Commission.

Sincerely,

/s/ Lisa L. Mead

Atty. Lisa Mead, City Solicitor

Enclosure(s)

cc: Melinda E. Barrett, Mayor

File for 10 days

(14.1)

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

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

October 24, 2025

To: City Council President Thomas J. Sullivan and Members of the Haverhill City Council

From: Mayor Melinda E. Barrett

Re: An Ordinance Relating to Boards and Commissions
Article XX Agricultural Commission

Dear Mr. President and Members of the City Council:

Attached please find An Ordinance Relating to Boards and Commissions – Article XX Agricultural Commission.

I recommend approval

Very truly yours,

Melinda E. Barrett
Mayor



Document
CITY OF HAVERHILL
In Municipal Council

OCT 24 AM 8:28
HAWCITYCLERK

Ordered:

MUNICIPAL ORDINANCE

CHAPTER 11

AN ORDINANCE RELATING TO BOARDS AND COMMISSIONS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 11 of the Code of the City of Haverhill, as amended, being and is hereby further amended by adding the following:

Article XX Agricultural Commission

§ 11-101 Establishment; purpose

There shall be established in the City of Haverhill, in accordance with G.L. c. 40 sec. 8L, which is hereby accepted to the extent set forth below, an Agricultural Commission, which Commission is hereby established for the following general purposes: to promote and develop the agricultural resources of the municipality.

§ 11-102 Duties

Such Commission shall:

- advocate for farmers, farm businesses and farm interests;
- seek to coordinate agricultural related activities with other governmental bodies or unofficial local groups or organizations that promote agriculture;
- receive grants, gifts, bequests or devises of money or personal property of any nature and interest in real property with permission of the City Council and the Mayor;
- apply for, receive, expend and act on behalf of the municipality in connection with federal and state grants or programs or private grants related to local agriculture, with the approval of the Mayor;
- advertise, prepare, print and distribute books, maps, charts and pamphlets related to local agriculture that the municipal Agricultural Commission deems necessary for its work.

§ 11-103 Membership

The Commission shall consist of five (5) members who shall be residents of the City. A

majority of members shall be farmers or employed in an agriculture-related field. If farmers or persons employed in agriculture are not available to serve on the Commission, then the Commission shall include a majority of members with knowledge and experience in agricultural practices or knowledge of related agricultural business.

Each member of the Commission shall serve for a term of 3 years; provided, however, that the initial members appointed under this section shall serve for terms of 1, 2 or 3 years and the terms shall be arranged by the appointing authority so that the terms of approximately 1/3 of the Commission's members shall expire each year.

The members of the Commission shall be appointed by the Mayor and confirmed by the City Council.

A member of the Commission who fails to attend, without reasonable excuse, more than 60% of the meetings of the Commission in any year, may be removed by the appointing authority. A vacancy created by a member being removed shall be filled by the appointing authority for the remainder of the unexpired term in the same manner as the original appointment.

§ 11-104 Operations of the Commission

The Commission may appoint a chair, clerks, and may contract for materials and services as it may require, subject to appropriation by the City.

The Commission shall comply with all purchasing and contracting requirements of the City.

The Commission shall keep accurate records of its meetings and actions and shall file an annual report with the City Clerk. The Commission's annual report shall be posted on the City's website.

The Commission shall work with and keep informed the Conservation Agent or its designee on all happenings and activities of the Commission.

123



DOCUMENT 123

CITY OF HAVERHILL

In Municipal Council December 10 2019

~~ORDERED~~

MUNICIPAL ORDINANCE

CHAPTER 11

AN ORDINANCE RELATING TO BOARDS AND COMMISSIONS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 11 of the Code of the City of Haverhill, as amended, being and is hereby further amended by adding the following:

"Article XIX. Agriculture Commission

§ 11-92 Establishment; purpose.

There shall be established in the City of Haverhill, in accordance with MGL c. 40, §8L, which is hereby accepted, an Agriculture Commission, which Commission is hereby established for the following general purposes: to promote and develop the agricultural resources of the municipality.

§ 11-93 Duties.

A. Such Commission shall advocate for farmers, farm businesses and farm interests; assist farmers in resolving municipal problems or conflicts related to farms; seek to coordinate agricultural- related activities with other governmental bodies or unofficial local groups or organizations that promote agriculture; receive grants, gifts, bequests or devises of money or personal property of any nature and interests in real property with permission of the City Council and the Mayor; apply for, receive, expend and act on behalf of the municipality in connection with federal and state grants or programs or private grants related to local agriculture, with the approval of the Mayor; advertise, prepare, print and distribute books, maps, charts and pamphlets related to local agriculture that the municipal agricultural Commission deems necessary for its work; and, buy, hold, manage, license or lease land for agricultural purposes with permission of the City Council and the Mayor



Outlook

Legal Ad For Haverhill

From Natalia Hernandez <NHernandez@HaverhillMa.gov>

Date Thu 10/30/2025 4:52 PM

To hglegals@hgazette.com <hglegals@hgazette.com>

Cc Kaitlin Wright <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

📎 1 attachment (51 KB)

Ad for Article XX Agricultural Commission 2025.pdf;

Good Afternoon,

Please run the following legal ad one time in the Gazette on November 6, 2025.

An Ordinance relating to Boards and Commissions Article XX Agricultural Commission.

Any questions, please call 978-420-3621. Thank you!

Sincerely,
Natalia Hernandez



Kaitlin Wright

From: Tim Jordan
Sent: Friday, January 23, 2026 8:10 AM
To: Melissa Lewandowski; Kaitlin Wright
Subject: Re: AG

How about March 3rd?

Get [Outlook for iOS](#)

From: Melissa Lewandowski <mlewandowski@haverhillma.gov>
Sent: Thursday, January 22, 2026 3:26:18 PM
To: Kaitlin Wright <kwright@haverhillma.gov>; Tim Jordan <tjordan@haverhillma.gov>
Subject: Re: AG

Understood. President Jordan, please suggest a date in early March and I'll follow suit.
Thank you,
Melissa

Get [Outlook for iOS](#)

From: Kaitlin Wright <kwright@haverhillma.gov>
Sent: Thursday, January 22, 2026 2:43:50 PM
To: Melissa Lewandowski <mlewandowski@haverhillma.gov>; Tim Jordan <tjordan@haverhillma.gov>
Subject: RE: AG

Thank you.

Just to be clear, at the meeting, when the item is continued, it will need to be continued to a set date. I don't necessarily need that date in advance for the agenda – I can place it on as *Communication from Councilor Lewandowski to a date to be determined during Council meeting*, but a date will need to be set for the item to return to.

All my best,

Kaitlin

Kaitlin M. Wright, CMC
City Clerk
4 Summer Street, Room 118
Office: (978) 374-2312
Fax: (978) 373-8490
kwright@haverhillma.gov



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

Municipal Ordinance

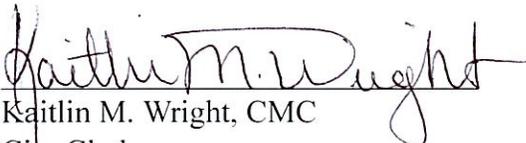
Chapter

An Ordinance Relating to Amendment to Chapter 11 of the Haverhill City Ordinances

Since this Ordinance exceeds in length eight octavo pages of ordinary book print, in lieu of advertising, it is published by the City Council in a municipal bulletin, placed on file in the City Clerk's Office, and posted on the municipal bulletin in City Hall.

PLACED ON FILE for at least 10 days

Attest:


Kaitlin M. Wright, CMC
City Clerk



Document

CITY OF HAVERHILL

In Municipal Council

Ordered:

MAR 5 AM 11:31
HAVERHILL CITY CLERK

MUNICIPAL ORDINANCE

CHAPTER 11

**AN ORDINANCE RELATING TO AMENDMENT TO CHAPTER 11 OF THE
HAVERHILL CITY ORDINANCES**

BE IT ORDAINED by the City Council of the City of Haverhill Chapter 11, -Agricultural Commission, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows:

Article XX Agricultural Commission

11-101 Establishment; purpose

There shall be established in the City of Haverhill, in accordance with G.L. c. 40 sec. 8L, which is hereby accepted to the extent set forth below, an Agricultural Commission, which Commission is hereby established for the following general purposes: to promote and develop the agricultural resources of the municipality.

11-102 Duties

Such Commission shall:

- advocate for farmers, farm businesses and farm interests;
- educate the public on agricultural issues
- seek to coordinate agricultural related activities with other governmental bodies or unofficial local groups or organizations that promote agriculture;
- receive grants, gifts, bequests or devises of money or personal property of any nature and interest in real property with permission of the City Council and the Mayor;
- apply for, receive, expend and act on behalf of the municipality in connection with federal and state grants or programs or private grants related to local agriculture, with the approval of the Mayor;
- advertise, prepare, print and distribute books, maps, charts and pamphlets related to local agriculture that the municipal Agricultural Commission deems necessary for its work.

- assist farmers in resolving municipal problems or conflicts related to farms as follows;
 - Any person who seeks to complain about the operation of a farm may, notwithstanding pursuing any other available remedy, file a grievance with the Zoning Enforcement Officer, or the Health Agent, depending upon the nature of the grievance. The filing of the grievance does not suspend the time within which to pursue any other available remedies that the aggrieved may have. The Zoning Enforcement Officer or the Health Agent, except in cases of imminent danger or public health risk, may forward a copy of the grievance to the Agricultural Commission or its agent, which shall review and facilitate the resolution of the grievance, and report its recommendations to the referring City authority within an agreed upon time frame.

11-103 Membership

The Commission shall consist of five (5) members who shall be residents of the City. A majority of members shall be farmers or employed in an agriculture-related field. If farmers or persons employed in agriculture are not available to serve on the commission, then the commission shall include a majority of members with knowledge and experience in agricultural practices or knowledge of related agricultural business.

Each member of the commission shall serve for a term of 3 years; provided, however, that the initial members appointed under this section shall serve for terms of 1, 2 or 3 years and the terms shall be arranged by the appointing authority so that the terms of approximately 1/3 of the commission's members shall expire each year.

The members of a commission shall be appointed by the Mayor and confirmed by the City Council.

A member of a commission who fails to attend, without reasonable excuse, more than 60% of the meetings of the commission in any year, may be removed by the appointing authority. A vacancy created by a member being removed shall be filled by the appointing authority for the remainder of the unexpired term in the same manner as the original appointment.

11-95 Operations of the Commission

The commission may appoint a chair, clerks, and may contract for materials and services as it may require, subject to appropriation by the City.

The commission shall comply with all purchasing and contracting requirements of the City.

The commission shall keep accurate records of its meetings and actions and shall file an annual report with the City Clerk. The commission's annual report shall be posted on the City's website.

The commission shall work with and keep informed the Conservation Agent or its designee on all happenings and activities of the commission.

APPROVED AS TO LEGALITY:

City Solicitor

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>
Date Fri 3/6/2026 9:43 AM
To Natalia Hernandez <NHernandez@HaverhillMa.gov>

 1 attachment (16 KB)
W01423490.pdf;

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

THANK YOU for your notice submission!

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

<p>Job Details</p> <p>Order Number: W0142349 Business Type: All Other Public Notices Notice Size: Public Notices Notice Estimate: \$51.92 Referral Code: Chapter 11 Ord.</p> <p>Account Details</p> <p>Haverhill Clerk 4 SUMMER ST STE 118 HAVERHILL, MA 01830 978-374-2312 cityclerk@cityofhaverhill.com HAVERHILL CITY CLERK</p>	<p>Schedule for notice number W01423490</p> <p>Thu Mar 12, 2026 Haverhill Gazette Public All Zones Notices</p> <div style="border: 1px solid black; padding: 5px;"><p>CITY OF HAVERHILL In Municipal Council ORDERED: Municipal Ordinance Chapter An Ordinance Relating to Amend- ment to Chapter 11 of the Haverhill City Ordinances Since this Ordinance exceeds in length eight octavo pages of ordi- nary book print, in lieu of advertis- ing, it is published by the City Coun- cil in a municipal bulletin, placed on file in the City Clerk's Office, and posted on the municipal bulletin in City Hall. PLACED ON FILE for at least 10 days Attest: Kaitlin M. Wright, CMC City Clerk HG - Publication Dates</p></div>
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16.4

Document # 20-A

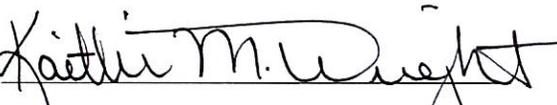
Order- That the City Council on behalf of the City votes to authorize the Mayor to acquire, purchase, take by eminent domain or otherwise a certain parcel of land located at 309 East Broadway, Haverhill, MA 01830, and containing approximately 5.3 acres being shown as "lot 2", and permanent easement shown as "20' Wide Access & Utility Easement Area = 1,990 S.F." on that certain Plan of Land entitled "Plan of Land Located in Haverhill, Mass" dated January 8, 2025, and revised December 9, 2025, prepared by the Morin-Cameron Group, Inc. (the "Plan") appended hereto, under the care, custody and control of the Department of Public Works, Water Division, for water supply purposes, from Joyce E. Hill, for the amount of \$917,019.00; And further to authorize the Mayor to grant an access easement to the record owner of said property shown as "20' Wide Easement Area" on the Plan;" And further to authorize the Mayor to execute any and all documents and to take any other action necessary or convenient to carry out this."

**** requires a two-thirds majority vote**

IN CITY COUNCIL: February 10, 2026

Con't to March 10, 2026

9 YEAS, 0 NAYS, 2 ABSENT

Attest: 
Kaitlin M. Wright, CMC
City Clerk

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

5.4

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

February 5, 2026

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

From: Mayor Melinda E. Barrett

Re: Order to Authorize the Taking of Portion of 309 East Broadway

Dear Mr. President and Members of the City Council:

Attached please find an Order to Authorize the Taking of Portion of 309 East
Broadway.

A two-thirds majority vote is required.

I recommend approval

Very truly yours,

Melinda E. Barrett
Mayor



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700

www.mtclawyers.com

TO: CITY COUNCIL

FROM: JOSEPH RUOTOLO, JR., CITY SOLICITOR
LISA MEAD, CITY SOLICITOR

CC: CHRISTINE LINDBERG
ROBERT E. WARD

RE: EMINENT DOMAIN ON A PORTION OF 309 EAST
BROADWAY

DATE: JANUARY 30, 2026

Reference is made to the above-referenced matter. In that connection, I have attached the relevant City Council Vote authorizing the Mayor to act on behalf of the City and to execute the Order of Taking for a portion of the land located at 309 East Broadway. Please note, there is only one vote (Order). The Vote as written is the language for the vote. It should be read as:

"authorize the Mayor to acquire, purchase, take by eminent domain or otherwise a certain parcel of land located at 309 East Broadway, Haverhill, Massachusetts 01830, and containing approximately 5.3 acres being shown as "Lot 2", and a permanent easement shown as "20' Wide Access & Utility Easement Area = 1,990 S.F." on that certain Plan of Land entitled "Plan of Land Located In Haverhill, Mass" dated January 8, 2025, and revised December 9, 2025, prepared by the Morin-Cameron Group, Inc. (the "Plan") appended hereto, under the care, custody and control of the Department of Public Works, Water Division, for water supply purposes, from Joyce E. Hill, for the amount of \$917,019.00; And further to authorize the Mayor to grant an access easement to the record owner of said property shown as "20' Wide Easement Area" on the Plan;" And further to authorize the Mayor to execute any and all documents and to take any other action necessary or convenient to carry out this vote."

A two-thirds majority vote is required to adopt the Order of Taking.

Also, if approved by City Council, included hereto is the Order of Taking for the Mayor's signature.

Please let me know if you have any questions regarding the foregoing.

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054

New Bedford Office
227 Union Street, Suite 606
New Bedford, MA 02740



Haverhill

Robert E. Ward, DPW Director
Phone: 978-374-2382 Fax: 978-521-4083
rward@haverhillma.gov

Date: January 30, 2026

To: The Honorable Melinda E. Barrett
Mayor of Haverhill

From: Robert E. Ward *REW*
DPW Director

Subject: 309 East Broadway – City Council Order and Order of Taking

Attached for your review and consideration is a proposed City Council Order (Order) to authorize the Mayor to acquire, purchase, take by eminent domain or otherwise property located at 309 East Broadway, Haverhill, Massachusetts. The property consists of approximately 5.3 acres identified as “Lot 2” on the referenced plan, along with associated easement rights, for water supply purposes for the amount of \$917,019.00, based on the attached appraisal of the subject property.

The purpose of this acquisition is to provide the City with a suitable location to site and construct a municipal well to augment the City’s public water supply, strengthen long-term water system reliability, and improve resiliency during periods of drought and seasonal supply constraints. This property was identified through numerous geological studies, including the current work which involved a geological survey of the entire Merrimack River within the Haverhill boundaries, soil sampling, and test well installations.

If approved by the City Council, the Order will authorize the Mayor to execute the attached Order of Taking authorizing the taking under M.G.L. c. 79 and c. 40, §14, including the fee interest in Lot 2, a permanent access and utility easement for water transmission purposes and related water system infrastructure, and granting an access easement benefiting Lot 1, as shown on the referenced plan.

If the Order is acceptable, please forward to the City Clerk to include on the agenda for the next City Council meeting. Please note the Order requires a two-thirds vote for approval.

If you need additional information, please call or email me.

Attachments:

1. Proposed City Council Order – For City Council Approval
2. Order of Taking
3. Plan of Land
4. Appraisal for 309 East Broadway

Cc: Christine Lindberg, Chief of Staff, clindberg@haverhillma.gov
Josselyn Deleon-Estrada, Deputy Chief of Staff, jdeleon-estrada@haverhillma.gov
Lisa Mead, Mead, Talerman & Costa LLC, lisa@mtclawyers.com
Joseph Ruotolo, Mead, Talerman & Costa, LLC, joe@mtclawyers.com
John D'Aoust, Water Treatment Plant Manager, jdaoust@HaverhillMa.gov
Mathew Snell, Nutter, McClennen & Fish, LLP, MSnell@nutter.com
Mathew Connolly, Nutter, McClennen & Fish, LLP, mconnolly@nutter.com

	<p>Document</p> <p>CITY OF HAVERHILL</p> <p>In Municipal Council</p>	
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ORDERED:

HAU CITY CLRK FEB 8'26 10:14

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

CITY OF HAVERHILL

**HAVERHILL CITY COUNCIL ORDER TO AUTHORIZE THE TAKING OF PORTION
OF 309 EAST BROADWAY**

At a regularly convened meeting of the City Council of the City of Haverhill, held on the ____ day of _____, 2026, it was voted as follows:

That the City Council of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City votes to authorize the Mayor to acquire, purchase, take by eminent domain or otherwise a certain parcel of land located at 309 East Broadway, Haverhill, Massachusetts 01830, and containing approximately 5.3 acres being shown as "Lot 2", and a permanent easement shown as "20' Wide Access & Utility Easement Area = 1,990 S.F." on that certain Plan of Land entitled "Plan of Land Located In Haverhill, Mass" dated January 8, 2025, and revised December 9, 2025, prepared by the Morin-Cameron Group, Inc. (the "Plan") appended hereto, under the care, custody and control of the Department of Public Works, Water Division, for water supply purposes, from Joyce E. Hill, for the amount of \$917,019.00;

And further to authorize the Mayor to grant an access easement to the record owner of said property shown as "20' Wide Easement Area" on the Plan;

And further to authorize the Mayor to execute any and all documents and to take any other action necessary or convenient to carry out this vote.

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor

ORDER OF TAKING FOR
MAYOR'S EXECUTION

	<p>Document</p> <p>CITY OF HAVERHILL</p> <p>By the Mayor</p>	
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COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

CITY OF HAVERHILL

ORDER OF TAKING

The Mayor of the of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City and by virtue of and in accordance with the authority provisions of Massachusetts General Laws Chapter 79 and 40, Section 14, and every other power and authority which is hereunto in any way enabling, does hereby take, on behalf of the City of Haverhill and under the care, custody and control of the Department of Public Works, Water Division, for water supply purposes, the fee ownership in the land with the buildings thereon, if any, in a certain parcel of land located at 309 East Broadway, Haverhill, Massachusetts 01830, and containing approximately 5.3 acres being shown as "Lot 2" on that certain Plan of Land entitled "Plan of Land Located In Haverhill, Mass" dated January 8, 2025, and revised December 9, 2025, prepared by the Morin-Cameron Group, Inc. (the "Plan"), recorded herewith, meaning and intending to include all rights, title and interest extending from the top of bank of Lot 2 to the mean low water mark of the Merrimack River;

And further hereby takes a permanent access and utility easement shown on the Plan as "20' Wide Access & Utility Easement Area = 1,990 S.F." for the purposes of constructing, operating, and forever maintaining water transmission pipes.

All of said land identified above is owned or supposed to be owned by Joyce E. Hill by a deed recorded in the Essex South Registry of Deeds in Book 12514, Page 522.

Any and all trees and structures located upon the easement taken are included in this taking, except as may be specifically excluded herein.

Contemporaneously with this Order of Taking, the City of Haverhill hereby grants an access easement to said Joyce E. Hill, her successors and assigns across the property herein taken shown as "20' Wide Easement Area = 1,119 S.F." for access to and from the Merrimack River for the benefit of "Lot 1" as shown on the Plan.

Excepted from the rights herein taken by the City are all easements of record for wires, pipes, conduits, poles, and other appurtenances for the conveyance of water, sewage, gas, oil, electricity, cable television transmission, and telephone communications lawfully in or upon said land. Except as noted herein, this taking includes any and all interest in the lands described above, as may be currently held by the owners of the abutting lots.

Except as noted herein, this taking includes any and all interest in the lands described above, as the City Council voted to award damages sustained by the owner of said property, to Joyce E. Hill in accordance with the provisions of G. L. c. 79, Section 6, as amended in the amount of \$917,019.00, the current record owner of the property that is the subject of this taking.

End of Text

Signature Page Follows

Approved as to form.

Grantor: City of Haverhill

City Solicitor

By: _____
Name: Melinda E. Barrett, Mayor
City of Haverhill

Essex, ss

COMMONWEALTH OF MASSACHUSETTS

On this _____ day of _____, 2026 before me, the undersigned notary public, personally appeared Melinda E. Barrett, as Mayor of the City of Haverhill Massachusetts, to this notary personally known to be the person whose names is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, in the capacity indicated, and has the authority to sign in that capacity.

Notary Public:
My Commission Expires:

Petersen LaChance Regan Pino, LLC
Real Estate Services

**REAL ESTATE
APPRAISAL REPORT**

A Dwelling on 7.3± Riverfront Acres

LOCATED AT

309 East Broadway
Haverhill, Massachusetts

PREPARED BY

William A. LaChance, MAI, SRA

Petersen LaChance Regan Pino, LLC

Real Estate Services

John G. Petersen, MAI, SRA
William A. LaChance, MAI, SRA
John A. Regan, MAI
Richard K. Pino, MAI

May 7, 2025

Mathew Snell, Esquire
Nutter, McClennen & Fish LLP
155 Seaport Boulevard
Boston, Massachusetts 02110

Re: Approximately 7.3± riverfront acres with improvements that include a single-family dwelling, located at 309 East Broadway in Haverhill, Massachusetts.

Dear Mr. Snell:

At your request, I respectfully submit the attached Appraisal Report, which sets forth my opinion of the market value of the above-referenced subject property, also referred to as the larger parcel, before and after a taking by the City of Haverhill for a public well project.

The subject is a large dwelling in generally poor condition on a large riverfront parcel having the potential for division into three riverfront lots, one of which could contain the dwelling. The taking consists of 5.3 acres in fee less a permanent river access easement retained by the remainder property that consists of a potential two-acre lot improved by the dwelling and subject to a permanent water main easement across 2,000 square feet (SF) of the remainder lot.

After conducting the necessary research and analysis, as of April 28, 2025, it is my opinion that the market value of the larger parcel in fee simple before the taking is \$1,800,000 and the market value of the remainder property after the taking is \$885,000. Damages to the subject as a result of the taking are \$917,019 as the difference between the values before and after are rounded. There is no special benefit to the remainder.

Petersen LaChance Regan Pino, LLC

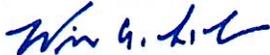
Real Estate Services

John G. Petersen, MAI, SRA
William A. LaChance, MAI, SRA
John A. Regan, MAI
Richard K. Pino, MAI

Summary of Damages	
Value Before the Taking	\$1,800,000
Value of the Taking	
Fee less 1,650 SF easement in 5.3 Acres	\$864,872
Permanent Easement	\$4,147
Improvements (fence and ramp)	\$3,000
Sub-Total	\$872,019
Severance	\$45,000
Special Benefits	\$0
Damages	\$917,019
Value After-Calculated	\$882,981
Value of the Remainder, Called	\$885,000

My opinion of value and the attached Appraisal Report are intended for use solely by my clients, Matthew Snell and the City of Haverhill, and if necessary, the court. The values expressed herein are subject to the assumptions and conditions listed within this report.

Respectfully submitted,



William A. LaChance, MAI, SRA
Petersen LaChance Regan Pino, LLC
Massachusetts Certified General Appraiser
License No. 497

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Addenda

- Qualifications of Appraiser
- Subject Deed and Recorded Plans
- Soils Map

Summary of Important Facts and Conclusions

Property Description

Address	309 East Broadway, Haverhill
Type	Two abutting deeded parcels comprising a larger parcel of 7.3± riverfront acres with improvements that include a 5,467 SF dwelling whose original portion was constructed in 1921, with additions made in 1970-1980.
Ownership	Joyce E. Hill
Zoning	99%± RS-Rural Special Residential and 1%± RR-Rural Density Residential

Appraisal Assignment

Purpose	To provide my opinion of the subject's market value before and after a taking.
Intended Use	In conjunction with the taking.
Intended Users	My clients, Matt Snell and the City of Haverhill, and the court if necessary.
Interest Appraised	Fee simple, as encumbered before and after the taking.
Effective Valuation Date	April 28, 2025, the date of my personal inspection of the subject property made from on-site and at the dwelling's exterior.

Highest and Best Use

Before: As if vacant, development as three riverfront house lots. As improved, repair and use of the dwelling on one lot and dwelling development of the two additional riverfront house lots.

After: - As if vacant, development as one house lot. As improved, capital repair and continued use of the dwelling on one lot.

Valuation Approach

Sales Comparison Approach

Petersen LaChance Regan Pino, LLC
Real Estate Services

Final Opinion of Damages	\$917,019
Estimated Exposure Period	This is the time necessary to have passed to achieve a sale at my opinion of value. I estimate this period as less than one year.
Extraordinary Assumptions	<ol style="list-style-type: none">1. The plans of the subject and the taking, the description of the rights to be taken, and the method and timing of construction described herein were provided to me by the client and the city's contract engineers. I assume this information to be reasonably accurate.2. I relied partially upon my inspection of the building's interior in April of 2018, and also my current building exterior observations, site inspection, and building permit research.3. The assessing map indicates the subject is 8.0 acres and the assessing record card and assessment indicate 6.82 acres. I relied on enclosed 2025 plan of The Morin-Cameron Group, Inc. that indicates 7.3 acres, including a narrow swath of land under the river.
Hypothetical Conditions	In order to develop the value opinion "after" I assumed that the taking had occurred on the valuation date. This condition is necessary to the valuation process.
Non-Realty Components of Value	None.

Appraisal Problem and Scope of Analysis

The problem in this assignment was finding sales of riverfront dwellings that were sufficiently comparable to the subject to be useful in support of an opinion of the dwelling's value. The subject is a large dwelling for Haverhill and it is unusual in its design as it has sections of different ages and architectural styles. Also, the dwelling is in disrepair and most sale dwellings are in superior condition. Ultimately, I was able to find adequate data to support my opinion.

In April of 2018 in the presence of Jill and Meredith Hill, I made an appraisal inspection of the subject that included the interior of the dwelling. The city attempted to make a negotiated acquisition of the sought-after real property rights several years. In 2020 and 2023 I appraised the subject relying on inspections made from off-site, public information, and some description and photographs drawn from a client-provided report by LandVest. After receipt of permission from my client as authorized by the owner's counsel, I made a personal inspection of the site and an exterior inspection of the dwelling on April 28, 2025. An interior inspection was not allowed. I was informed that there was agreement between the parties regarding the size and shape of the remainder lot. However, there is no agreement on a sale and I have been informed that there may be a taking, which is the cause of this report.

I viewed the subject's neighborhood, read the subject's outstanding deed, and reviewed its recorded plans and municipal data including building permits. I viewed client-provided project information and plans and discussed the project with the City's Deputy DPW Director Water/Wastewater Division, its Conservation Agent, and an engineer at Wright-Pierce. I examined pertinent sections of the Zoning Ordinance, the FEMA, Zoning, NRCS (soils), and MassMapper maps, and aerial photographs on Google Earth. I relied upon current project plans prepared by Wright-Pierce and on a Plan of Land of Joyce E. Hill prepared by The Morin-Cameron Group, Inc., dated 1/8/2025.

I evaluated general market demand, performed highest and best use analyses, and established the subject property's relation to competitive properties. The valuation methodology applied is the Sales Comparison Approach, and I inspected the comparable sales, reviewed their deeds, plans or assessing maps, and confirmed the data with knowledgeable participants

to the transactions such as a participating broker, grantor, or grantee. I developed an opinion of the subject's market value before the taking and of the part taken, severance, and special benefits. I also developed an opinion of the subject's market value after the taking as test of reasonableness for my concluding opinion of damages. This Appraisal Report is intended to conform to Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) as established by the Appraisal Standards Board.

Real Property Rights Appraised

The property rights appraised consist of the fee simple interest in the larger parcel, as encumbered in the outstanding deed and described herein "before", and, for its two-acre remainder "after" as additionally affected and encumbered by the taking.

Fee Simple Estate - "A fee simple estate represents an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

Easement - "The right to use another's land for a stated purpose."²

Market Value - "The highest price which a hypothetical willing purchaser would pay to a hypothetical willing vendor in an assumed free and open market."³ In this report, the value estimate is in US dollars.

Larger Parcel - "That tract or those tracts of land that possess a unity of ownership and have the same, or an integrated, highest and best use."⁴

Extraordinary Assumptions and Hypothetical Conditions

This appraisal is subject to the Extraordinary Assumptions and Hypothetical Conditions listed next and the Assumptions and Limiting Conditions presented after the Final Opinion of Damages. The USPAP defines an extraordinary assumption as: An assignment-specific assumption as of the effective date regarding uncertain information used in analysis which, if found to be false, could alter the appraiser's opinions or conclusions." The extraordinary assumptions made herein are as follows.

¹ *The Appraisal of Real Estate*, 14th Edition, (Chicago: Appraisal Institute, an Illinois Not for Profit Corporation, 2013), p. 59.

² *The Dictionary of Real Estate Appraisal*, 6th Edition, (Chicago: Appraisal Institute, 2015), p.71.

³ *Epstein v. Boston Housing Authority* (1945) 317 Mass. 297.

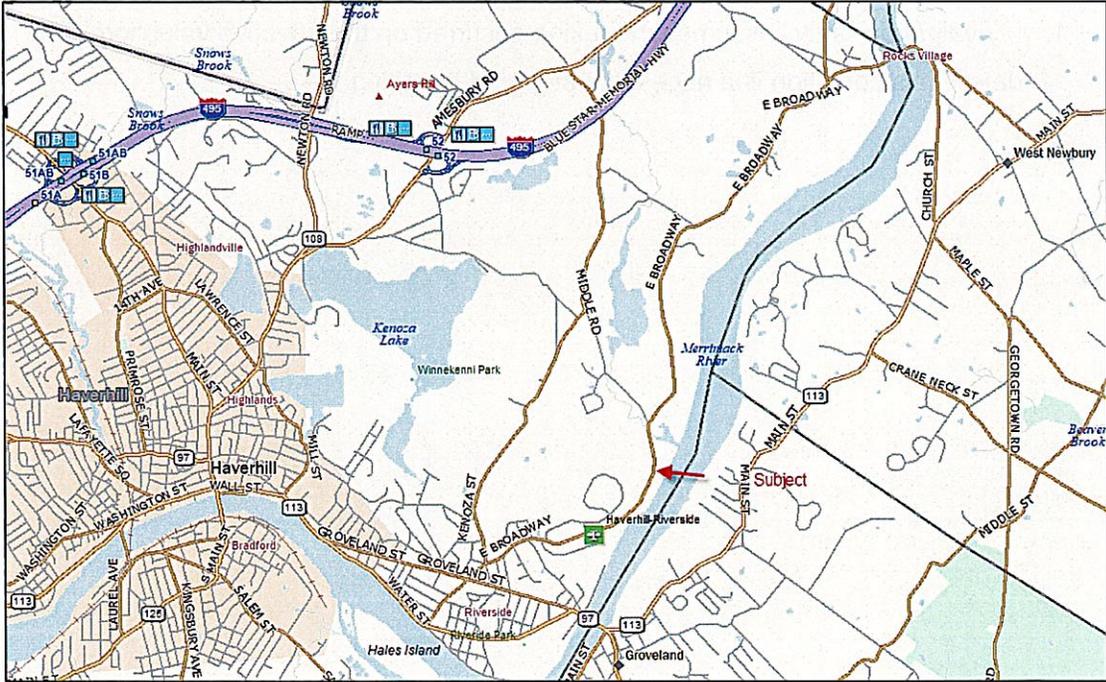
⁴ *Uniform Appraisal Standards for Federal Land Acquisitions*, (The Appraisal Foundation, 2016), p.16.

1. The plans of the subject and the taking, the description of the rights to be taken, and the method and timing of construction described herein were provided to me by the client and the City's contract engineers. I assume this information to be reasonably accurate.
2. I relied partially upon my inspection of the building's interior from April of 2018, and also on my current observations made from my on-site inspection, from the building's exterior, and on my building permit research.
3. The assessing map indicates the subject is 8.0 acres and the assessing record card and assessment indicate 6.82 acres. I relied on 1/8/2025 plan of the Morin-Cameron Group, Inc. that indicates 7.3 acres, including a narrow swath of land located east of the riverbank and extending to mean low water.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines a hypothetical condition as: "that which is contrary to what exists but is supposed for the purpose of analysis". In this report, one hypothetical condition was necessary.

1. My valuation "after" assumes the taking occurred on the effective valuation date. This condition is a necessary step in developing the value.

Location Maps



Economic and Market Area Descriptions

In order to curb a spike in inflation during the pandemic, interest rates that were at historic lows prior to July 2022 were doubled and the 2024 inflation rate declined to 2.9%. GDP, which is about 70% consumer spending, has increased steadily since Quarter 3 of 2020. The national unemployment rate is low, at 4.1%. The US economy was strong in early 2025. However, there is growing uncertainty regarding the full impact of federal job layoffs and tariffs recently imposed by the U.S. The result to date has been a 6.8% decline in the DJIA from its all-time peak and a larger decline in consumer confidence in current business and labor market conditions. If uncertainty persists, especially given the historically negative impact of tariffs, economic conditions could worsen.

Massachusetts exhibits a more stable than average economic base due to its diversified industries (i.e. financial, health care, biotech, education), and high barriers to entry. Despite higher mortgage rates, because the North Shore market has performed well over the long term, builders and users are continuing to seek residential real estate for development or occupancy.

The following chart reveals the historic movement of key rates.

Current and EOY Economic Indicators					
	4/28/25	2024	2023	2022	2021
Prime Rate	7.50%	7.50%	8.50%	7.50%	3.25%
U.S. 10-Yr T-Note	4.20%	4.60%	3.88%	3.80%	1.60%
U.S. 5-Yr T-Note	3.80%	4.40%	3.84%	4.00%	1.30%
Corporate Bonds (Baa)	6.10%	5.78%	5.48%	5.50%	3.40%
Dow Jones Ind. Avg.	40,228	42,534	37,700	33,147	36,629
30-Year Res. Mortgage	6.25%	6.50%	6.63%	6.00%	3.10%
Consumer Confidence	86.0	109.5	110.7	106	115.2

Source: Appraisal Institute, FRED, Wall Street Journal, Institution for Savings

Municipality

The city of Haverhill is located in Essex County along the border with New Hampshire, approximately 37 miles north of Boston. Access to Haverhill via Route 495 is good as there are multiple interchanges located within the city. Public transportation includes two commuter rail stations with service to Boston’s North Station and several regional bus routes provided by the Merrimack Valley Regional Transit Authority.

Haverhill's income and demographic profile by ESRI is presented in the following chart.

Summary	Census 2010	Census 2020	2024	2029
Population	60,879	67,787	68,744	70,773
Households	24,150	26,696	26,862	27,431
Families	15,177	16,833	16,472	16,734
Average Household Size	2	3	3	3
Owner Occupied Housing Units	14,884	15,728	16,003	16,608
Renter Occupied Housing Units	9,266	10,968	10,859	10,823
Median Age	38.4	39.7	40.2	41.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.58%	0.22%	0.38%
Households	0.42%	0.44%	0.64%
Families	0.32%	0.34%	0.56%
Owner HHs	0.74%	0.80%	0.97%
Median Household Income	2.42%	2.10%	2.95%

Median Household Income			\$82,370	\$92,811
Average Household Income			\$108,174	\$124,767
Per Capita Income			\$42,300	\$48,388

The city's population is 68,879±, a 12% increase since 2010, which is a rate similar to Essex County as a whole. The median household income (MHI) is \$82,370, versus \$97,800 for the county and \$99,644 for the state. The labor force is approximately 32,000 with an unemployment rate of 5.4%, which is above the 4.3% and 4.4% rates for the county and state. Published rates⁵ at which public students are at least proficient in math and reading are 27%± versus 43%± for Amesbury and 51%± for Pentucket Regional, which serves West Newbury, Groveland, and Merrimack.

Haverhill has a significant industrial base comprised of modern buildings located in industrial parks accessed from its I-495 interchanges. The downtown area has a handful of shopping and dining options and multiple old factories have been converted to loft apartments; however, some old buildings are still underutilized.

⁵ Niche

The approximately 26,000 housing units in Haverhill exhibit a 96%± occupancy rate, with 62% of occupied units being owner-occupied. Approximately 10% of the housing units are “affordable.” Detached single-family dwellings account for approximately 40% of total housing units. The following exhibit presents summary data for new and used single family home sales in Haverhill.

Haverhill New & Used Single Family Sales		
<i>Year</i>	<i>No. of Sales</i>	<i>Median Price</i>
<4/25	36	\$565,000
2024	300	\$560,000
2023	283	\$525,000
2022	412	\$480,000
2021	520	\$450,750

Source: MLS

Median single-family price climbed strongly during the pandemic and slower more recently, while transaction volume declined. Using data from properties sold through the MLS, the median price from 2023 through 4/2025 increased just 7.6%, or an average of 2.5% per year. Using data from Banker & Tradesman, which includes all sales in Haverhill, the median price increase averaged 6.9% for three most recent years, with a higher rate in 2021. It is noteworthy that in the first quarter of last year the appreciation rate was low at about 1% as it is this year, yet it ended higher form the year.

Haverhill New & Used Dwelling Sales		
<i>Year</i>	<i>Median Price</i>	<i>Change</i>
2024	\$550,000	+5.8%
2023	\$520,000	+8.3%
2022	\$480,000	+6.5%
2021	\$450,750	+12.7%
2020	\$400,000	

Source: Banker & Tradesman

The following chart presents the average price solely for new homes in Haverhill. As shown, the city-wide average price in 2025 has been \$839,296. Because the average dwelling size was similar, the trend in sale price per SF is a good indicator, and it increased an average of approximately 6.2% per year from 2022 to 2025. Based upon the data, I estimate prices of single-family dwellings in Haverhill have been increasing at an average of 7.0%± per year from 2023 to 2025.

Petersen LaChance Regan Pino, LLC

Real Estate Services

Haverhill New Single Family Sales				
Year	No.	Avg. Price	Avg. SF	Avg. \$/SF
<4/25	7	\$839,296	2,408	\$362
2024	8	\$825,067	2,315	\$359
2023	7	\$748,433	2,281	\$331
2022	20	\$718,571	2,393	\$305
2021	17	\$672,151	2,550	\$271

Source: MLS

Currently, there are 26 new and used detached single-family homes listed for sale in Haverhill. The average list price is \$793,408 or \$350 per SF. The average dwelling size is 2,397 SF, and the typical lot size is 0.45± acres. There are four new dwellings listed for sale in the MLS; the average size is 2,230 SF, and the average asking price is \$963,450, or \$444 per SF. The days on market have increased since 2024.

The following summary of house lot sales data excludes those sold as “potential” lots and others that were large tracts. From 2021 through 4/2025, the average lot price increased 35+%. While the upward trend is clear, the small number of sales means the resulting percentage could have been influenced by one or two odd sales and is considered less reliable than the rates drawn from the greater number of dwelling sales. There are four house lots in Haverhill currently listed for sale in Multiple Listing Service, and their asking prices are \$94,000 to \$350,000. There is also a 20-acre parcel with two dwellings listed at \$1,200,000.

Haverhill House Lot Sales			
Year	No. of Sales	Avg. Acres	Avg. Price
<4/25	1	2.10	\$250,000
2024	7	0.76	\$268,200
2023	6	0.32	\$235,000
2022	5	0.85	\$223,800
2021	7	0.71	\$184,500

Source: MLS

In conclusion, Haverhill is distant from Boston and Route 128, which are the region’s prime locations for high wage jobs. Haverhill also lacks a strong presence in faster growing industries such as technology, biotech, and financial services that support higher median incomes at other communities in the state. Haverhill exhibits above average unemployment during economic downturns and a lower median household income than Essex County and

Massachusetts. While there are dramatic differences in its neighborhoods and prices, much of the city's real estate is rated as having somewhat below average desirability for Essex County.

Neighborhood

The subject's location is removed from downtown Haverhill and accessing Routes 495 or 95 takes about 15 to 20 minutes. The area is a rural-residential neighborhood in east Haverhill, whose most homogeneous portion extends along East Broadway from a point north of the Riverside neighborhood to historic Rocks Village. A small horse riding and boarding facility is located immediately north of the subject. Other dominant neighborhood features are the Merrimack River, scattered acres of unimproved land, the 18-hole Renaissance golf course (private) and its attached Overlook hilltop subdivision of single-family homes at Seven Sisters Road, the Meadowbrook Conservation Area, and the handful of estate-size riverfront homes located ¼ mile north of the subject. There are also two marinas, one large and one small located south of the subject. Although the Merrimack River is navigable to the ocean, it is a long distance partially having a posted speed of 5 miles per hour.

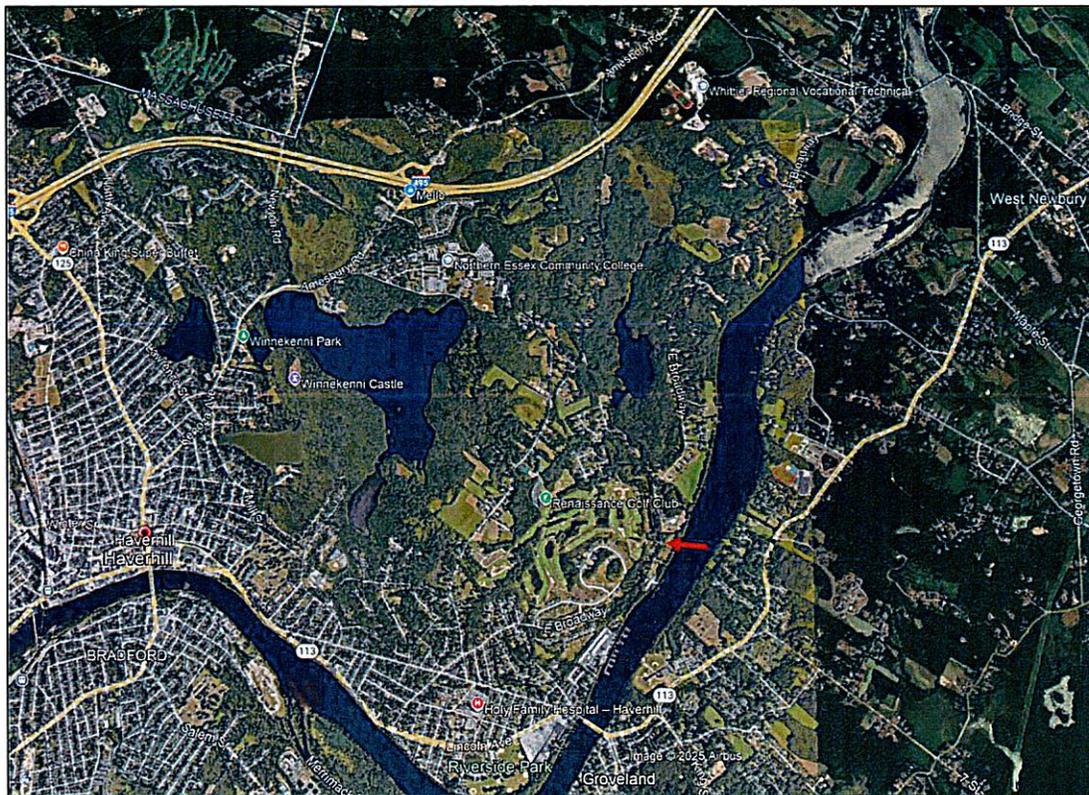
East Broadway is a public way with a 20' wide paved travel surface allowing a single lane of traffic each way, and it is improved with electricity, storm drains, and overhead lighting. The closest municipal sewer to the subject is 9/10 of a mile away at Old Ferry Road. There are bridges at Riverside and Rocks Village that cross the Merrimack River into the substantially residential towns of Groveland and West Newbury.

There have been 10 used single family dwellings located along East Broadway sold through the MLS in the past three years; prices were \$499,900 to \$1,240,000. Homes selling for up to \$775,000 exhibited a mix of styles and ages and had an average lot size of about one acre. The two highest price sales were 4±-acre lots with large Colonials built in 1978 and 1994, in good condition and having a boat dock. Sale prices in the subject's neighborhood were higher than in the city as a whole.

There have been three house lots sold through the MLS in this neighborhood in the last three years. Prices ranged from \$245,000 to \$265,000 for well-located 1±-acre lots to \$310,000 for a riverfront lot.

In general, the size, quality, and pricing of lots and homes increases as one travels northward along East Broadway from Riverside to a point about ¼ mile north of the subject where over the past 20± years several estate-size dwellings have been constructed on oversize riverfront lots. Lot sizes along the river can be large as they often contain a substantial amount of land in the flood plain. The subject's area of East Broadway contains the neighborhood's highest price dwellings. Continuing northward the neighborhood returns to having more typical size homes and sale prices.

Subject Location and Neighborhood Aerial



Source: Google Earth

Conclusions

Throughout Essex County, single-family dwelling demand has surpassed supply for at least the past five years. Housing prices in Essex County spiked during COVID (2020-early 2022) as mortgage rates were low and buyers relocating from in and near Boston added to demand. Current economic conditions are less favorable as mortgage rates have essentially doubled since their historic lows in 2022. The rate of residential real estate price increase is

slowing yet remains substantial and marketing periods remain short. Listing volume is low as sellers are not generally under pressure to sell; they do not want to exit a sub-4% mortgage, and they are having difficulty finding replacement property. Overall, the subject's residential real estate market has changed, yet local residential property brokers report continued strong demand and rising prices coupled with a general undersupply.

The combination of rural municipal characteristics, superior school ratings, and superior ocean and Route 95 access contribute to the riverfront neighborhoods in Amesbury, Merrimack, West Newbury, and Groveland being generally regarded by market participants as superior to riverfront locations in Haverhill. West Newbury in particular has the greatest market appeal of all the nearby municipalities. While high price (\$1,000,000+) single-family dwellings in Haverhill appeal to a narrower market than in most nearby municipalities, the subject's neighborhood is among the best in the city, and the river frontage, view, and low development density are favorable influences. The subject neighborhood's characteristics are not anticipated to materially change in the foreseeable future.

Project Overview

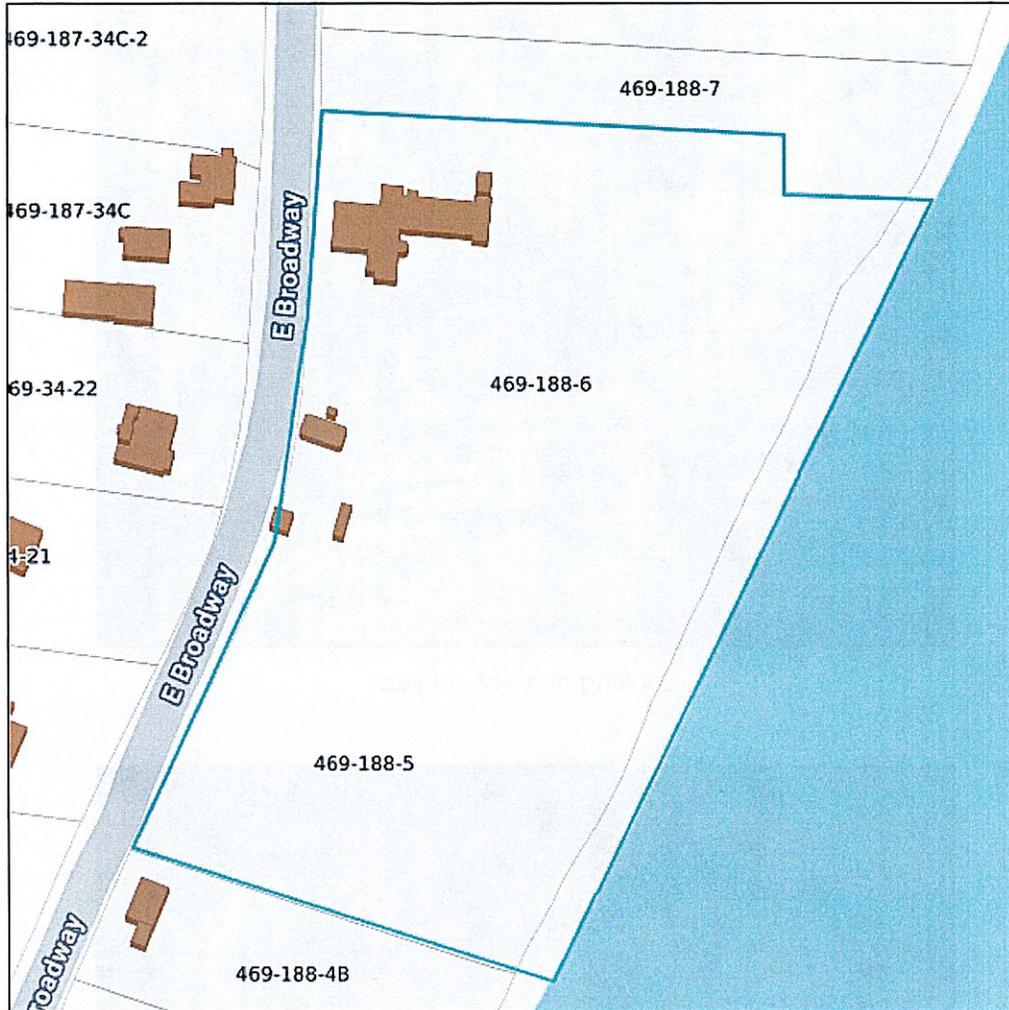
Haverhill currently obtains its public drinking water from multiple surface water sources. The city proposes to construct a well on the subject in order to harvest river water from 50' beneath the abutting Merrimack River via deep subsurface lateral pipes. According to the city's web site, "Preliminary water supply study efforts have concluded that the most feasible and cost-effective option is to develop a high yielding ground water supply. Since 2012 the city has been working on exploring various sites along the riverbank and is in the process of preparing to construct a large diameter test well that can eventually be transitioned to a public water supply well once all applicable testing and permitting is complete. This new ground water supply would be incorporated into the city's existing primary water supply reservoir system and eventually be utilized to increase the daily withdrawal limit of 7.1 million gallons per day."

It is this project that resulted in the request for this appraisal. The web site information is old, and this project has evolved over the years. More current and specific project design information is presented later in this report's Description of the Taking. I found no favorable or unfavorable influence on local real estate from the public's knowledge of this project.

Subject Aerial

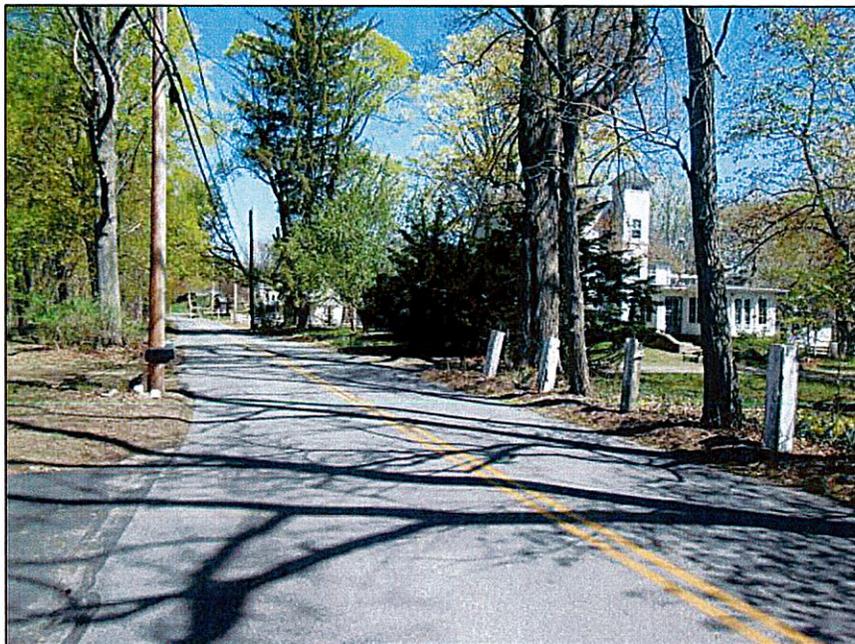


Assessing Map
(Subject outlined in blue.)



The following subject photographs were taken on two different dates; the exterior photos of the dwelling and those of the site were taken on May 28, 2025, and as an interior inspection was not allowed more recently, the interior photographs were taken on 4/6/2018 as part of an earlier appraisal of the subject.

Subject Photographs – Taken by William LaChance - 4/28/2025



Looking north at subject.



Facing north from the front yard.

Subject Photographs – Taken by William LaChance - 4/28/2025



Facing south east at the dwelling.



The north wall of the garage and dwelling.

Subject Photographs – Taken by William LaChance - 4/28/2025

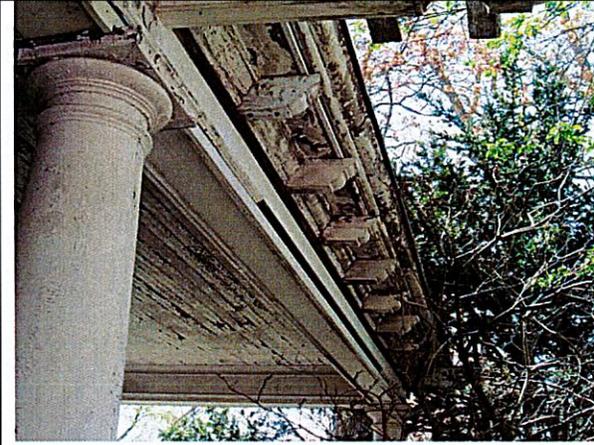


Facing the east side of the dwelling from the driveway.



Facing east the rear of the building. First floor garage and second floor MBR.

Subject Photographs – Taken by William LaChance - 4/28/2025



Front porch.



Front porch.



North side of dwelling.



North side of dwelling.

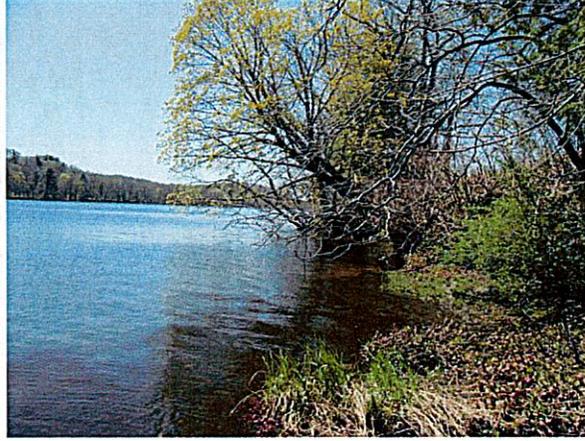


North side.



Attached shed/room at east side.

Subject Photographs – Taken by William LaChance - 4/28/2025

	
From near the boat ramp facing the house	From the driveway facing the river
	
Well test pipes near the river	From near the test pipes facing the house
	
Boat ramp	Facing south along the river from boat ramp

Subject Photographs – Taken by William LaChance - 4/28/2025



Pool near dwelling



NE riverfront. 80' old dock (personal prop).



SW frontage. Subject land at right.



Facing SW toward road from well area.

Subject Interior Photographs – Taken by William LaChance - 4/6/2018



The garden room.



Living room at original section.

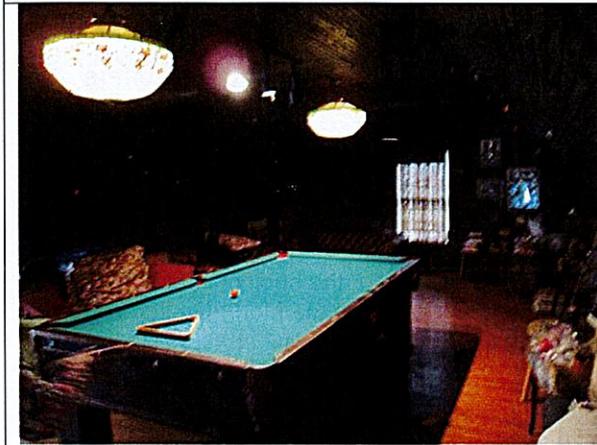
Subject Interior Photographs – Taken by William LaChance - 4/6/2018



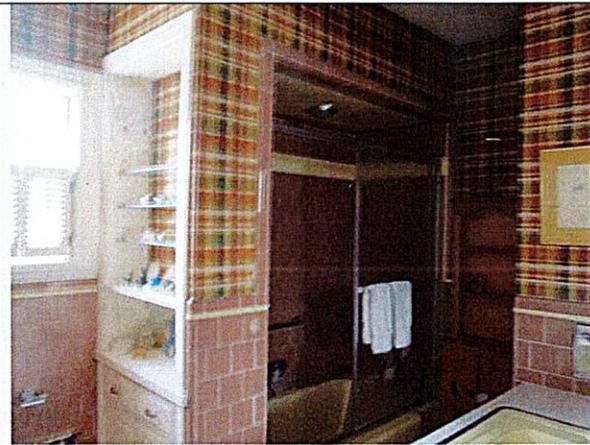
Seasonal room addition.



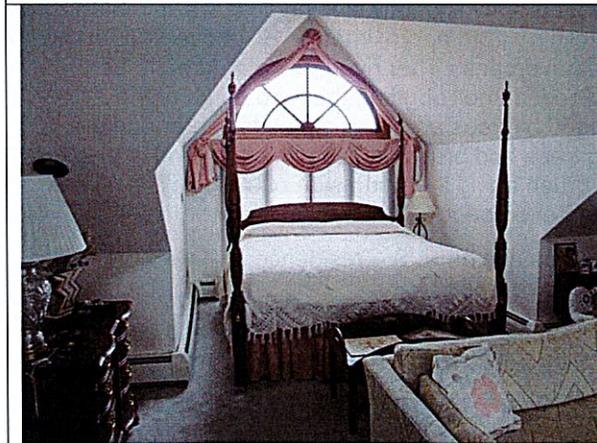
Dining room.



Game room on third floor.



Second floor bath.



Bedroom on second floor connector.



Former roof leak damage in the bedroom.

Subject Description

Identification and History

The subject is located at 309 East Broadway in Haverhill and is owned by Joyce E. Hill. The subject 7.3 acres constitutes what is known in real estate appraisals prepared for eminent domain as the larger parcel. The property was acquired in 1994 “for consideration paid” by a divorce court judgment. The subject property is further identified in the following exhibit and a copy of its outstanding deed is presented in this report’s Addenda.

Assessed M-B-L	Deed	Grantor	Grantee	Sale Date	Sale Price	Recorded Plans
469-188-6	12514/522	Howard D. Hill	Joyce E. Hill	4/6/1994	not listed	35/22A and 1954/558

The property is a single-family dwelling with its excess acreage in low intensity use. The subject property is not listed for sale, nor am I aware of any purchase contract or any offers other than those made by the city.

Site Description

***Dimensions,
Topography:***

Per the recorded plans found in the Addenda, the subject land is comprised of two deeded parcels. Based upon the Morin-Cameron plan, the land area is 7.3 acres, of which approximately 0.40± acres is tidal.

Records indicate 613.36’ of street frontage; however, Lighthouse Survey, a contractor to the city, provided a distance of 673.5’±, which I relied upon. There is approximately 770’ of Merrimack River frontage and parcel depth to the riverbank varies from 522’ at the north to 343’ at the south.

The site’s predominant topography is gently sloping downward from the road to the riverbank, declining from approximately 19’ above MSL at the road to 9’ at the top of the riverbank. The riverbank appeared to be 9’ to 12’ tall. The site has a wooded knoll abutting the road south of the dwelling. The land is ringed by trees and is a field at its center and an overgrown field in young trees and brush at its south. The land is also overgrown by trees and brush along the north side of the dwelling. The site has a good shape and average topography.

Abutting Uses:

N – residence and equestrian use barn, S – residence, E – river, W – road, residences, and a nearby golf course

Utilities:

The subject is served by a public water line and electricity and telephone lines from within the abutting public road. A public sewer main is not nearby in the neighborhood.

Sub-Soils:

According to the NRCS maps and *Soil Potential Ratings for Septic Absorption Fields*, the subject’s soils exhibit the following potential relative to septic system installation. The 275B soils are located near the road and they are very well suited to septic system installation. The northerly 60% of

the site is also within a medium yield aquifer and 95% of the site is rated as having Prime farmland soils. A chart of the subject's approximate area and soil characteristics is presented below and the NRCS soils map is in the Addenda.

Essex County, Massachusetts, Northern Part (MA605)					
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Soil Index and Restrictive Features	Typical Corrective Measures
	1 Water	0.2	3.10%		
96A	Hadley very fine sandy loam, 0 to 3 percent slopes	3.8	48.20%	Very Low. Frequent flooding, high water table, percs slowly	Larger than standard field, fill
257E	Hinckley and Windsor soils, 25 to 35 percent slopes	0.2	2.80%	Medium. Slope.	Smaller than standard field, fill, grading.
275B	Agawam fine sandy loam, 3 to 8 percent slopes	3.6	45.90%	Very high. None.	Smaller than standard field.
Totals for Area of Interest		7.9	100.00%		

Environmental: Quantification of any data concerning hazardous conditions is beyond the scope of this report; however, the subject is not listed on the DEP web site's list of known contaminated sites or locations to be investigated. No reportable conditions were observed at my appraisal inspection, yet given the building's age an inspection for asbestos and lead would be reasonable. According to a municipal representative, the subject's underground fuel tanks were removed intact.

Encumbrances, Appurtenances: The outstanding deed does not list any easements. The plan lists rights in a well and path to the river in favor of parties that are likely to be deceased.

Flood Zone, Wetland: The subject is extensively within the floodplain and partially within the floodway. Land closest to the road is in a minimal flood hazard zone. The site contains riverbank and a small amount of land (0.4± acres) of tidal land.

Improvements to the Site: A driveway; cesspool located in the AE flood plain; an 800± SF in-ground pool constructed in 1974; a 480 SF patio; 4' tall wood fencing, antique lighting; brick patios and walks; a 600± SF asphalt-surface boat ramp to the high-water line of the river and several granite stairs, and elaborate masonry work and sheds. Approximately 80' of old floating dock (personal property) tied to the NE corner of the waterfront is in poor condition. Other than the crushed stone driveway and some light posts and masonry work, the once high-quality improvements to the site are in poor to very poor condition and have reached or are near the end of their useful lives. As part of the project, the city has installed a series of test wells with visible pipes near the river.

Building Detail – using 2018 Interior Inspection

Size/Type:

The subject 2.5 story wood frame single-family dwelling was mostly constructed in 1921 and according to the city's sketch and my inspection has a gross living area (GLA) of 5,467 SF; this measure includes the partial third floor, which a large game room and small bedroom and a 465 SF first floor seasonal room added in 1970-1980, whose only heat source is a coal/wood stove yet whose level of finish is otherwise consistent with living area. The building's architecture exhibits elements of Colonial Revival plus additions built in 1970 to 1980. Overall, it is eclectic yet mostly Colonial.

Floor 2.5	570
Floor 2	2,245
Floor 1	2,652
GLA	5,467

The front 2½ story section and a formerly detached rear carriage house section were constructed in approximately 1921. A "connector" two-story section and seasonal room were constructed in 1970-1980. The dwelling is of wood frame with wood clapboard exterior over an 1,140 SF basement. The 2½ story original portion has a large front porch and includes a 1921 vintage passenger elevator with stops at each floor above grade. The former carriage house section has a two-car garage with three doors (one at north side), three horse stalls and a tack room, and 408 SF of attached unheated storage area.

Overall, the original portions of the building are of good quality, with good architectural detail and a number of features that denote its quality, such as the elevator, the living room stairs, fireplace, birch flooring, and 9' ceilings, the garden room's beadboard walls and ceiling, extensive wood trim, some large and curved windows, and small marble sinks in three of the four original bedrooms. However, the kitchen is small and outdated and the baths were last rehabilitated in 1970-1980. The overall interior condition varies from poor in the kitchen, baths, and sitting room, to average in the seasonal room and playroom.

The condition of the storage room at the east end of the carriage house warrants its removal. The building's exterior condition is poor. I observed extensive peeling paint likely to be lead-based, many rotted boards and gutters, a mostly old roof, a large number (nearly all) original single glazed windows with old aluminum storm sash and two half round shaped multi-pane windows in poor condition yet having recently added exterior storm sash. At two locations there are metal traps attached to the dwelling to catch or deter pests.

Overall, the dwelling exhibits substantial deferred maintenance throughout, which the interior photographs do not fully display. Considering the dwelling's general deterioration and lack of upgrading for decades, and its large size, it is in poor condition and the cost of its rehabilitation to market standard finish will be substantial.

Original Dwelling

First Floor

Based upon my 2018 interior inspection, this floor contains the garden room, a small sitting room, a large living room, the kitchen, a ½ bath, a dining room, and a seasonal room.

The garden room has quarry tile flooring and beadboard walls and ceiling. This is an attractive room whose interior is in good condition. The sitting room is small and in poor condition with a non-functional wood stove, partial wall covering, and an attached glass atrium to provide supplemental heat. The living room is of good quality and is in average condition; it is a large space with a wide staircase and a fireplace. The kitchen is small with 45+ year old wooden cabinets, vinyl floorcover and laminate counter tops. The dining room is in average condition and has built-in painted hutches, curved multi-pane windows in poor condition as described earlier, ample painted woodwork and other attractive elements. The seasonal room added in 1970-1980 is in average condition and is of post and beam design with a coal/wood stove, double-glazed windows, a full gable height exposed board ceiling, a small bar, and wide pine flooring. The room does not have central heat yet does have a wood stove.

Second Floor

The second floor is accessed by the living room stairs and by a narrow winding staircase off of the kitchen. There are four good-size bedrooms, one of which is accessed directly from the elevator. Each bedroom has a small sink, three of which are original and one is of 1970s vintage. One bedroom has curved windows and two walk-in closets, one with an old clothes hanger system. The wallcover is a mix of paint and paper. The windows need replacement and the full bath needs renovation. Otherwise, the condition is fair to average.

Third Floor

A stairway with a low clear height (5'6"±) leads to the attic, which is called a half-story due to its gable roof. This level contains one small bedroom with a low-quality finish and a large game room with beadboard walls and ceiling. The elevator, whose operating condition is unknown, also provides direct access to the game room.

Connector Section and former Carriage House

The two-story connector was added in 1970-1980, while the former carriage house section is from 1921.

First Floor

The living area is a playroom in good condition with a 12' ceiling height and an atrium window. Attached to this room is a two-car garage and attached to that is the original carriage house with its three horse stalls and a tack room, which are of good quality construction and are in good condition. An attached 408 SF enclosed storage area is in very poor condition that warrants its removal.

Second Floor

The second floor is accessed from a narrow stairway off of the kitchen. The floor plate does not align with the original section and the stairs are of irregular height. Another stairway located east of the garage doors extends from an exterior door. This floor contains a master bedroom and an attached bath. Several French doors face the yard. The bedroom is large and its ceiling and one wall were damaged (see photo) by a water leak. The full bath is in its original 1970-1980 build out with two sinks and a large glass walk-in shower; it is outdated and in poor condition. Two steps down above the carriage house is a hallway with large closets leading to an attached open sleeping area with a picture window and a small deck facing the river.

Exterior

The building's exterior is in poor condition with extensive peeling paint and many areas of wood rot. All but a few of the windows are original single glaze style and need replacement or extensive capital repair as window sashes, caulking, and some window frames exhibit advanced deterioration. The main roof's shingles are old, while the rubber connector roof may have been replaced. A rolled roof above the sitting and garden rooms was replaced four years ago.

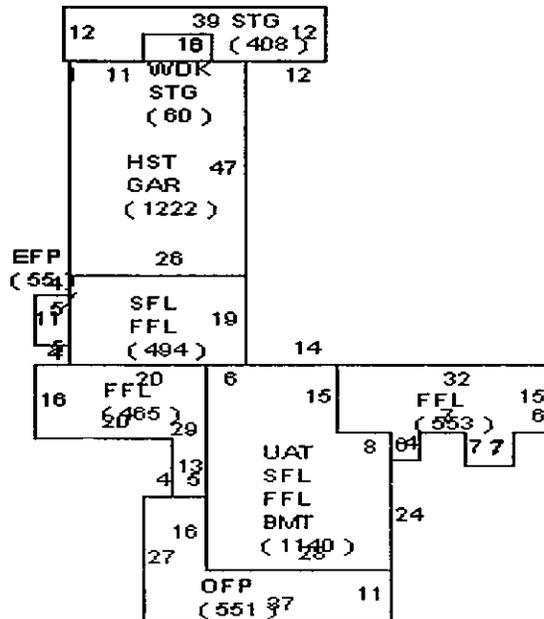
The basement contains two boilers and laundry hookups. The main electric service panel is modern as is a lot of wiring, yet there is still some live knob and tube wiring in the basement. Some heat pipes have a white insulation that should be examined by a heating expert.

Overall, while the quality of its original building sections and site improvements indicate that the subject was a high-end residence in its day, now, it needs capital repair across its exterior and interior. Also, the floor plan is of below average utility.

- Use Breakdown:** The room count is 13 rooms, 6 bedrooms, and 2.5 baths.
- Age/Occupancy:** Mostly 104 years (constructed mostly in 1921).
- Class:** Class D – Average to good, wood frame.
- Condition:** Mostly poor.
- Windows:** Mostly in very poor condition.
- Roof:** Mostly gable with asphalt shingles, new rolled roofing on garden and sitting rooms, and rubber membrane on connector section.
- Flooring:** High quality birch flooring in original section, vinyl in kitchen, and tile in baths. Wide pine boards in seasonal room, and mixed floor cover elsewhere.
- Heat:** FHW to radiators. A modern oil-fired boiler and gun serve the connector and carriage house, while an older boiler with a modern gun serve the original section. The underground fuel tanks were reportedly removed. There is also some heat gain from warm air provided by two glass atriums. Insulation could not be observed except in the 1970-1980 additions.
- Electrical Service:** Modern main service panel with circuit breakers. Some live knob and tube.

Outbuildings: A wood frame pool house of 192 SF constructed in 1984. A 64 SF greenhouse, two small sheds, one of which has collapsed. A gazebo with a collapsed roof.

The assessing sketch is shown next.



Property Conclusions

The property is a large riverfront site improved with a large and mostly old dwelling in poor condition with good quality in its original sections, some attractive architectural features, and a rambling floor plan of less than average functional utility. The parcel has Prime agricultural soils and provides direct access to a navigable river, yet the dwelling's orientation does not fully capture the river view.

Zoning and Other Land Use Controls



District	Use	Minimum Lot Area (square feet)	Minimum Lot Area Required Per Dwelling Unit (square feet)	Minimum Lot Frontage ^a (feet)	Minimum Lot Depth (feet)	Front ^{a,b,c} (feet)	Side ^{a,b,d} (feet)	Rear ^a (feet)	Maximum Height ^e (feet)	Maximum Stories	Maximum Building Coverage (percent)	Maximum Floor Area Ratio (FAR)	Minimum Open Space (percent)
RS	Any permitted use	2 acres ¹⁵	NA	200	150	40	25	25	35	2.5	15	None	70
RR	Any permitted use ¹¹	80,000	NA	200	125	40	25	40	35	2.5	15	None	70

- Footnote 15 indicates that 2 acres is a base area upon which additional area will be required based upon the percolation rate.

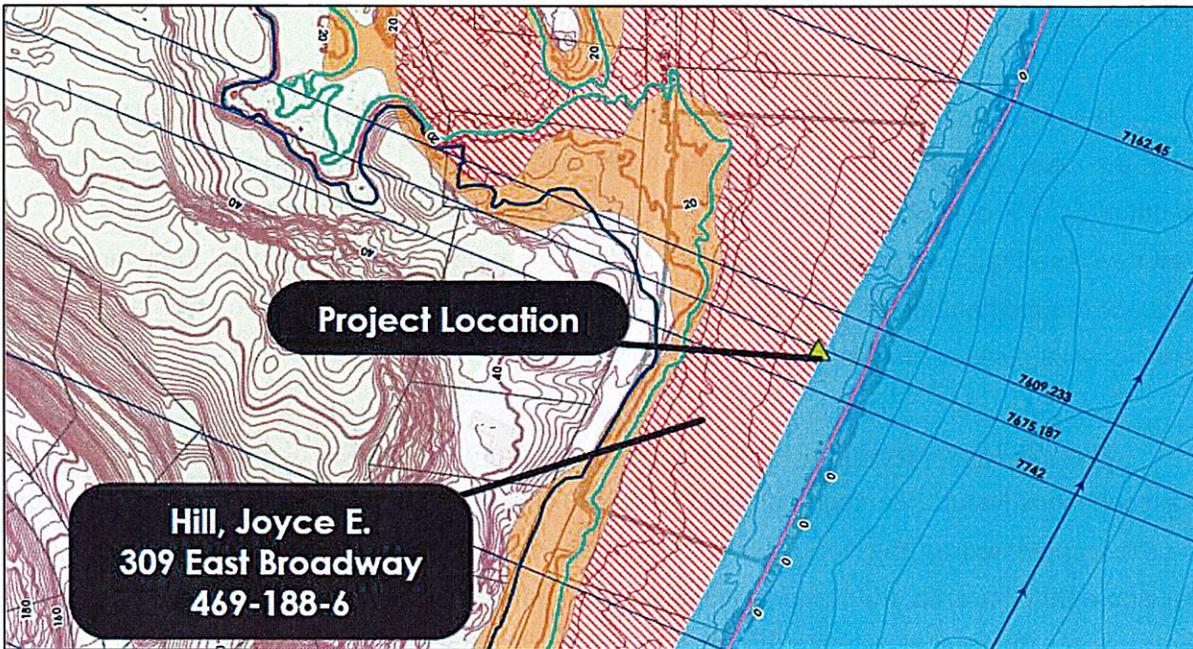
According to the 2024 Zoning Map, less than 5,000 SF of the subject land is located within the RR-Rural Density Residential District and the rest is located within the RS-Rural Special District. The very few uses allowed by right in the RS District include single-family dwelling, religious, nonprofit educational, golf course, governmental, essential services, and agricultural. The RR District also allows single-family dwelling use by right. A private water plant and/or commercial well are not listed as allowable uses in either district.

The subject property is in conformance with the above dimensional requirements, and its single-family use is allowed by right. The site does not have the land area to fulfill the requirement for a house lot within just the RR zone. Based upon my discussion with the Zoning Enforcement Officer, if a request for a variance to allow the creation of a house lot based upon the dimensions of the less restrictive RR district were presented to the Zoning Board of Appeals, the argument would be considered weak and the likelihood of its success is poor.

The subject's land area is insufficient to be considered for cluster or planned unit development as 15 acres is required. Also, according to the Zoning Ordinance, cluster developments must be served by public water and sewer systems.

Flood Plain According to the February 2, 2024 Revision (LOMR) of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map 25009C0094F, the riverbank and underwater areas are within Zone AE (Floodway), the easterly portion of the dwelling and the central fields are mostly within Zone AE, a 1% annual chance flood area with elevations delineated (formerly known as the 100-year flood plain), the westerly portion of the

dwelling and the upper field is within the combined 0.2% annual chance flood area or 1% annual chance flood area with average depths of less than one foot area called Zone X Shaded, and a narrow strip along the road is within Zone X, an Area of Minimal Flood Hazard. The LOMR moved the flood hazard zone somewhat towards the river⁶. Federal regulations allow construction in Zones X and X Shaded without flood insurance. A plan by Wright-Pierce appears below and the FEMA Map is in the Addenda.



- ▲ Project Location
- River Cross Section
- Model River Flow Line
- Effective Regulatory Floodway
- 1% Annual Chance of Flooding
- 0.2% Annual Chance of Flooding
- Parcel
- Proposed
- Revised Regulatory Floodway
- Revised 1% Annual Chance of Flooding Area
- Revised 0.2% Annual Chance of Flooding Area
- Contour
- Major
- Minor

⁶ Amy Coppers, Wright-Pierce

The prospective locations of an added dwelling and septic system on this parcel are impacted by the flood plain whose flood elevation is shown as 17.8' on the above map. The cross-hatched floodway along the river must be kept free of encroachment. The 1% annual chance flood area cannot incur an increase in flood height, and if any filling is permitted, there must be mitigation in the form of new flood area created on site. There is a narrow potential compensatory storage area on site and Haverhill has a history of allowing construction in the flood plain under these conditions. Such new construction will require an engineer to certify that the construction will not result in any increase in flood levels.

New septic systems cannot be installed within Zone AE and therefore must be located near the road. At the bottom third of the parcel's road frontage, I measured a maximum 54' width of Zone X or X Shaded land. The middle and upper two thirds have greater depths. Any new dwelling(s) would also need to be sited near the road, and there is a 40' front yard setback requirement for the dwelling a 10' lot line setback for the septic system. Overall, one additional lot could comply and potentially two.

National Heritage and Endangered Species Program My review of the on-line Massachusetts Natural Heritage data on the MassGIS Oliver system indicated that the 50% ± of the site located nearest the river is within a mapped Priority Habitat of Rare Species. In order to develop within this area, the National Heritage and Endangered Species Program (NHESP) must reach a decision of "no take" by virtue of the development. According to Lauren Glorioso, a representative of the NHESP, it is rare that development is totally prohibited. The NHESP generally tries to collaborate with developers to allow building but with minimal impact upon endangered wildlife. Possible NHESP requirements generally include a limitation of development to certain times of the year, revisions to the development plan to preserve habitat, or creating a portion of the site that is permanently restricted from building or clearing. The major issue at the subject is bald eagle habitat, which is in the larger trees along the river. Cutting of these trees is not allowed and will result in a substantial fine and a two to one tree replacement requirement at the same location. As a consequence, any riverfront lots that are wooded to the extent that they do not provide river views are essentially limited to their current view. Though the subject parcel is mostly open, it is reasonable to expect that there will be a minor cost for a related study should an additional house lot(s) be created upon it.

Wetland The Massachusetts Wetlands Protection Act (MGL, c. 131, s. 40) and regulations promulgated in 310 CMR 10.00 governing activity in wetland resource areas apply. In addition, Haverhill also has its own supplemental ordinance. Important elements of the local ordinance include a 25-foot no-disturb area around wetland and a 50-foot "no build" setback. Other than the riverbank and tidal land, the MassGIS maps indicate that there is no wetland on the subject.

Rivers Protection Act The Rivers Protection Act went into effect on October 6, 1997, and defined the "riverfront area" as a new resource area with its own performance standards. The Act expands the jurisdiction of the state Wetlands Protection Act, Chapter 131, Section 40, by authorizing local Conservation Commissions to regulate land use activities within a newly established Wetland Resource Area known as the Riverfront Area. In summary, this area is defined as land within 200' of the mean annual high-water line of a river as measured outward horizontally. The Act defines river as a "natural flowing body of water that empties into any ocean, lake, or other river, and which flows throughout the year." The definition includes any perennial river or stream of any size yet excludes intermittent streams. The Merrimack River is perennial and the setback applies to the subject land.

I was informed by Haverhill's Conservation Officer that the Conservation Commission is "pretty rigid" regarding enforcement of the 200' setback on newly created lots or other developments and is more flexible for small accessory structures at long-established improved lots. However, there is a good likelihood that the installation of a new seasonal use floating dock would be allowed, including the components necessary to secure it to the shore. Docks tend to be removed in the off-season to avoid destruction by ice. An applicant would need to present the plan to the Harbormaster.

Title V (Septic) As there is no municipal sewer in the subject's area, any development of its land must employ a septic system. On November 24, 1987, the Haverhill Board of Health promulgated and adopted an amendment to 310 CMR 15.03 (7) of the State Environmental Code, Title 5: Minimum Standards for the Subsurface Disposal of Sanitary Sewage. Information regarding Title V and the local ordinance related to on-site septic systems for residential development is summarized as follows.

- Title V requires a leaching field that can accommodate 110 gallons/day per bedroom and at least 440 gallons total for single family homes.
- All systems must conform to the minimum setback distances for septic tanks and soil absorption systems, including reserve area, measured in feet.
- The minimum vertical separation distance of the bottom of the stone underlying the soil absorption system above the high ground-water elevation shall be: (a) four feet in soils with a recorded percolation rate of more than two minutes per inch; (b) five feet in soils with a recorded percolation rate of two minutes or less per inch.
- Systems serving new construction shall not be sited in areas with percolation rates slower than 60 minutes per inch (superseded by the zoning ordinance which does not allow systems where percolation rates are slower than 20 minutes per inch).

Minimum Lot Area Haverhill	
<i>Perc. Rate Per Inch</i>	<i>Lot Area (s.f.)</i>
0 to 5 mins.	87,120
5 mins. to 10 mins.	102,120
10 mins. to 15 mins.	117,120
15 mins. to 20 mins.	132,120
> 20 mins.	Unsuitable

Septic Tank	Feet	Leaching Field	Feet
bordering vegetated wetlands	25		50
surface waters	25		50
surface water supply	400		400
tributary to surface water supply	200		200
wetlands bordering surface water supply or tributary thereto	100		100
vernal pool	50		50-100
private well	50		100
property line	10		10
public well - Zone 1 radius	100-400		100-400

By local ordinance, all percolation and deep hole tests in the city of Haverhill must be conducted between March 1st and June 15th. The Conservation Agent confirmed that new septic systems must be located outside of the flood plain.

Subdivision Form C subdivision was found to be infeasible and additional discussion is not necessary. No water line extension or other roadway improvements are necessary if the land is used for an additional Approval Not Required (ANR) lot or lots.

Summary

The current use is allowed by right and the parcel's dimensions conform to zoning. The dwelling's setbacks are preceding non-conforming and part of the building is in the flood plain. The 200' setback line of the Rivers Protection Act essentially matches the extent of the Priority Habitat of Rare Species area, while the AE Zone of the flood plain extends farther toward the road. This redundancy of constraints results in little potential for material development other than a dock within the subject's 200' depth from the riverbank. Therefore, any division of the subject land will probably be as ANR lot(s) with their dwellings and other improvements, including their septic systems, located near the road.

Assessment and Annual Tax Load

The FY 2025 tax data is presented below. The assessed land area does not include tidal land. The tax burden has been fairly stable for three years. The total assessment is different than my value opinion, yet it appears to be equitable.

Subject Fiscal Year 2025 Assessment							
M - B - L	Acres	Land	Building	Yard Items	Total	Res. Tax Rate	Taxes
469-188-6	6.8	\$398,000	\$576,300	\$11,200	\$985,500	\$10.71	\$10,555

Highest and Best Use – Before the Taking

A prerequisite to a meaningful valuation is a sound estimate of the most profitable likely use of a property. Highest and best use may be defined as: "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."⁷

Highest and best use is analyzed as if vacant and as improved.

⁷ *The Dictionary of Real Estate Appraisal*, 7th Edition, (Chicago: Appraisal Institute, 2022), pg. 88.

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If Vacant

The subject's zoning allows single family use and there are few other reasonably probable uses allowed by right. Private commercial well or water utility are not allowed by right or by special permit. My research indicates that a variance would not be granted and that a zoning change is a long involved process whose result is highly speculative. None of the riverfront lot sales found along both sides of the river from Haverhill to Route 95 were used to develop public or commercial wells. Therefore, I concluded that private commercial well use did not meet the requirement of reasonable probability and is a governmental right rather than a private right associated with the subject's ownership. The pattern of land use in this zone and in this neighborhood is clearly single-family, and this is the reasonably probable use of the subject parcel if vacant.

Development of the site is physically possible and any use that returns a positive value to the land is financially feasible. The delta between lot prices plus construction cost and value indicates that builders profit is sufficient to attract builders to compete with user-buyers for lot purchases. Land development of multi-lot parcels includes risk, capital, management, and more time for absorption than a single house lot. As a consequence, purchasers apply an allowance for entrepreneurial profit. Even so, I find that no other use that returns as high a value to the land, thereby indicating multiple (two or three) house lots and dwellings development is maximally productive.

The various required setbacks leave just a narrow band of land along the road as the area potentially suitable for septic systems. However, there is potential compensatory flood area at parcel's knoll. NRCS data support the conclusion that the soils will perc at a rate that does not require a larger lot than the minimally required one. Based upon my analysis of the zoning and other land use controls, and after a discussion with the Conservation Agent and the Building Commissioner, the land has the reasonably probable potential for use as three Approval Not Required (ANR) riverfront house lots with dwellings and septic systems located near the road.

I conclude that division for use as three similar riverfront house lots is the highest and best use as if vacant. Two of the dwellings will likely need hillside style foundations. All lots

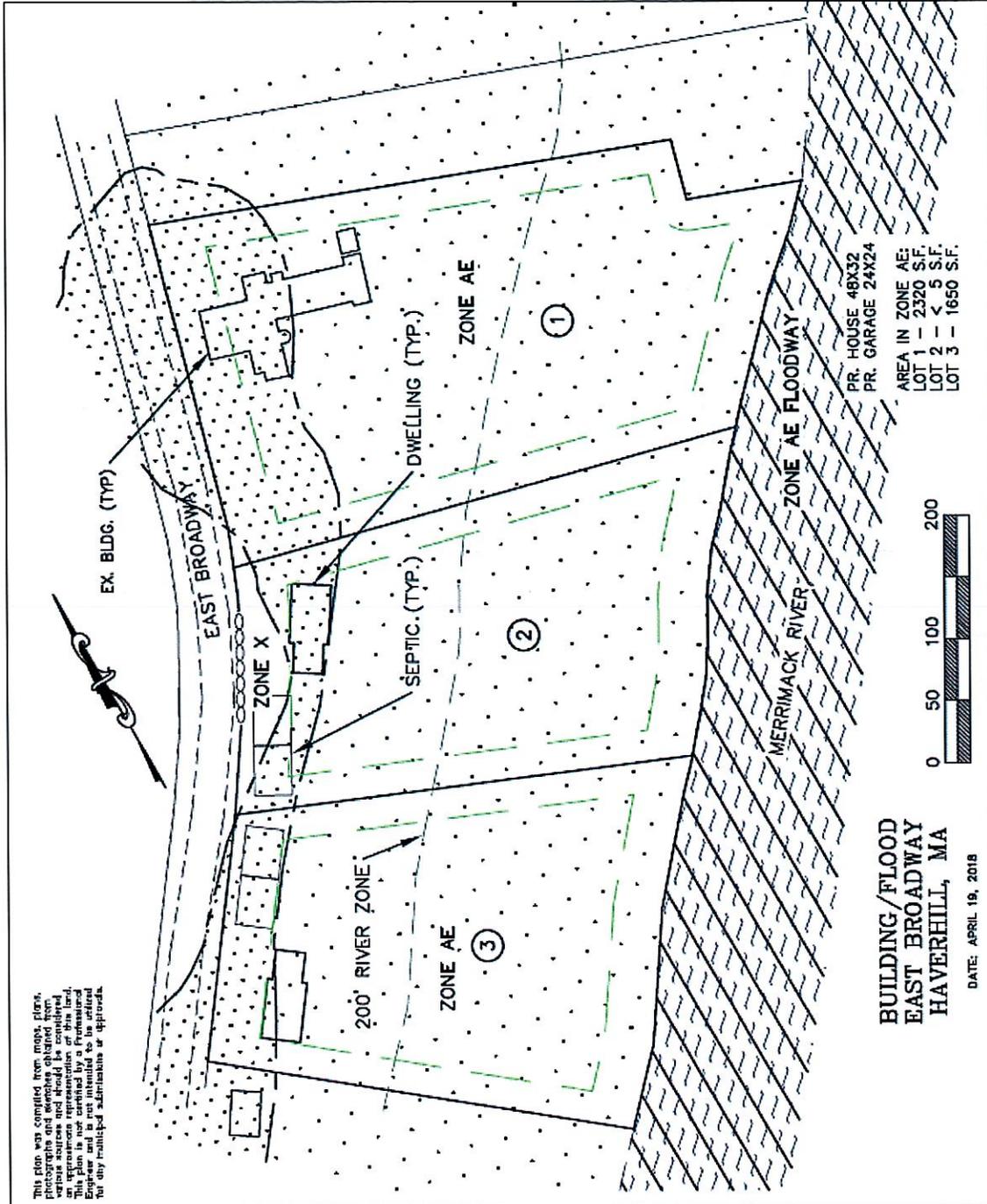
would offer a river view and the potential for individual docks yet more likely one shared seasonal dock.

As Improved

The subject property is not an estate whose value is superior by retaining the 7.3 acres as a single lot with the current dwelling. Instead, the property's value is greatest in use as three riverfront lots, one containing the current dwelling. The old pool and related yard items would be demolished. Therefore, the highest value for the subject is derived by creating three ANR lots, with one including the dwelling whose highest and best use is for continued use as a residence after capital repair. The boat ramp is on the middle lot and its use could be shared by all three lots.

The likely buyer of the subject property is a local builder or person with building experience, possibly as a user of the dwelling or one lot and as a re-seller of the other parcels, not a typical home buyer. The exposure and marketing times are estimated at less than one year. The following plan depicts my conclusion of the subject's highest and best use before the taking. There is some flexibility in the lot sizes; however, 2.43± acres each, of which 0.13± acres each is tidal area, is a reasonable allocation.

Conceptual Plan of Highest and Best Use
 (Approximate Layout)



Valuation Methodology

There are three generally accepted methods of appraising real estate: The Income Capitalization Approach, the Sales Comparison Approach, and the Cost Approach. The approach most likely to be relied upon by the subject's prospective buyers is the Sales Comparison Approach, which I applied before and after the taking. As a land value is necessary for valuation of the easement taking, I first valued the larger parcel as if vacant. Then, I valued the larger parcel as improved.

Sales Comparison Approach – Before

The Sales Comparison Approach is used to provide a market value indication by comparing the subject property with recent sales of similar properties, which in this instance includes several components. The major premise of this approach is that the market value of a property can be directly related to the prices of comparable, competitive properties. The five steps generally involved in this process are outlined below:

1. Identify recent sales of similar properties for which transaction data are known.
2. Verify the information regarding the arms-length nature of the comparable transactions and terms.
3. Compare the attributes of the subject property with those of the comparable properties and adjust for any differences that may have impacted sales price. Specific consideration should be given to issues of time, location, physical characteristics, conditions of sale and current yield data.
4. Identify a unit of comparison between the subject and comparable properties that allows inferences to be made regarding the probable sales price of the subject property.
5. Reconcile the various value indications produced from the analysis of comparable properties to a single value or value range.

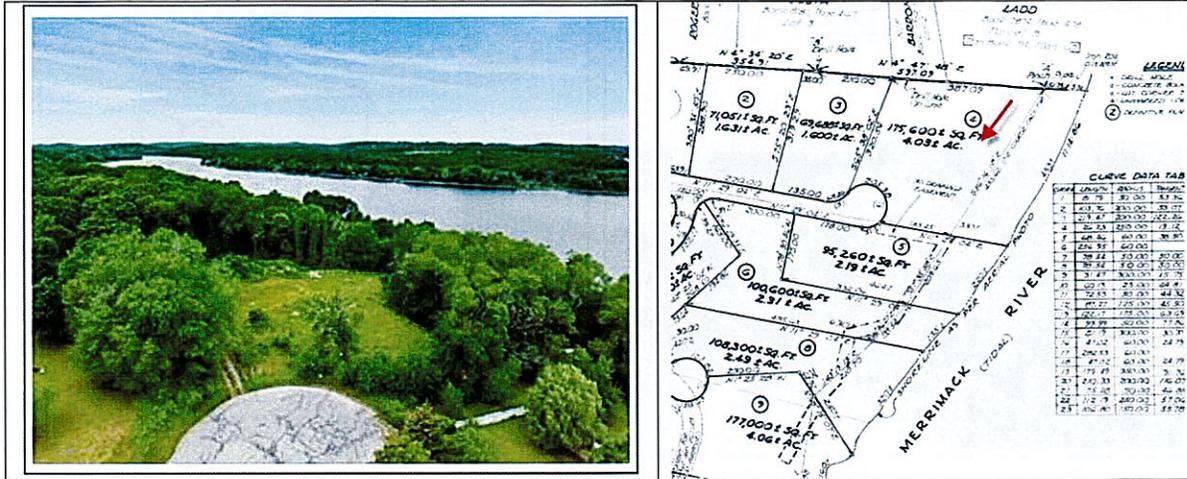
Valuation of the Larger Parcel Before the Taking As if Vacant

I conducted market research for land sales that could be divided into three riverfront house lots comparable to the subject's three 2.43-acre lots. As such sales could not be found, I made a comparative analysis of single riverfront lot sales to the subject's average 2.43-acre lot.

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This analysis resulted in a total or gross amount of value for the three lots, from which I then deducted the related costs and allowances. The result of subtracting the costs from the gross sales is the market value of the larger parcel as if vacant.

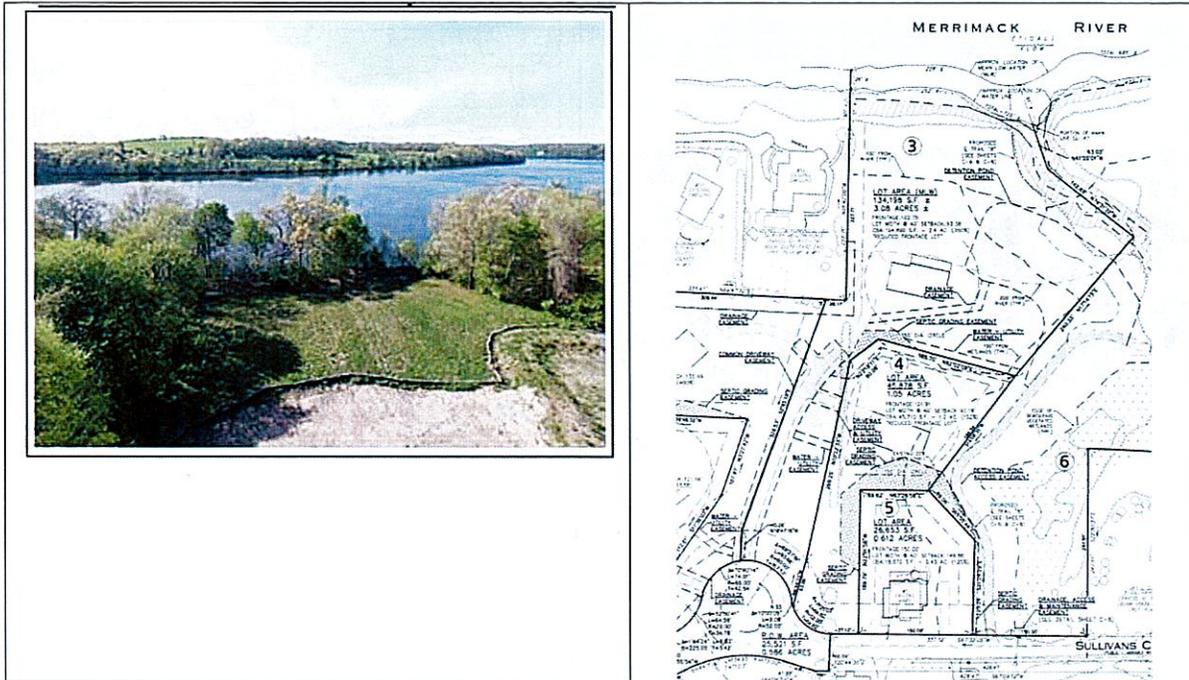
My search for Merrimack riverfront lot sales covered each side of the river from Haverhill to Amesbury and resulted in a number of useful sales that are summarized on the following pages. Although I personally inspected each sale, the MLS photographs taken about the time of sale and the Google Earth aerials were also generally superior to the images I could capture. Given the small number of recent sales, I utilized some that were local and old rather than those that were more recent yet in distant market areas.



Lot Sale 1

Address: 18 Norino Drive, West Newbury
 Grantor: David B. Miller and Katherine P. Miller
 Grantee: Kenneth and Linda Sutton
 Title Reference: Essex South Registry, Book 41999, Page 515
 Sale Date: 2/27/2024
 Sale Price: \$1,200,000
 Land Area: 4.03 acres
 Utilities: Water, electricity
 Sales History: Sold 11/16/2020 for \$760,000
 Financing: No mortgage recorded
 Rights Conveyed: Fee Simple
 Verification: Listing broker-Denise Olivares-Molina, deed, plan

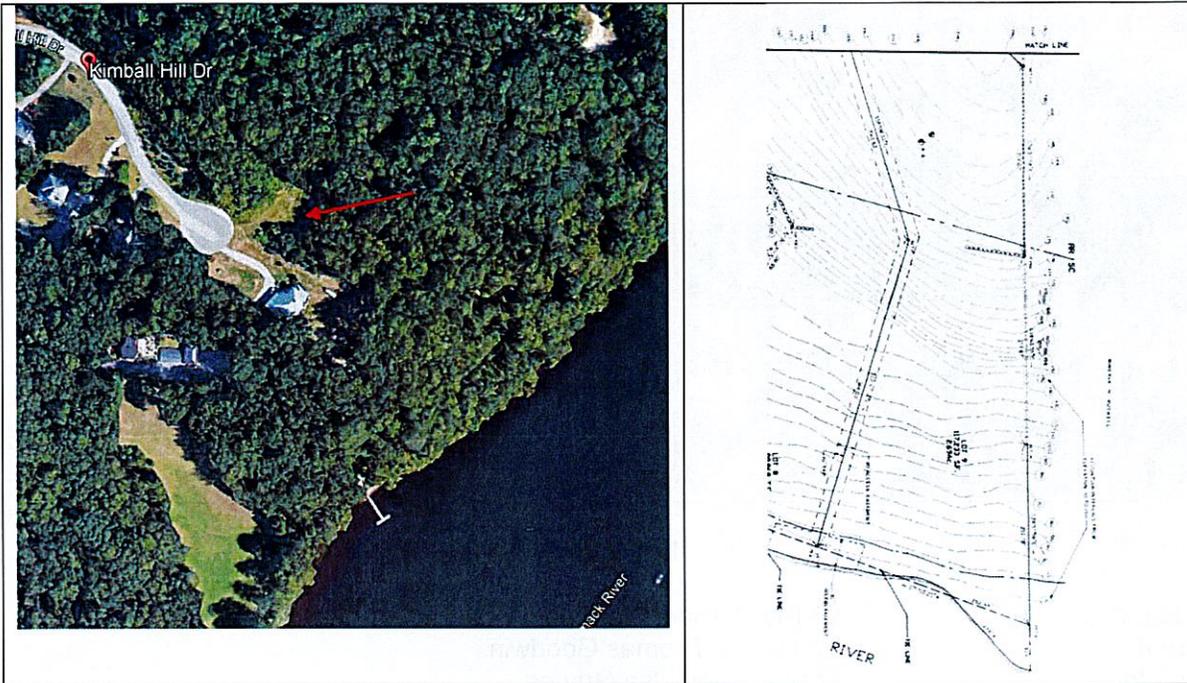
Comments: This is a large Merrimack River front lot located at the end of a cul de sac with light traffic in a neighborhood of 20- to 40-year-old high-priced dwellings. The lot has a large nearly level area that was cleared as a new dwelling site prior to this sale, plus a riverbank that leads to 453' of river frontage, including an area for which a permit for a deep-water boat dock was included with the sale. Also, included in the sale was a new cable railway system for motorized access/egress to the boat dock. A driveway had been roughed in and a riverfront retaining wall was added. The seller also installed a 10-bedroom septic system and included his plans for a 6,000 SF dwelling. The selling broker estimated the permits and site improvements cost \$450,000 and that the \$1,200,000 selling price did not fully cover this seller's \$760,000 purchase plus the cost of the added elements. The buyers are constructing a large dwelling and a dock. This sale's listing broker was also the selling broker in the \$760,000 sale.



Lot Sale 2

Address:	11 Sullivan's Court, West Newbury
Grantor:	Walker Development Corp.
Grantee:	John and Joanne McGrath
Title Reference:	Essex South Registry, Book 37351, Page 398
Sale Date:	2/27/2019
Sale Price:	\$485,000
Land Area:	3.08 acres
Utilities:	Water, electricity
Sales History:	No sales in the preceding three years
Financing:	No mortgage recorded
Rights Conveyed:	Fee Simple
Verification:	Listing broker-Wendy Willis, deed, plan

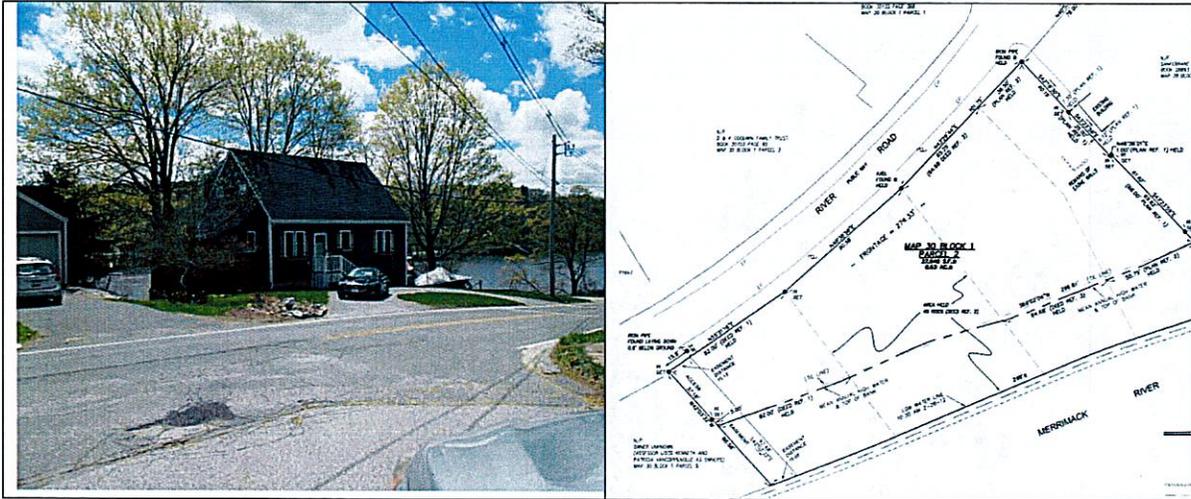
Comments: Shown above as Lot 3 on Plan 448/67, this is a large Merrimack riverfront lot at the end of a cul de sac in a modern, high price neighborhood. The lot has 228' of river frontage and is within a small subdivision of new homes. The lot provides river views across its field and is adjacent to conservation land. A new dwelling has been constructed. The lot is subject to common driveway and utility access easements and shares rights in Sullivan's Court, a trail, and a drainage area easement. The lot is also subject to an Order of Conditions related to wetland protection and the use of contaminants. \$10,000 in site preparation "upgrades" were included in the price.



Lot Sale 3

Address: 22 Kimball Hill Drive, Haverhill
Grantor: Joanne B. Kimball
Grantee: Nicholas B. Trefonides
Title Reference: Essex South Registry, Book 41265, Page 558
Sale Date: 10/26/2022
Sale Price: \$310,000
Land Area: 2.69 acres
Utilities: Electricity
Sales History: No sales in the preceding three years
Financing: \$232,500 First Federal Credit Union
Rights Conveyed: Fee Simple
Verification: Listing broker-Joanne Kimball, deed, plan

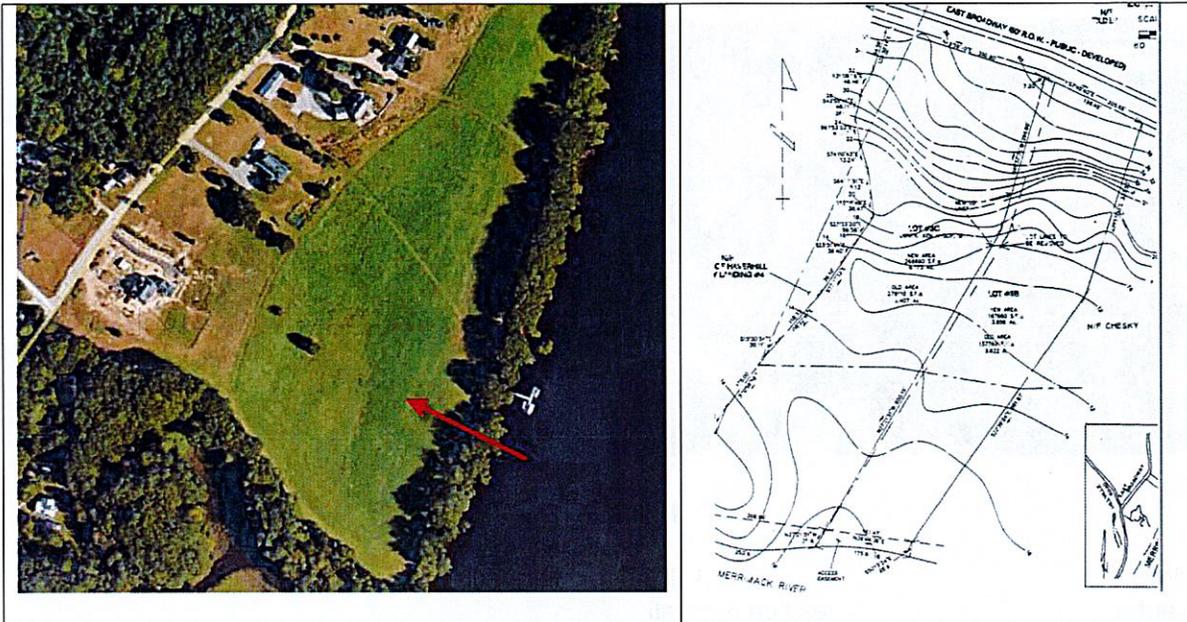
Comments: Lot 9 on Plan 223/76, this Merrimack riverfront lot includes a flat hilltop and a long sloping riverside to 253' of river frontage. The lot is subject to 20' and 30' wide access easements at the river that were shared with neighbors yet were overgrown and unused. The lot provides broad river and distant views from the dwelling setting. Kimball Hill Drive is a lightly traveled short cul de sac road that travels uphill from East Broadway. The sale included the potential for a dock and had a passing perc test.



Lot Sale 4

Address:	93 River Road, Merrimac
Grantor:	David and Thomas Goodwin
Grantee:	Stephen and Lisa Grimes
Title Reference:	Essex South Registry, Book 37445, Page 145
Sale Date:	4/17/2019
Sale Price:	\$325,000
Land Area:	0.64 acres
Utilities:	Municipal sewer and water, electricity
Sales History:	No sales in the preceding three years
Financing:	Construction mortgage recorded
Rights Conveyed:	Fee Simple
Verification:	Selling broker, deed, municipal records

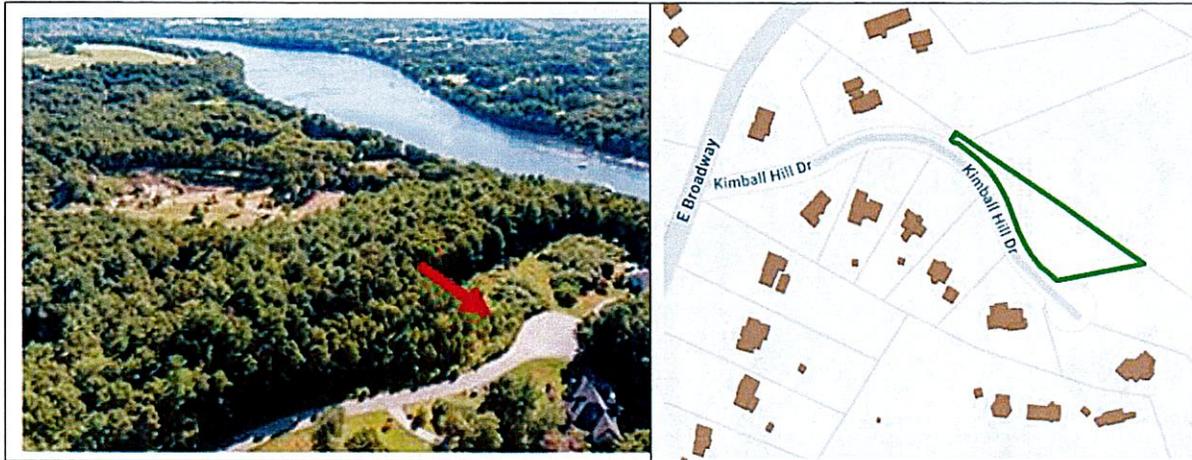
Comments: This is a riverfront lot with initially level then steeply sloping topography to the river. The lot was mostly open. The neighborhood is single family at low to moderate density. River Road is connector road that at times has a moderate traffic volume. The sale included site plans for a four-bedroom dwelling, and an Order of Conditions. The buyer is a builder that constructed a new Cape Cod style dwelling. The lot provided broad river views and deep-water access. Unlike the subject and many lots in Merrimac, this lot had municipal sewer.



Lot Sale 5

Address:	419 (per deed) aka 401 East Broadway, Haverhill
Grantor:	Heidi Harris
Grantee:	Roger and Charlene Calderwood
Title Reference:	Essex South Registry, Book 37980, Page 21
Sale Date:	10/29/2019
Sale Price:	\$310,000
Land Area:	3.856 acres
Utilities:	Water, electricity
Sales History:	No sales in the preceding three years
Financing:	No mortgage recorded
Rights Conveyed:	Fee Simple
Verification:	Grantor, listing broker, deed, plan

Comments: Lot 3B on Plan 348/8. Shown in above plan as the lot on the right, this is a large and initially level to gently sloping riverfront lot with its rear lot area being a hayfield. This lot abuts similarly large lots with large fairly new dwellings and offers broad views and good river access. A large dwelling has been constructed. The lot is part of Autumn's Landing Farm and is subject to a protective covenant which allows the owners of Lots 3 through 3D to cross the subject by an easement 30' from the river in order to enjoy use of a jointly constructed and maintained floating dock. The covenant establishes a minimum house size, it disallows construction within the field, and it also imposes lesser design and use controls.



Lot Sale 6

Address: 18 Kimball Hill Drive, Haverhill
Grantor: Jessica Kimball
Grantee: Joseph Martin
Title Reference: Essex South Registry, Book 42383 Page 237
Sale Date: 10/18/2024
Sale Price: \$245,000
Land Area: 1.06 Acres
Zoning: RR- Residential
Utilities: Electricity
Sales History: No sales in the preceding three years.
Financing: None
Rights Conveyed: Fee Simple
Verification: Listing broker – Tom Bolduc, deed, municipal records

Comments: Kimball Hill Drive extends uphill from East Broadway. This is an initially gently upward sloping and then open and level lot located along a cul de sac among 20+ year old dwellings. The lot is irregularly shaped and is one lot removed from the Merrimack River. There is the potential for river views from a new dwelling.

Lot Sales Location Map



Riverfront and River View House Lot Sales					
#	Address	Municipality	Acres	Sale Date	Sale Price
1	18 Norino Dr.	West Newbury	4.03	02/27/24	\$1,200,000
2	11 Sullivan's Ct.	West Newbury	3.08	02/27/19	\$485,000
3	22 Kimball Hill Dr.	Haverhill	2.69	10/26/22	\$310,000
4	93 River Rd.	Merrimac	0.64	04/12/19	\$325,000
5	419 3C East Broadway	Haverhill	3.85	10/29/19	\$310,000
6	18 Kimball Hill Dr.	Haverhill	1.06	10/18/24	\$245,000
Sub.	309 East Broadway		2.43	04/28/25	

The selected unit of comparison is sale price per lot. I compared the sales to the subject's 2.43-acre conceptual lots using the same elements of comparison that are listed in the analysis of the dwelling sales.

Valuable differences were found in property rights, market conditions, location, and physical characteristics. I made the same type of quantitative and qualitative analysis as I did for the dwelling sales except in this comparison I also made an adjustment for property rights and site improvements included in Sales 1 and 2.

Site Improvements and Property Rights – I first adjusted for unusual site preparation or permits included in the sale. I adjusted the price of Sale 1 downward to reflect that it included

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approximately \$450,000 in value for site improvements and permits. I made a -\$10,000 adjustment to Sale 2 for site work upgrades.

Market Conditions – I adjusted the lot sale prices upward for changes in market conditions. While there not sufficient waterfront lot sales and resales to extract a rate of appreciation, it is reasonable to conclude that it should be at least similar to the rate for dwellings. Based upon sales in nearby Seven Sisters Road subdivision and elsewhere and considering that some of the lot sales included the higher appreciation years during the pandemic, I adjusted the sales upward at an average annual rate of 9%.

Location – West Newbury is substantially superior to Haverhill, while Merrimac is superior to a lesser degree.

Physical Characteristics – Physical characteristics having an impact on value were primarily dwelling site quality including size, topography, setting in relation to the river and the road, and quality of view and river access. Available public utilities were also considered. Lastly, I considered the boat ramp. Although the ramp is in poor condition and is less valuable than a dock, its use may be shared by both lots and its presence may aid in permitting a shared dock.

Site Quality The impact of these characteristics can be offsetting and were considered overall. The view and river access are more important than differences in size.

Utilities Sale 4 was served by public sewer and each other lot required the installation of a septic system. The cost of a septic system is roughly \$45,000 for a typical system, and perc testing and septic design can add \$4,000 more. However, when I extracted the difference in sale price for lots with sewer versus otherwise similar lots without sewer, I found the result is typically a lesser amount and I considered this in my reconciliation. Sales 2 and 6 required wells at a cost I estimated at \$20,000.

Sale 1 – This riverfront lot is located in the superior price municipality of West Newbury, within a fairly modern subdivision of large dwellings. The site included a 10-bedroom septic system and boat dock permit as well other previously described improvements having a broker-

estimated cost of \$450,000. While the lot is twice the size of the subject, this is of lesser consequence to value than its other characteristics such as its location and elevated view of the river and its greater setback from the road than is possible at the subject lots.

I made quantitative adjustments for the site work and permit and also for changes in market conditions. I rated the location and size/topo/view as superior. Even after adjustments for the rights and work included in the sale, this lot is much superior overall to the subject lots and was included in the comparison as it is an outlier sale that warranted explanation.

Sale 2 – This riverfront lot is also located in West Newbury among several other new or nearly new dwellings. The site included \$10,000 in preparation work. The lot is larger than the subject lots though the difference is not a major influence on value. The lot is superior in its location, topography, and potential dwelling setting on the lot. The ramp and dock potential at the subject is superior to this lot's potential for a dock. After adjustment for changes in market conditions and based upon my qualitative ratings, I concluded that this lot is much superior overall.

Sale 3 – This riverfront lot is located off of East Broadway at the end of a short and hilly road. The location is superior as it is along a lightly traveled secondary road. The view and probable dwelling setting are superior. The lot size is similar yet its topography, public utilities, and quality of river access and potential for a dock versus a boat ramp are inferior. After adjustment for changes in market conditions and based upon my qualitative ratings, I concluded that this lot is inferior overall.

Sale 4 – This riverfront lot is located in Merrimac along a connector road. The lot is smaller than the subject lots and its topography is more sloping. Like the subject, the required dwelling location is near the road, yet the view is superior. A municipal sewer line was available, which is superior to the subject's septic requirement. I rated the location as superior, the site quality as similar, the public utilities as superior, and the dock potential inferior versus the subject. Primarily due to its location and views, this lot is slightly superior overall.

Sale 5 – This riverfront lot is located along East Broadway at a similar location. The lot's size and to a lesser extent its topography are superior. Owing to similar flood plain, the dwelling

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location is nearer the road, yet farther away than is reasonably probable at the subject. The site quality is superior. The public utilities are the same. The sale has rights to a shared boat dock, which I consider superior to the subject's shared ramp. After adjustment for changes in market conditions, I rated this lot slightly superior overall.

Sale 6 – This is the only river view rather than riverfront lot in this analysis. This lot is at a hilltop abutting Sale 3 and its probable dwelling site will provide some distant views that may include the river. There are no boat ramp or dock rights included in this sale. There is no public water line available to the lot. After adjustment for changes in market conditions and based upon my qualitative ratings, I concluded that this lot is much inferior overall.

Value Indication of Each Lot

Sales 3 through 6 indicate a narrow range of value for each of the subject lots and the remaining analysis is supportive. Considering the degree of adjustment, the dwellings' required locations near the road, the boat ramp, and the lack of supply of riverfront lots, I reconciled to the approximate upper end the range in concluding an average market value of \$450,000 for each of the subject's 2.43-acre lots.

Merrimack Riverfront and River View House Lot Sales Grid							
	Subject	Sale 1	2	3	4	5	6
Transaction Data:	309 E. Broadway Haverhill	18 Norino Dr. West Newbury	11 Sullivan's Ct. W. Newbury	22 Kimball Hill Dr. Haverhill	93 River Rd. Merrimac	419 E. Broadway Haverhill	18 Kimball Hill Dr. Haverhill
Sale Price		\$1,200,000	\$485,000	\$310,000	\$325,000	\$310,000	\$245,000
Date of Sale	04/28/25	02/27/24	02/27/19	10/26/22	04/12/19	10/29/19	10/18/24
Property Data:							
Site Size - Acres	2.43	4.03	3.08	2.69	0.64	3.85	2.69
Transaction Adjustments:							
Improvements, Rights		rights, site impr.	site prep.	similar	similar	similar	similar
Adjustment		-\$450,000	-\$10,000	\$0	\$0	\$0	\$0
Adjusted Price		\$750,000	\$475,000	\$310,000	\$325,000	\$310,000	\$245,000
Market Conditions (yrs.)		1.15	6.08	2.47	5.96	5.42	0.52
Adjustment		10.4%	54.8%	22.2%	53.7%	48.8%	4.7%
Adjusted Price		\$827,856	\$735,131	\$378,947	\$499,378	\$461,272	\$256,478
Property Adjustments:							
Location		much superior	much superior	superior	superior	similar	superior
Site Quality		superior	superior	sl. inferior	similar	superior	inferior
Public Utilities		superior	similar	inferior	superior	similar	inferior
Boat Ramp		inferior	inferior	inferior	inferior	superior	inferior
Overall Rating		much superior	much superior	inferior	slightly superior	slightly superior	much inferior
Average Market Value of each Conceptual Lot			\$450,000				

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In order to provide a market value indication for the larger parcel, as is, applicable costs and allowances must be deducted.

The survey and engineering expenses were based upon my discussion with an engineer and included an NHESP expense allowance based upon my experience in an appraisal where such a report was required. Sales, legal, and tax stamps are calculations made at standard rates. The allowance of a supervision and entrepreneurial cost reflects that the likely buyer has to manage the process, accept the risk related to resale, and earn a profit on the resales. This allowance is common to bulk purchases of real estate intended for resale, and I have applied a ratio at the low end of a reasonable range.

My opinion of the market value of the subject land as if vacant before the taking is summarized in the following chart, as \$1,200,000, or \$3.77 per SF.

Valuation Summary - 7.3-Acre Larger Parcel, Before		
Gross Lot Sales	3 Lots at \$450,000 each	\$1,350,000
Less Expenses and Allowances		
Survey & Engineering, NHSP		\$16,000
Sales and Marketing	5% of gross sales	\$67,500
Legal		\$3,500
Tax Stamps	\$4.56 per \$1,000	\$6,156
Supervision & Entrepreneurial	5% of gross sales	\$67,500
Total Expenses and Allowances		\$160,656
Calculation of Land Value		\$1,189,344
Market Value As If Vacant-Before, Called:		\$1,200,000

Valuation of the Larger Parcel As Improved Before the Taking

I researched riverfront dwelling sales, large old non-waterfront dwelling sales, and lot sales in Haverhill and nearby municipalities occurring over the past several years. I did not find sales of riverfront properties in Haverhill or nearby that included a large old dwelling in similarly poor condition to the subject and that also had the potential for additional house lots. Therefore, I made the analysis most likely to be applied by prospective buyers; I developed market values by sales comparison for each subject component and then deducted the associated costs and allowances to capture their contribution and to derive a market value as is before the taking. My analysis included consideration of the same elements of comparison as before and was also quantitative and qualitative.

The following dwelling sales were found to be the most useful in developing my opinion of market value for the subject dwelling as if on its conceptual 2.43-acre lot before the taking.

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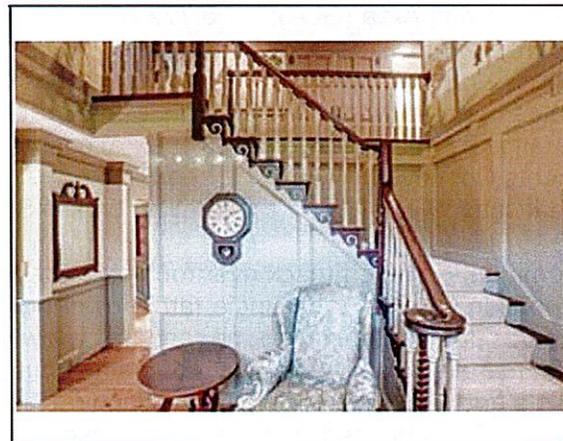
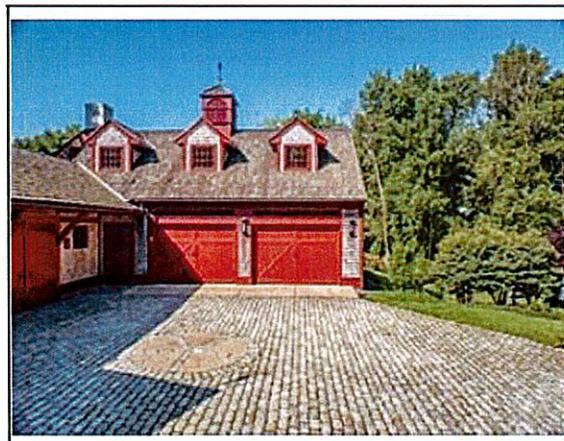
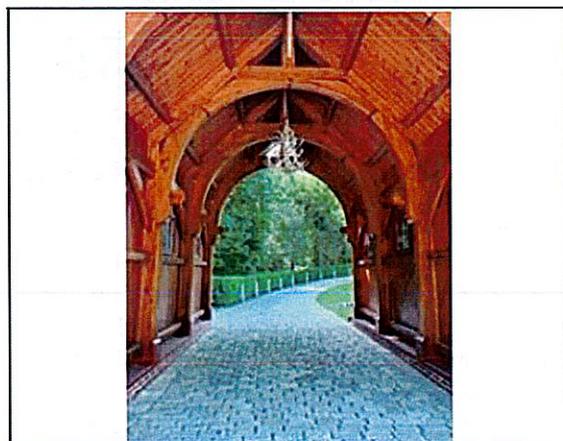
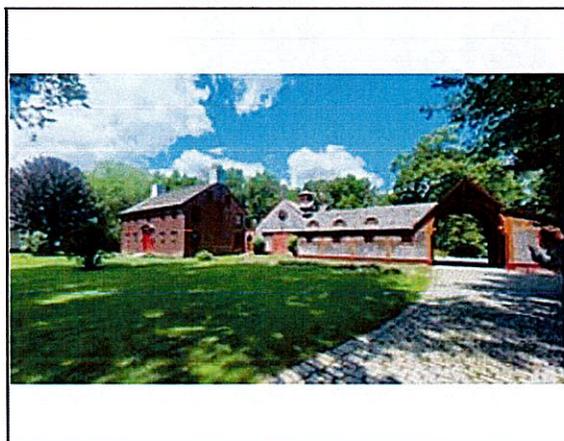
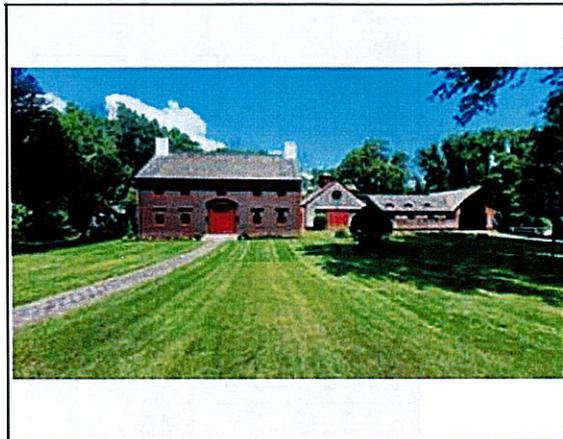
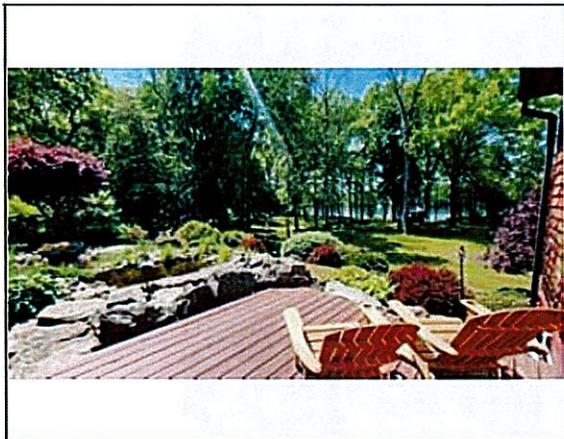
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Dwelling Sale 1

Address: 9 Arrowhead Lane, Groveland
Grantor: Albert and Nicole Pare
Grantee: Jeffrey Beane
Title Reference: Essex South Registry, Book 42584, Page 460
Sale Date: 2/9/2024
Sale Price: \$1,700,000
Land Area: 2.0 Acres
Gross Living Area (GLA): 3,772 SF
Room Count: 10/4/3.5
Price Per SF of GLA: \$451 (excludes finished basement)
Sales History: No sales in the three preceding years
Financing: None. All cash.
Rights Conveyed: Fee Simple
Verification: Selling broker-Scott Beane, MLS, deed, other public records

Comments: A Merrimack riverfront lot located at the end of cul de sac, improved with a Georgian Colonial style single-family dwelling of unusually good quality constructed in 1996 with the design of an antique. The road has a low volume of traffic. The dwelling was custom built with murrled walls, wide board floors and custom doors, cabinets, and hardware. The dwelling has a good floor plan with five working fireplaces and a large master bedroom with a cedar closet. The attached timber-frame carriage house with heated garage has an A/C second-floor in-law apartment. There is a 3-car garage, horse stalls, and the basement has a gym. The dwelling needed a roof replacement yet was otherwise in good/livable condition with a custom kitchen and baths that just needed a "refresh" as they were 28 years old. The lot had a cobblestone driveway, a screen house near the water, a porte-cochere, gardeners shed with electricity and water, a Koi Pond with a waterfall, and a boat dock. The dwelling was oriented to provide water views. The buyer has replaced the roof and made interior upgrades.



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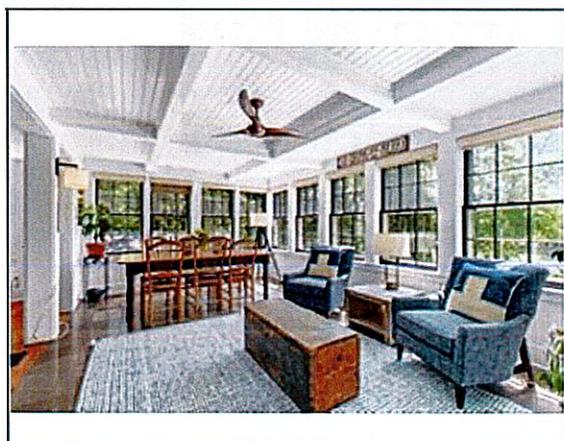
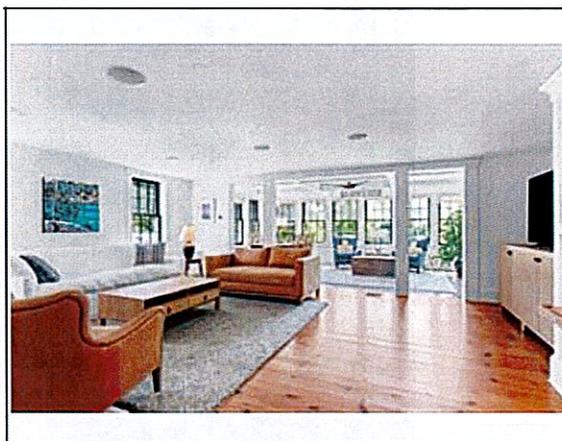
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Dwelling Sale 2

Address:	101 River Road, Merrimac
Grantor:	Christopher Mitchel and Cara Richardson
Grantee:	101 River Road LLC
Title Reference:	Essex South Registry, Book 42243, Page 339
Sale Date:	7/30/2024
Sale Price:	\$1,670,000
Land Area:	0.44 Acres
Gross Living Area (GLA):	4,069 SF (excludes 883 SF of basement)
Room Count:	11/4/3+2
Price Per SF of GLA:	\$410
Sales History:	\$1,450,000 on 3/26/2021
Financing:	\$1,252,500 New Valley Bank & Trust
Rights Conveyed:	Fee Simple
Verification:	Selling broker-Melinda Fields, MLS, deed, other public records

Comments: A Merrimack riverfront lot improved with a Greek Revival style single-family dwelling of good quality constructed in 1855. The road is a moderately traveled connector road. The dwelling had a good/open first floor plan and was in good exterior and "pristine" interior condition. The dwelling had been gutted and renovated by Mark Shapiro, a well-known high-quality builder and then sold for \$1,450,000 on 3/26/2021. These sellers lived in the dwelling only part time and made no improvements. The resale price indicates a 5% average annual rate of appreciation. The broker reported the above GLA, which does not include the 883 SF of finished basement. In addition to its three fireplaces, the interior had a modern kitchen and baths (spa-like), hardwood floors, and a sunroom that provided broad views of the river. The master suite also offered river views. There lot was also improved with a detached, heated garage/boat house that had a ½ bath, a patio, an outside shower, and a boat dock along its 80'±' of river frontage.



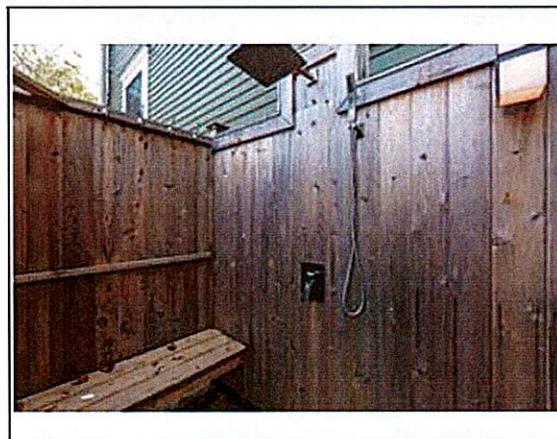
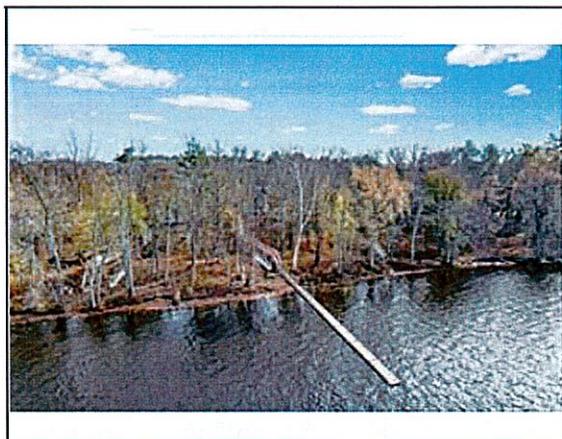
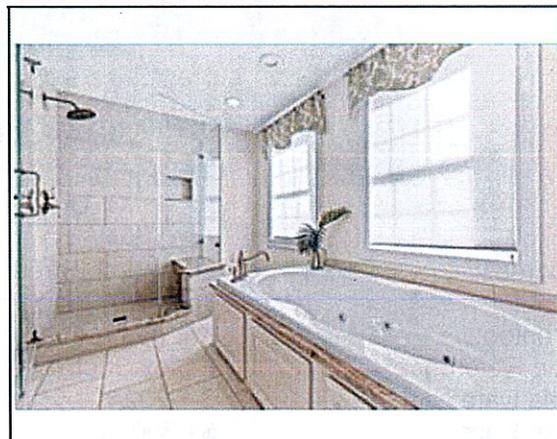
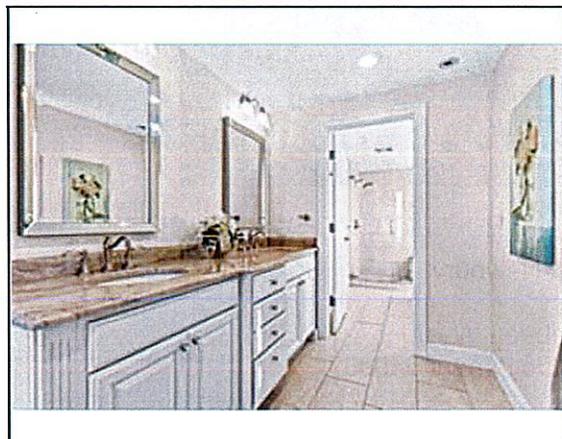


Dwelling Sale 3

Address: 56 Church Street, West Newbury
Grantor: James V. Igoe
Grantee: Khaqan Ahmed and Sabeen Wasi
Title Reference: Essex South Registry, Document 649987
Sale Date: 3/1/2024
Sale Price: \$1,350,000
Land Area: 0.96 Acres
Gross Living Area (GLA): 4,530 SF
Room Count: 10/4/3.5
Price Per SF of GLA: \$298
Sales History: No sales in the three preceding years
Financing: None
Rights Conveyed: Fee Simple
Verification: Selling broker-Kimberly Oneil Mara, deed, MLS

Comments: A Merrimack riverfront lot improved with a colonial style dwelling constructed in 2003 with a two-car built-in garage and Hardie Plank siding. The lot is open at the front and thinly wooded at the rear. There is an outdoor shower and a long walkway leading to the property's new floating dock. The dwelling contained a large modern kitchen and baths, good quality cabinets, quartz counter tops, a large living room, central air, hardwood floors, a nearly new master bath, a deck, and a patio. The dwelling had a modern floor plan and was in good condition inside and out. The property sold in 2019 and according to the selling broker was "cosmetically updated" prior to this sale.

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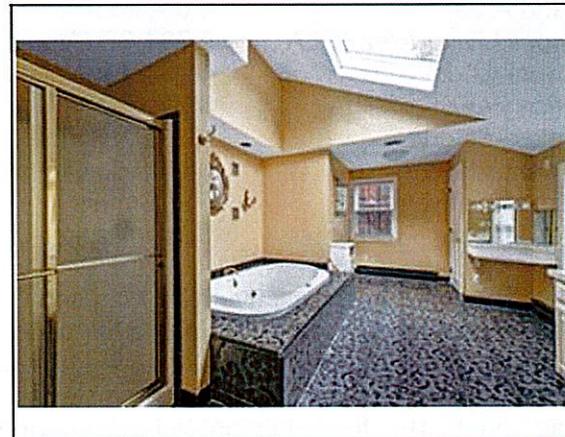
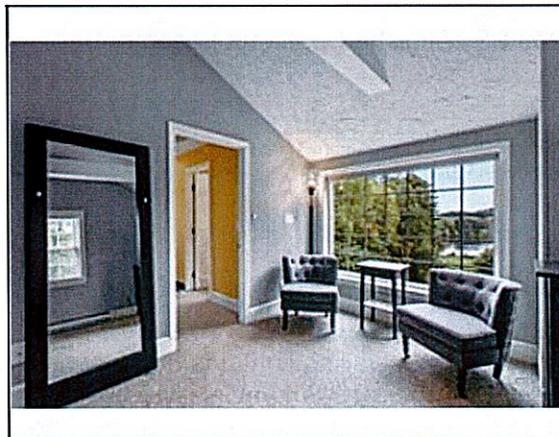
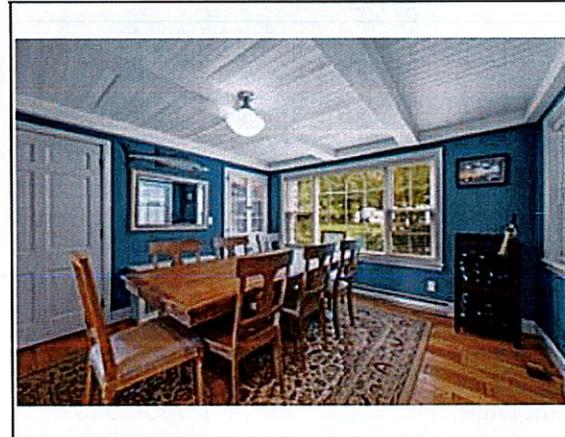
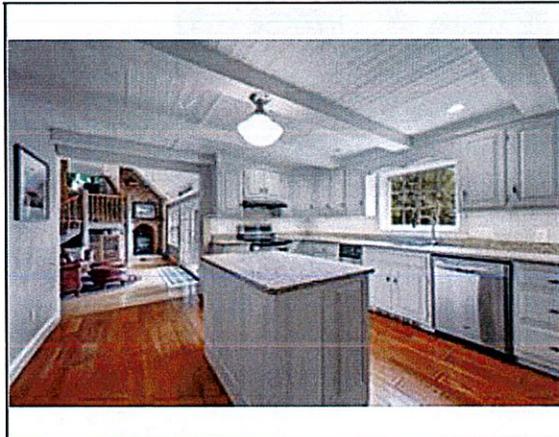
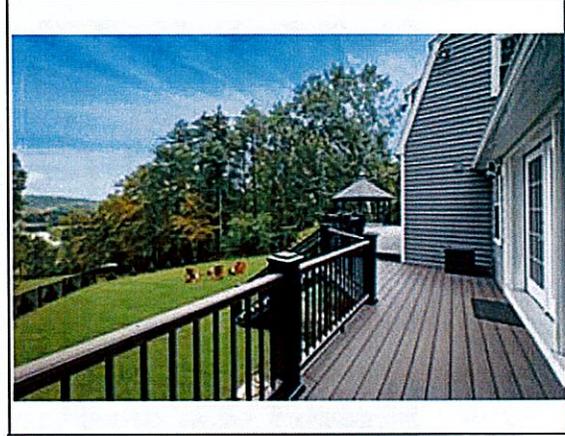
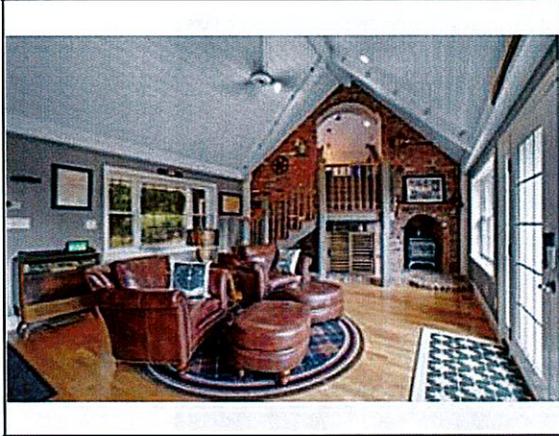


Dwelling Sale 4

Address: 467 East Broadway, Haverhill
Grantor: Jay M. Ferrandini
Grantee: Walter R. Darrach
Title Reference: Essex South Registry, Book 41883, Page 278
Sale Date: 11/30/2023
Sale Price: \$1,170,000
Land Area: 4.0 Acres
Gross Living Area (GLA): 2,704 SF (Also had 1,246 SF of finished walk-out basement)
Room Count: 11/3/3 full & 2 half
Price Per SF of GLA: \$394
Sales History: No sales in the three preceding years
Financing: \$877,500 Cross Country Mortgage
Rights Conveyed: Fee Simple
Verification: Selling broker-Linda Ducharme, MLS, deed, other public records

Comments: A Merrimack riverfront Garrison Colonial style home constructed in 1978 with a large attached two-car garage and a large, detached shed built as a woodworking shop. The property sold to this grantor in 2016 and he rehabilitated it. The dwelling contains a nearly new kitchen and baths, a large dining, a master bedroom suite, central A/C, and a finished basement. The full-height gabled ceiling living room and deck offered a view of the river. The lot sloped down in lawn to a broad and level lawn along the river where there is a modern floating boat dock.

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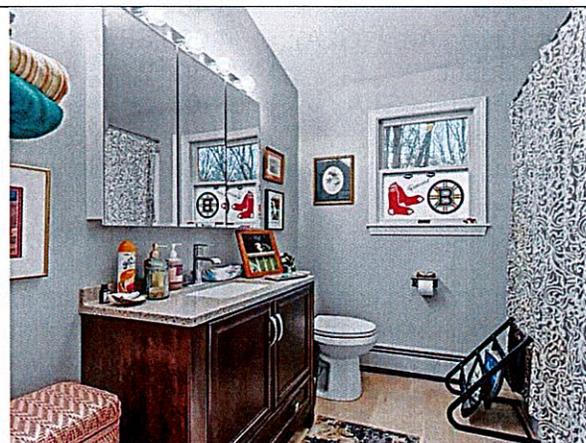
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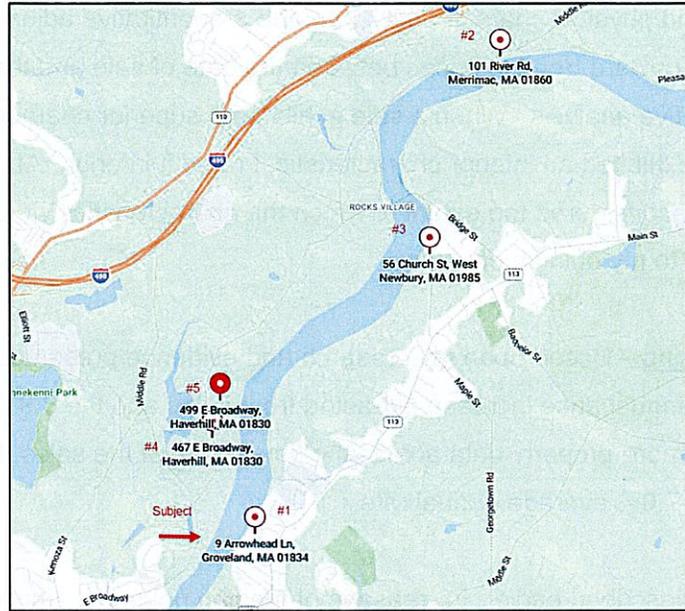
Dwelling Sale 5

Address: 499 East Broadway, Haverhill
Grantor: Edward D. Lardiere
Grantee: Erin Riley and Aidan O'Rourke
Title Reference: Essex South Registry, Book 41510, Page 373
Sale Date: 4/7/2023
Sale Price: \$775,000
Land Area: 3.46 Acres
Gross Living Area (GLA): 4,008 SF
Room Count: 9/5/3+2
Price Per SF of GLA: \$193
Sales History: No sales in prior 3 years
Financing: \$570,000 Service Federal Credit Union
Rights Conveyed: Fee Simple
Verification: Selling broker-Dawn Aiello, MLS, deed, other public records

Comments: This is a Merrimack riverfront lot improved with a building that is a colonial design at the front (above) and an attached Ranch at the rear. The building was constructed in 1990 and its quality was average and its condition was fair to poor as it needed flooring on the second floor and a new roof and rear deck. The kitchens and baths were acceptable. The building is used as a single-family plus an in-law apartment, each with its own kitchen and entry. In addition, there is a full basement with a two-car garage. The site also has an oversize detached two-car garage with a large second floor room with French doors to a deck above a carport. The lot is large and fairly level from its dwelling locus to its 120' of river frontage; however, it has a steep driveway from the road to the dwelling. The riverfront is improved with a boat dock whose permit needed updating and that was reported to allow up to a 48' boat. The seller paid for a new septic system.



Dwelling Sales Location Map



Select Riverfront Dwelling Sales								
#	Address	Municipality	Sale Date	Sale Price	Acres	Style	GLA*	Built
1	9 Arrowhead Ln.	Groveland	02/09/24	\$1,700,000	2.00	Georgian	3,772	1996
2	101 River Rd.	Merrimac	07/30/24	\$1,670,000	0.44	Greek Rev.	4,069	1855
3	56 Church St.	W. Newbury	03/01/24	\$1,350,000	0.96	Colonial	4,530	2003
4	467 East Broadway	Haverhill	11/30/23	\$1,170,000	4.00	Colonial	2,971	1978
5	499 East Broadway	Haverhill	04/07/23	\$775,000	3.46	Colonial	4,008	1990
	Subject	Haverhill	04/28/25		2.43	Colonial	5,467	1921+1975

I selected price overall as the unit of comparison. I compared the sales to the subject using the elements of comparison listed below.

- * Property rights conveyed
- * Financing terms
- * Conditions of sale (motivation)
- * Expenditures made immediately after purchase
- * Market conditions
- * Location
- * Physical characteristics
- * Economic characteristics
- * Legal characteristics
- * Non-realty components of value

Significant differences between the sales and the subject were found in market conditions, location, and physical characteristics. I made a quantitative adjustment to the sale prices reflective of the upward trend in prices between the date of sale and the date of value. Then, I made a qualitative analysis. When a sale exhibited a superior characteristic, I rated it superior, and when it exhibited an inferior characteristic, I rated it inferior. At the end of this comparative process, I considered the extent to which the characteristics were superior or inferior and reconciled to my opinion of value.

Market Conditions – Based upon my research and evidence presented earlier, which included the average annual price increase extracted from sales and the 6.9% average rate drawn from published more property data across the time frame of the sales, I adjusted the sale prices upward using a 7.0% average annual rate.

Location – As described earlier, for reasons of median household income, highway access, and school systems, Merrimac and Groveland are generally superior locations to Haverhill, and West Newbury is superior to a greater extent. Also, MLS data indicates that over the last 12 months the average single-family sale price in Haverhill was \$599,019, while in Merrimac it was \$696,896, in Groveland it was \$752,517, and in West Newbury it was \$1,115,576. Locations within each municipality vary and I made my ratings reflective of overall of my knowledge of the data and my observations when visiting the sales.

Lot Utility – The sale lots exhibited different overall utility based upon view, size and topography, and river access. I considered the overall utility of the sale lots as compared to the subject's estimated 2.43±-acre lot.

Dwelling Size and Condition – All of the sales had less Gross Living Area (GLA) than the subject. This measure does not include finished basement area, even when it is walk-out. All of the sales are smaller in GLA than the subject; however, the selected sales and others analyzed indicate that the value of square footage above approximately 4,000 SF diminishes.

In considering condition, I observed the exterior of the sale dwellings and also the quality of finish and interior condition, especially of kitchens and baths, using the MLS listing photographs. Four of the sale dwellings were younger than the subject, and one was older.

The older one had been renovated several years before the sale. To varying degrees all of the sale dwellings were in superior condition to the subject. Due in part to its size, the subject will require a large capital expenditure to put it into a condition similar to the sales.

Other – Under this heading I considered other improvements such as finished basement, garages, outbuildings, and boat docks. I concluded that the value attributed to finished basement was low per SF.

Sale 1 – This property has a superior location and a lot of similar size and topography. The dwelling's quality is unusually good and its condition was much superior to that of the subject. The dwelling's size is smaller than the subject. The finished basement, garage, driveway, landscaping, and boat dock are all superior. Overall, this property was much superior to the subject.

Sale 2 – This property has a superior location, and despite its smaller lot size, the lot's utility was similar overall as the dwelling was closer to the water and its view was superior. The dwelling quality and condition were unusually good, and its condition was much superior to the subject. The dwelling's size is large, yet smaller than the subject. The additional finished basement and the dock and landscaping were superior components of this property. Overall, this property was much superior to the subject.

Sale 3 – This property has a superior location and a smaller lot size that was still about an acre. Trees limited the river view more than at the subject and I rated this lot as inferior overall. The dwelling was much younger; its quality was good and its condition was good and included a recently updated kitchen. Overall, the condition was much superior to the subject. The dwelling's size large yet smaller than the subject. The property also had a modern boat dock. Overall, this property was much superior to the subject.

Sale 4 – This property had a similar location and a larger lot with inferior topography and a narrower river view due to its trees. The dwelling was younger yet its quality is not as good as the original section of the subject. The dwelling was younger and in much superior condition having been rehabilitated over the last few years. The dwelling's size was smaller than the subject; however, it also had a large, finished basement area of 1,246 SF, which is of lower

value per SF than upper floor area. Overall, the dwelling the size remained inferior. The property also included a detached garage and workshop in better condition than the subject's garage and its boat dock was a superior feature. Collectively, these additional aspects of this sale were slightly superior. Overall, despite its smaller dwelling size, this property was superior to the subject.

Sale 5 – This property had a similar location and a larger lot with poor/inferior topography between the road and the dwelling. Also, the lot afforded the dwelling “no real view” toward the river due to intervening trees and it was inferior overall. The dwelling's design was unusual as it was two different styles of attached buildings. The dwelling was much younger, of average quality, and in superior condition despite its needing work. The dwelling's size was large yet smaller than the subject dwelling. The property also included basement garage space, a large, detached garage with a second-floor room that was superior to the subject's garage, and it had a boat dock. Overall, despite its needing less repair than the subject, due to its topography and dwelling design this property was inferior to the subject.

Adjusted only for changes in market conditions, the \$1,458,000 to \$1,843,000± prices of Sales 1 through 3 are reflective of much superior properties. Sale 4, adjusted to \$1,284,000± is a superior property. Despite its superior condition, Sale 5 is an inferior property. I reconciliation of the data I considered the extent to which the sales are superior or inferior. I concluded that Sale 4 is superior to a greater extent than Sale 5 is inferior. The data support a conclusion of at least \$900,000, reasonably \$950,000±, and not more than \$1,000,000. Considering the major capital expense necessary to put the subject into a condition similar to that of sales 1 through 3, those sales reinforced this range.

Given market conditions that include a low supply of riverfront properties, I reconciled to the upper end of the range in concluding that this sales comparison provides an indication of market value for the subject dwelling as if on a 2.43±-acre lot, of \$1,000,000. A summary chart of my adjustment and ratings is presented on the following page.

Market Value Opinion of the Dwelling as if on 2.43 Acres

\$1,000,000

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	Subject	Sale 1	2	3	4	5
Transaction Data:	309 E. Broadway Haverhill	9 Arrowhead Ln. Groveland	101 River Rd. Merrimac	56 Church St. West Newbury	467 E. Broadway Haverhill	499 E. Broadway Haverhill
Sale Price		\$1,700,000	\$1,670,000	\$1,350,000	\$1,170,000	\$775,000
Date of Sale	04/28/25	02/09/24	07/03/24	03/01/24	11/30/23	04/07/23
Property Data:						
Dwelling GLA - SF	5,467	3,772	4,069	4,530	2,971	4,008
Site Size - Acres	2.43	2.00	0.44	0.96	4.00	3.46
Transaction Adjustment:						
Market Conditions (yrs.)		1.20	0.81	1.14	1.39	2.03
Adjustment		8.4%	5.7%	8.0%	9.7%	14.2%
Adjusted Price		\$1,843,126	\$1,764,481	\$1,457,963	\$1,283,987	\$885,135
Property Ratings:						
Location	superior	superior	superior	superior	similar	similar
Lot Utility	similar	similar	similar	inferior	inferior	inferior
Dwelling Condition	much superior	much superior	much superior	much superior	much superior	superior
Dwelling Size	inferior	inferior	inferior	inferior	inferior	inferior
Other	superior	superior	superior	superior	sl. superior	sl. superior
Overall Rating	much superior	much superior	much superior	much superior	superior	inferior
Concluding Opinion of Market Value	\$1,000,000					

Valuation of the 4.86 Acres of Excess Land Before the Taking

The highest and best use of the subject as improved before the taking is the dwelling on its 2.43- acre lot and use of the excess land as two more 2.43-acre lots. As shown, my opinion of the value for the dwelling on one 2.43-acre lot is \$1,000,000. The method of valuing the land for two additional lots is essentially the same as I made in my valuation of the larger parcel. The gross value and the expenses and allowances were revised to reflect that there are two rather than three lots and the value indication is, \$800,000, rounded.

The subject's market value in its highest and best use before the taking is summarized in the following chart. This analysis reflects that the dwelling is the subject component more likely to be retained by the buyer, and its value is not subject to an entrepreneurial profit allowance. This analysis results in the highest value as is.

Valuation Summary As Improved Before		
Gross Lot Sales	2 Lots at \$450,000 each	\$900,000
Less Expenses and Allowances		
Survey & Engineering, NHSP		\$12,000
Sales and Marketing	5% of gross sales	\$45,000
Legal		\$2,500
Tax Stamps	\$4.56 per \$1,000	\$4,104
Supervision & Entrepreneurial	5% of gross sales	\$45,000
Total Expenses and Allowances		\$108,604
Contribution to Value by Two Lots		\$791,396
Plus Market Value of Dwelling on 2.43 Acres		\$1,000,000
		\$1,791,396
Market Value Before, Called		\$1,800,000

Market Value – Before the Taking

The Sales Comparison Approach indicates the market value of the larger parcel as improved before the taking is **\$1,800,000**.

Description and Intended Use of the Taking

The city shall take the fee (less a permanent river access easement) in 5.3± acres whose only improvements are the old boat ramp and 160' of fence. The boat ramp is in poor condition, and the fence as depicted below is in very poor condition.

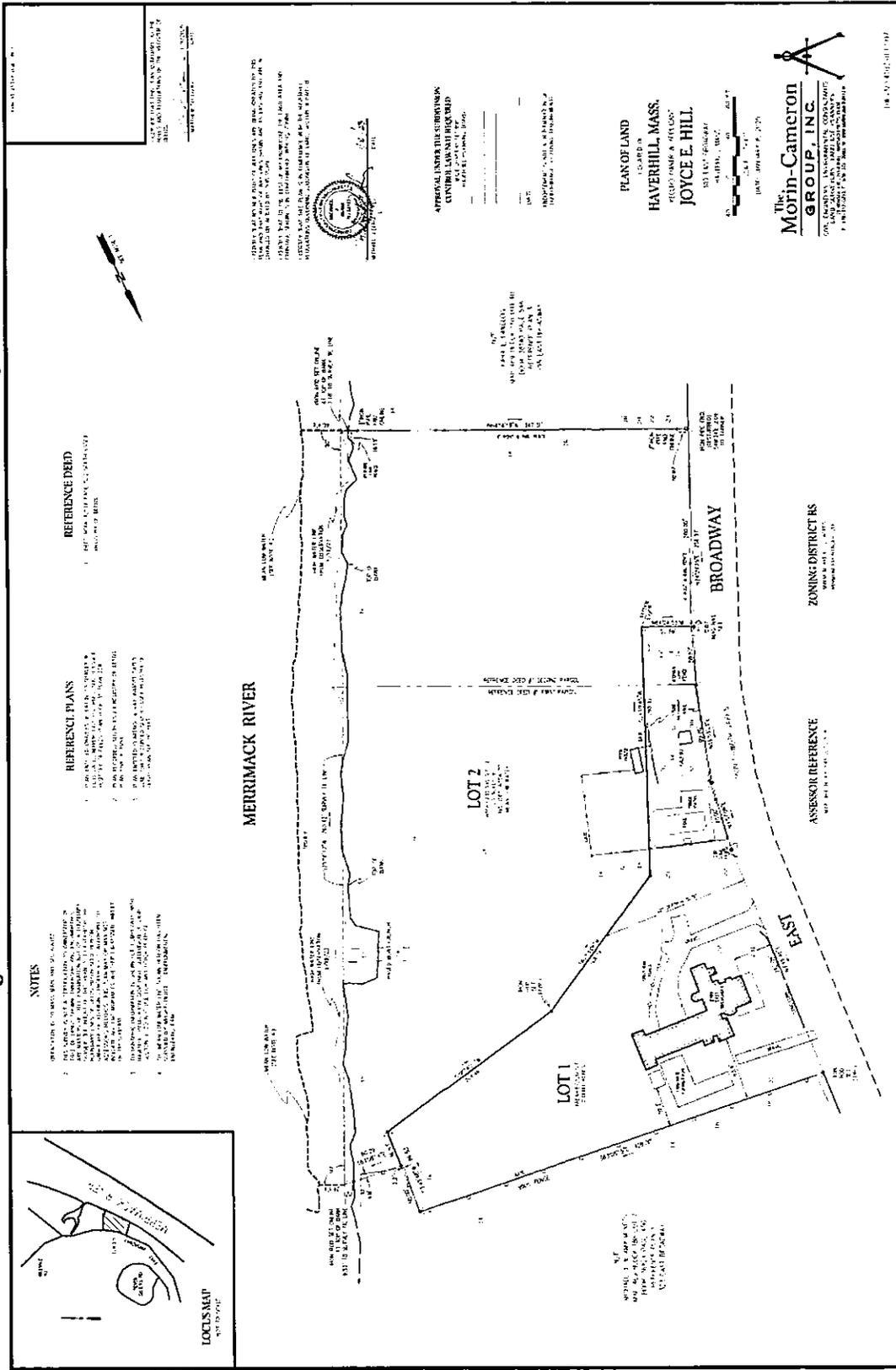


In addition, the city shall take a 20' wide by average 100' long (2,000 SF) permanent water main easement across the two-acre remainder parcel.

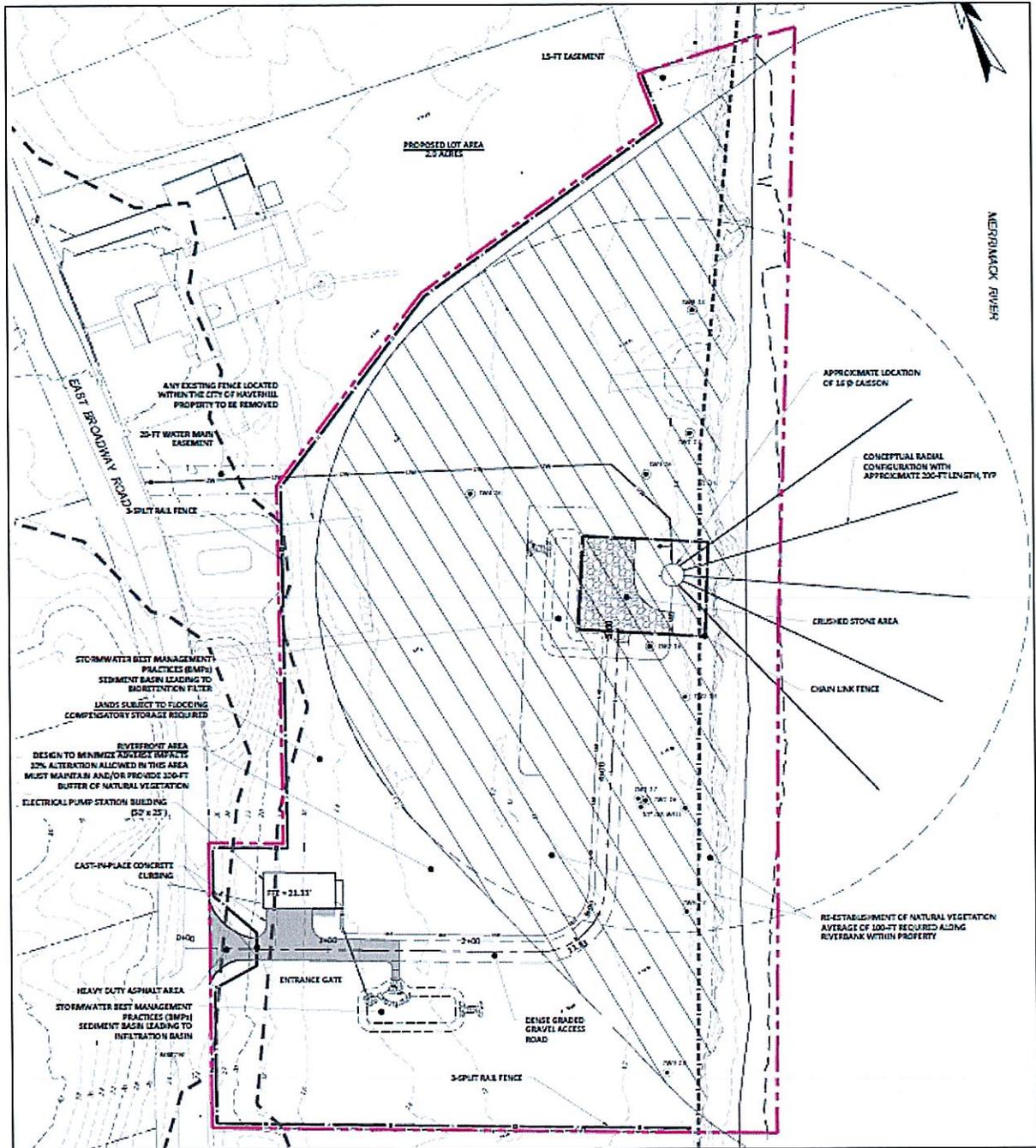
The two-acre remainder parcel shall include a permanent easement at a 15'-wide by an average of 110' long (1,650 SF) to mean low water corridor to the river for use as river access. No permits for a boat dock, ramp, or other uses are included in this easement yet it provides the land rights necessary to build a dock and the river access and potential for obtaining permits for such use.

A depiction of the parcel's division and the planned use and construction are presented in the following plans.

Highest and Best Use – Lot Division Plan After the Taking



Close-up of Planned Use Plan



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The city shall install at the 5.3 acres a public "radial collector well" and establish a well field of subsurface pipes, which extend from the circular caisson to beneath the river. The engineers at Wright-Pierce anticipate that at least 75% of the water collection shall be from beneath the river.

A 20' by 40' one-story electrical pump station building shall be constructed in the southwesterly portion of the 5.3 acres and an asphalt drive with underground power line will be constructed to the building and continue thereafter as a high-density gravel surface driveway to a crushed stone area at the well's caisson. The driveway will be gated.

The caisson area shall be excavated, and a crane shall install its pre-cast 16' diameter concrete rings to a depth of 70' to 80' and to a height of approximately 5' above the current site elevation. Laterals (pipes) will be installed at a 70' to 80' depth extending off-site beneath the river. With the 16' diameter caisson in place, a submerged pump will be used to empty the water from within it into a laydown area, which will be excavated to become a dewatering and stormwater basin. When the dewatering is complete and the laterals are in place, stockpiled soils will be used to level most of this area and return it to its prior condition. Crushed stone and stormwater drainage areas will remain. The caisson's pump will be run by a "silent" generator. The caisson's temporary cap will be made permanent and a chain link fence will be installed around the immediate area. A three split rail fence will be installed along this parcel's border.

The construction period is two years, with most work done in the first year. Construction vehicles and contractors will be at the 5.3-acre site during normal daylight hours, Monday through Friday. The taking does not impart to the general public a right to use the taking area or the remainder.

Description of the Remainder Property, Effect of the Taking, and Construction Work in Lieu of Damages

The taking results in a two-acre lot that contains the dwelling and includes permanent river access directly from its lot and a broad river view secured by the low intensity land use of the public well. The lot has a broad width along the street, where it includes the wooded knoll

and all of the larger parcel's improvements except 160'± of fence and the boat ramp. This width provides control over the view to the south near the roadway from the dwelling.

Amy Coppers of Wright-Pierce reported that there will be no discernable loss of water flow over the subject's tidal land or in the river in general as the planned 7.0 MPG withdrawal represents 0.16% of the overall river flow.

Overall, there will be a change in view due to the fence around the caisson area and in the river access quality. There will also be some disturbance affecting the dwelling's use from activity that includes noise, dust, trucks, etc., similar to that which would have occurred if the excess land was put to its highest and best use before, being the construction of two new dwellings nearby. There is no construction work planned in lieu of damages.

Highest and Best Use – After the Taking

The property's highest and best use after the taking is for residential use of the two-acre remainder lot and its single-family dwelling after capital repair to the dwelling. The lot configuration is shown on the Plan of Highest and Best Use. (The remainder lot's shape was negotiated with the current property owner.) The subject's likely buyer is a local builder/investor or a user with construction experience that will renovate the dwelling and may also seek a dock permit.

Sales Comparison Approach - After the Taking

I made two analyses of the remainder property's market value. First, I valued the part taken, severance, and special benefits. Then, to test the reasonableness of those results, I valued the remainder property as a whole.

Valuation of Taking of 5.3 Acres

The value of the land was already opined at \$3.77 per SF. The only adjustment to this value is that the taking is not in fee as there remains a permanent river access easement upon 1,650 SF. As it allows use above, upon, and partially below the surface, I value this 1,650 SF at 90% of the value per SF in fee. Therefore, the adjustment is -\$3.39 times 1,650 SF, or \$5,594,

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called -\$5,500. The value of the taking as part of the whole is 5.3 acres or 230,8687 SF times \$3.77 = \$870,372, less \$5,500, or \$864,872.

Valuation of the Permanent Easement

The value of the 2,000 SF permanent easement is based upon the value in fee of its land area times the degree of the bundle of rights taken. The value in fee as part of the whole is \$3.77 times 2,000 SF, or \$7,540. The rights taken are less than fee and the value taken is less.

The permanent easement is for the installation, repair, and replacement of a subsurface public water main. After excavation and pipe installation the surface will be returned to a similar condition as presently exists, except any deep-rooted plantings will not be allowed. Water mains generally exhibit a lengthy service life, which should result in little additional disturbance for decades. The easement area can be crossed by residents in normal yard use including residential landscaping equipment and also by private utility lines. Therefore, the easement involves a taking of minimal air rights, shared yet controlling surface rights, and most subsurface rights.

Generally, in suburban locations like the subject's where house lot use is the highest and best use, surface rights are the most valuable, air rights are second, and subsurface rights exhibit the lowest percentage of the value in fee. Practically, the "surface" area includes up to a reasonable working height of approximately 10' and a couple feet below grade as well. Air rights are above the surface, and subsurface rights extend far below. In this instance, due to the importance of the view, I reasoned the allocation of rights as summarized in the following chart. The degree of the rights taken from the fee is reasoned to be 55%.

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PE Rights						
Fee Simple		Rights Taken			Weighted Result	
		Times	Equals	% Taken		
100%	40%	air (10'+)	x	10%	=	4%
	50%	surface	x	80%	=	40%
	10%	subsurface	x	95%	=	10%
					Total	54%

Data concerning arms-length private party sales of permanent easements are very limited supply. Examples listed in the following chart are published data regarding easements sold upon rail corridors. These negotiated purchases were most often made to install electricity transmission lines (air rights) plus stanchions (surface and limited subsurface rights). Therefore, combinations of rights were transacted. The range of interest (value of the land in fee) was 40% to 72%. Though the parcels and their intended uses are dissimilar from the subject, the ratios support the use of a fraction of the value in fee, and the transactions provide a range of percentages.

Easement Sales						
#	Location	Sale Date	Sale Price	Miles	% of Fee	Rights Acquired
1	Sacramento, CA	Apr-87	\$380,000	4.57	50%	Permanent easement (PE) to install high voltage transmission stanchions and wires
2	Susanville, CA	Apr-88	\$153,000	22.0	72%	PE for transmission lines and structures
3	Twin Oaks, PA	Sep-90	\$7,000,000	36.8	50%	PE for transmission lines and structures
4	Cranford, NJ	Dec-90	\$12,000,000	4.34	40%	PE for transmission lines and structures
5	Bradford, et al, FLA	Jul-91	\$3,150,000	8.13	50%	Aerial and subsurface PE

Considering the result of my reasoning and the data, I concluded at 55%. Therefore, taking 55% of the \$7,540 value in fee results in a value for the easement of \$4,147.

Value of the Improvements

As previously shown, the 160' of fence taken is in very poor condition. I concluded at a nominal amount of \$500 as its value. The only other improvement is the 600± SF boat ramp. I made an estimate of the asphalt ramp and stairs' value based upon use of a depreciated cost

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estimate developed using the Marshall & Swift Cost Service Manual. The replacement cost new is taken from Page 1 of Section 66 at \$5,000. Deducting estimated depreciation at 50%, the value of the ramp and stairs taken is \$2,500. The total value of the improvements taken is \$500 and \$2,500, or \$3,000.

Valuation Summary of Part Taken

Prior to an analysis of severance, the value of the taking is the sum of \$864,872 for land, \$4,147 for the permanent easement, and \$3,000 for the improvements, or \$872,019.

Severance

In this analysis, I relied upon my discussions with local brokers regarding the importance of views, river access, and other property characteristics held when confirming the dwelling and lot sales. I concluded a negative impact on the remainder (severance) from the changes in view and river access. Although it is a considerable distance from the subject dwelling, the chain link fence around caisson is an inferior aesthetic to an open area, which due to flood plain and river setbacks would have otherwise existed under highest and best use. The new utility building will be distant from the remainder dwelling and is buffered from view by wooded knoll that is within the remainder property; like the new gravel driveway it is inconsequential to the view and overall.

I concluded severance of 10% of value of the lot before the taking, or \$45,000.

Special Benefits

There will be a general benefit to Haverhill's water supply yet I found no basis for conclusion of a special benefit to the subject.

Summary of Damages

The preceding analysis indicates that the \$1,800,000 value before the taking is diminished by \$917,019 in damages. This sum of damages implies a value for the remainder of \$882,981, called \$885,000.

Test of Reasonableness

As a test of reasonableness, I appraised the remainder property. I found the sales that were used in valuation of the subject dwelling (before) remained the most useful sales in its valuation as if on a two-acre lot with river view and direct river access (after) yet without shared use of a boat ramp and with the change in view.

My comparative ratings after were the same as before; however, in reconciliation of the data I again considered the extent to which the sales were superior or inferior. Based upon my analysis of the sales, I concluded that the subject dwelling as if on a two-acre river view and riverfront access lot as described was more like Sale 5 than it had been before and is therefore lower. Considering the change in lot dimensions, view, river frontage and access including shared boat ramp, prior to adjustment for the permanent easement I concluded a value near the low end of the range, or \$900,000. As shown on the following page, after adjustment for the 2,000 SF easement, this test indicated a market value indication after the taking of \$895,000 and damages of \$905,000. This conclusion is supportive of the results of my previous analysis.

Conclusion of Damages

In summary, in valuation after the taking I appraised the value of the part taken, plus severance, less special benefits. I tested the reasonableness of this opinion by valuing the remainder after the taking. In finalizing my opinion of damages, I reconciled to the greater amount. My opinion of damages is \$917,019.

Damages

\$917,019

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		<u>Dwelling Sales Adjustment Grid - After</u>				
Subject		1	2	3	4	5
Transaction Data:	309 E. Broadway Haverhill 04/28/25	9 Arrowhead Ln. Groveland \$1,700,000 02/09/24	101 River Rd. Merrimac \$1,670,000 07/03/24	56 Church St. West Newbury \$1,350,000 03/01/24	467 E. Broadway Haverhill \$1,170,000 11/30/23	499 E. Broadway Haverhill \$775,000 04/07/23
Property Data:	5,467 2.00	3,772 2.00	4,069 0.44	4,530 0.96	2,971 4.00	4,008 3.46
Transaction Adjustment:						
Market Conditions (yrs.)	1.20	1.20	0.81	1.14	1.39	2.03
Adjustment	8.4%	8.4%	5.7%	8.0%	9.7%	14.2%
Adjusted Price	\$1,843,126	\$1,843,126	\$1,764,481	\$1,457,963	\$1,283,987	\$885,135
Property Ratings:						
Location	superior	superior	superior	superior	similar	similar
Lot Utility	similar	similar	similar	inferior	inferior	inferior
Dwelling Condition	much superior	much superior	much superior	much superior	much superior	superior
Dwelling Size	inferior	inferior	inferior	inferior	inferior	inferior
Other	superior	superior	superior	superior	sl. superior	sl. superior
Overall Rating	much superior	much superior	much superior	much superior	superior	inferior
Market Value of Dwelling on 2.0 Acres Prior to Easement			\$900,000			
Less Adjustment for 2,000 SF Easement			-\$4,200			
Opinion of Market Value of Dwelling on 2.0 Acres - After, Called:			\$895,000			

Reconciliation and Final Opinion of Damages

My analysis of market value and damages utilized available market data and generally accepted methodology. The results of the Sales Comparison Approach as presented herein are concluded reasonable overall in their reflection of the impact of the taking.

The subject dwelling is unusual in its poor condition versus the riverfront dwelling sales. I found no more relevant data and my reconciliation required use of reasoned judgement. While the data was directive, when not specific I concluded at the upper end of the range, or in other words, a conclusion that favored the highest impact of the taking within the range supported by the sales. As tested by a before and after analysis, based upon the value of the part taken, plus severance, and the lack of special benefits, it is my opinion that damages to value of the subject real estate are \$917,019.

It is my opinion that as of April 28, 2025, the taking results in the following damages and the subject exhibits the following market values, rounded, before and after the taking.

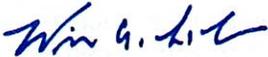
Summary of Damages	
Value Before the Taking	\$1,800,000
Value of the Taking	
Fee less 1,650 SF easement in 5.3 Acres	\$864,872
Permanent Easement	\$4,147
Improvements (fence and ramp)	\$3,000
Sub-Total	\$872,019
Severance	\$45,000
Special Benefits	\$0
Damages	\$917,019
Value After-Calculated	\$882,981
Value of the Remainder, Called	\$885,000

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Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have provided an appraisal of this property in the three years preceding my acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The Appraisal Assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- 
- As of the date of this report William A. LaChance has completed the continuing education program of the Appraisal Institute.

Assumptions and Limiting Conditions

1. This appraisal is based upon the condition of the National and Regional Economies, the purchasing power of the dollar and financing rates prevailing as of the effective date of appraisal.
2. This report expresses the opinion of the signer as to the market value and allocation of market value for the subject property as of the effective valuation date and in no way been contingent upon the reporting of a specified value nor of any finding to be reported.
3. No responsibility is assumed for matters legal in nature nor is this report to be construed as rendering an opinion of title, which is assumed to be good.
4. The subject properties have been appraised as though fully merchantable and under responsible ownership without regard to existing encumbrances, if any, such as tax liens, mechanic's liens, mortgages, etc., except as noted herein.
5. Areas and dimensions stated in this report are based upon the appraiser's measurements as well as upon plot plans, legal descriptions, and plans provided by the Municipality, client, property owner, and/or Registry of Deeds and are considered authoritative for the purpose of this report.
6. The exhibits included with this report are intended to provide visual assistance to the reader and were prepared by the appraiser for illustrative purposes only.
7. The appraiser made no survey of the properties and assumes that there are no hidden or inapparent conditions of the properties, subsoil or structures, which would make them more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering, which might be required to discover such factors.
8. The execution of this appraisal does not obligate the appraiser to give court testimony. If this is necessary, a separate agreement covering additional time and material expense incurred by the appraiser in preparing for and delivery of that service will be required.
9. Possession of a copy of this report does not carry with it the right of publication nor may it be used for any purpose by anyone but the client without the previous written consent of the appraiser. If consent is granted, the report must be used in its entirety.
10. No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.

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11. Disclosure by the appraiser of the contents of this appraisal report is subject to review in accordance with the bylaws and regulations of the professional appraisal organizations with which the appraiser is affiliated.
12. All facts set forth in this report are true and accurate to the best of the appraiser's knowledge. Information furnished by others is believed to be reliable but is not guaranteed.
13. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam or asbestos insulations, and/or the existence of toxic waste, which may or may not be present on the property, was not identified by the appraiser. However, I advise the client to investigate the location of the oil tanks and the type heating pipe insulation in the basement. I have not been provided with a site assessment report and have also not performed comprehensive independent investigations regarding the presence of toxic waste, asbestos, etc. as I am not qualified to detect such substances. The existence of other potentially hazardous waste material may have an effect on the value of the property. The appraiser urges the client to retain an expert in this field if desired.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

Addenda

Petersen LaChance Regan Pino, LLC

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Appraiser Qualifications

WILLIAM A. LACHANCE, MAI, SRA

PLRP, LLC – PO Box 442, Hathorne, MA 01937 | (617) 522-0022 | wlachance@verizon.net

SUMMARY OF QUALIFICATIONS

William A. LaChance is a partner at Petersen LaChance Regan Pino, LLC, a real estate services firm established in 1994 with public, private, and institutional clients throughout New England. Mr. LaChance provides appraisal and consulting services involving rights in real estate for purchase or sale, financing, eminent domain, IRS reporting, and tax appeal. Appraisals include tracts for residential subdivision or parcels for commercial or industrial development. Improved properties appraised include retail, office, industrial, and residential. Mr. LaChance has extensive subdivision, easement and other partial-interest appraisal experience as well as special purpose property appraisal experience concerning automobile dealerships, marinas, self-storage facilities, corridors, farmland, and contaminated sites.

Mr. LaChance has provided municipalities, various agencies of the Commonwealth, and the federal government with appraisals of real estate proposed for partial acquisition by eminent domain. Mr. LaChance has also performed numerous appraisals and review appraisals concerning development rights valuation for the Massachusetts Department of Agricultural Resources and for other state and federal agencies. Among the many courses and exams successfully completed are the Uniform Appraisal Standards for Federal Land Acquisitions, ASFMRA Courses 380 & 390 concerning appraisal review, and the Appraisal Institute's Valuation of Conservation Easements.

PARTIAL LIST OF LARGE APPRAISAL ASSIGNMENTS

- Miles of natural gas pipeline easements through numerous properties in different ownerships
- A tax appeal concerning a 300,000 square foot office building
- A portfolio of 90+ parcels comprised of vacant land, strip retail, office, and industrial properties
- A large yacht club and function center
- Market rent and market value of an oceanfront peninsula improved with 165 rental cottages
- A southeastern Massachusetts cranberry bog market study
- 1.1 million square feet of office and industrial space in 11 buildings on 265 acres
- 40 residentially zoned acres improved with a 10,000 square foot estate dwelling, before and after receipt of a Zoning Appeals Board decision that would allow commercial/office and multi-family development

EMPLOYMENT HISTORY

Hunneman Appraisal & Consulting Company, Boston, MA – Vice-President Performed diverse commercial, industrial, and residential property appraisal.	1986-1993
R.M. Bradley and Company, Inc. Boston, MA Commercial and Residential Property Appraiser and Ad Valorem appraisal	1982-1986
Robert J. Finnegan and Associates, Acton, MA Staff appraiser specializing in mass appraisal for Ad Valorem tax assessment.	1980-1982

EDUCATION

North Adams State College (now Massachusetts College of Liberal Arts), North Adams, MA B.S. in Business Administration	1976
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PROFESSIONAL DESIGNATIONS AND LICENSES

Member of Appraisal Institute since 1992 (MAI #9433), (2010 Chapter President)
Senior Residential Appraiser since 1988, (SRA #2266)
Certified General Appraiser since 1992, Massachusetts (License #497)
Real Estate Broker since 1979, Commonwealth of Massachusetts (License # 104087)

ADDITIONAL MEMBERSHIP

International Right of Way Association

COURT TESTIMONY

Mr. LaChance has qualified as an expert witness before the Appellate Tax Board of the Commonwealth of Massachusetts, Suffolk County Superior Court, Essex County Superior Courts in Lawrence and Newburyport, Norfolk County Probate Court, Middlesex County Superior Court, and U.S. District Courts in Worcester and Boston, Massachusetts.

Subject's Outstanding Deed

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 602

04/06/94 11:29 Inst 180
BK 12514 PG 522

2

I, Howard D. Hill,
of 12 Auburn Street, Newburyport, Essex

County, Massachusetts

~~being granted~~, for consideration paid, ~~and in full satisfaction of~~ as set forth in a Judgment of Divorce
Nisi between Howard D. Hill and Joyce E. Hill dated November 18, 1991 as of June 27, 1991
~~granted~~ on file with the papers in Docket No. 89D-0660 in the Essex Probate and Family
Court grant to Joyce E. Hill, individually, of 309 East Broadway,
of Haverhill, Essex County, Massachusetts with quitclaim covenants

~~showing~~ two certain parcels of land with the buildings thereon, situated in Haverhill,
Essex County, Massachusetts, bounded and described as follows:
~~(Description of parcels, if any)~~

FIRST PARCEL

A certain parcel of land with the buildings thereon situated on East Broadway in said
Haverhill and shown on "Plan of Land Conveyed by Charles W. Eaton to Charles P. Ellis,
Haverhill, Mass., March 1921, John T. Desmond, Civil Engineer," and bounded and described
as follows: Beginning at the Northwestern corner thereof at a bound on the Easterly
side of said East Broadway by land now or formerly of Kenneth C. Lathan; thence running
Southeasterly four hundred twenty-eight (428) feet; thence running Southwesterly by Parcel
#2 on said plan, fifty (50) feet to a point; thence running Southeasterly by said parcel
ninety-four (94) feet, more or less to the Merrimack River; thence running Southwesterly by
said River about five hundred twelve (512) feet to land of Nettie N. Bemis three hundred
sixty-one feet, more or less, to said East Broadway; thence running Northeasterly by said
East Broadway about four hundred thirteen and two-tenths (413.2) feet to the point of
beginning. Subject to easements, conditions, restrictions and rights of record only
insofar as the same may now be in force and applicable.

SECOND PARCEL

The land situated on the easterly side of East Broadway in the City of Haverhill, contains
2.4 acres, and being Lot 5, Block 180, Plan 450 in the Assessors' Office in said City of
Haverhill, in accordance with the Assessors' Map 1942 and 1945, and being more particularly
described on Plan prepared by Harry W. Bailey, City Engineer dated July 1954 and recorded
in said Registry. Said Lot being further bounded and described as follows:

~~Beginning at the Northwestern corner thereof at a bound on the Easterly side of said
East Broadway by land described in the above parcel; thence running~~

- SOUTHEASTERLY 361 feet more or less; to the Merrimack River; thence running
- SOUTHWESTERLY by said River about 258 feet more or less to land now or formerly
of Ada Langlois; thence running
- NORTHWESTERLY by land of Ada Langlois 343 feet more or less to said East Broadway,
thence running
- NORTHEASTERLY by said East Broadway 200.16 feet more or less to the point of
beginning.

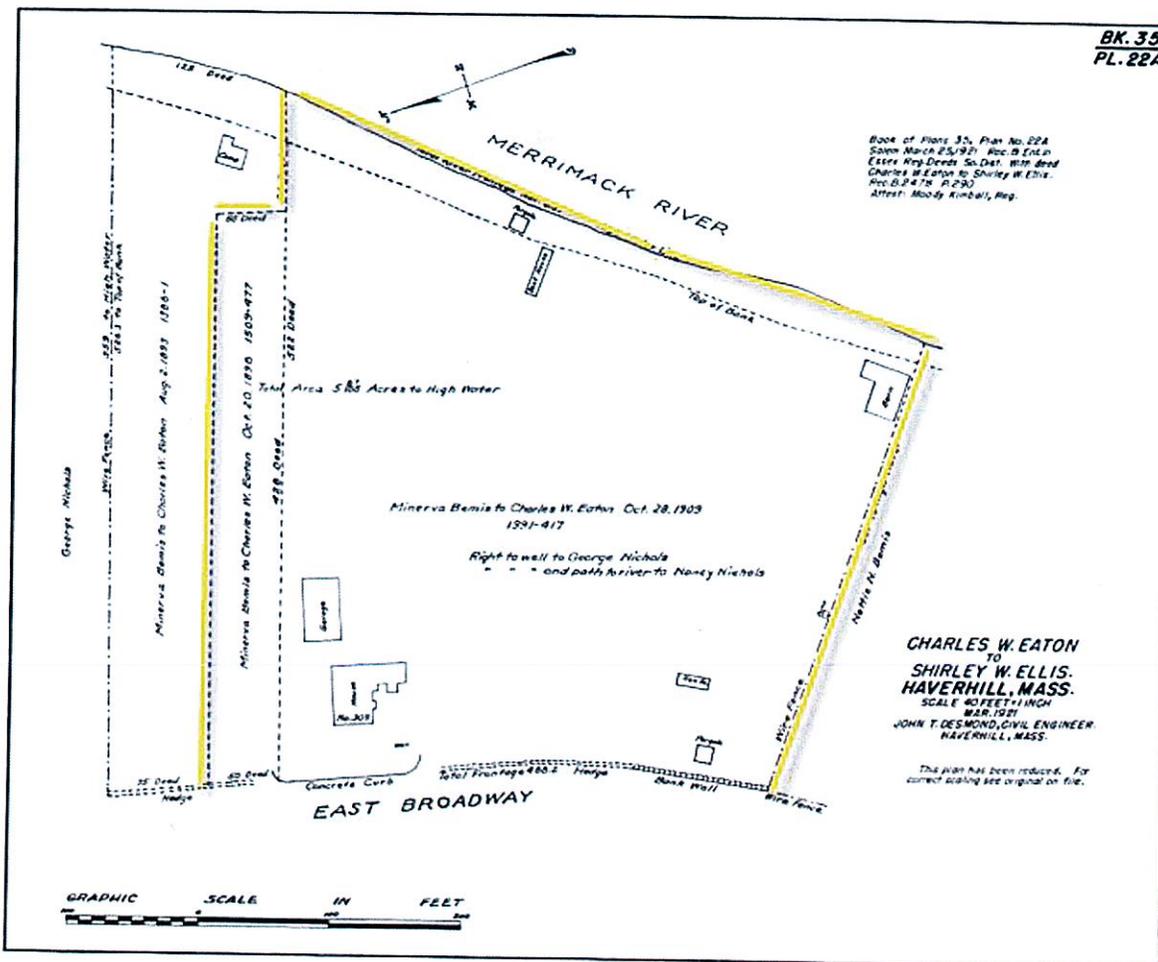
Subject to easements, conditions, restrictions and right of record if in force and effect.

For Grantor's title, see deed of Robert C. Mathieson dated September 20, 1976, recorded
in the Essex South District Registry of Deeds at Book 6281, Page 227.

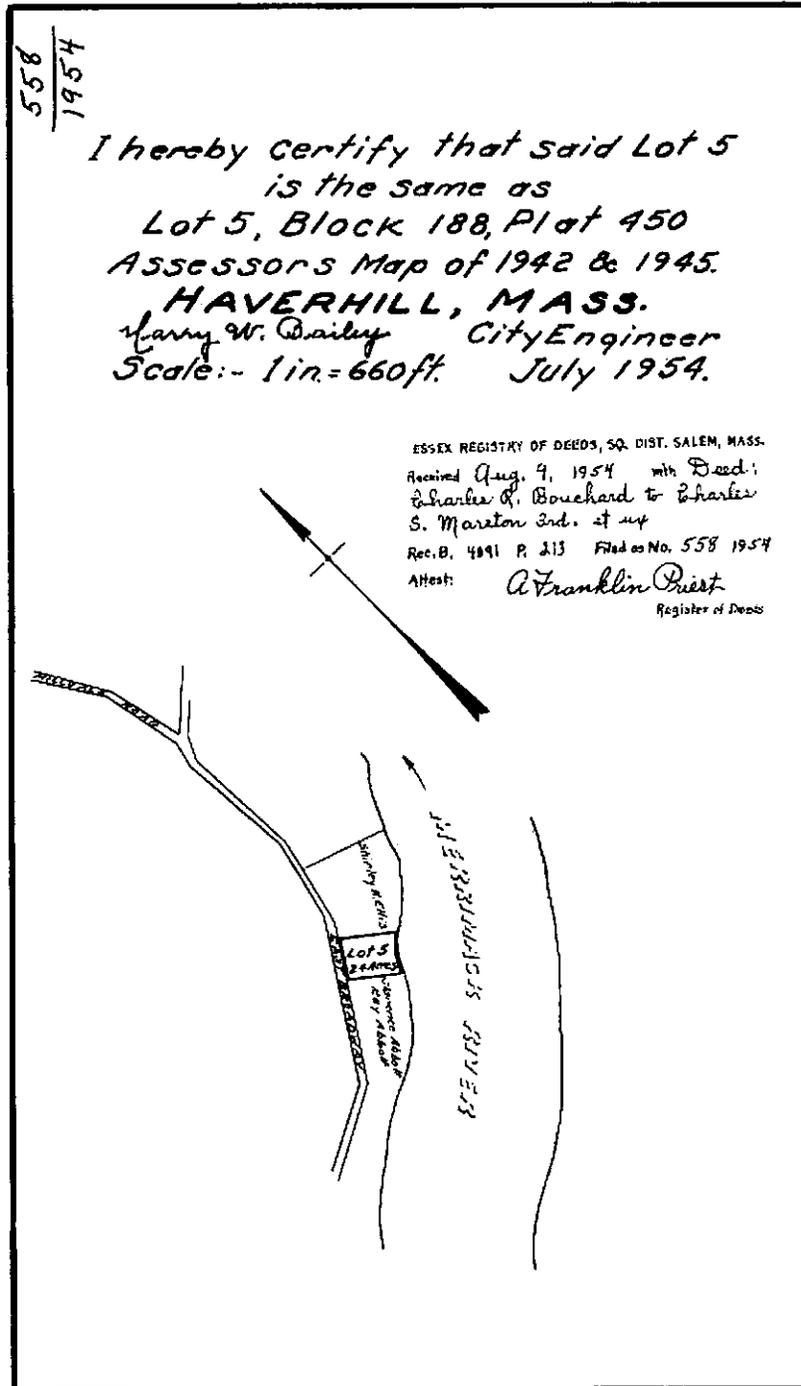
PROPERTY ADDRESS: 309 East Broadway, Haverhill, MA


04/06/1994 Doc: 0180

Recorded Plan of the Northerly Portion of the Subject
 (Subject outlined in yellow)



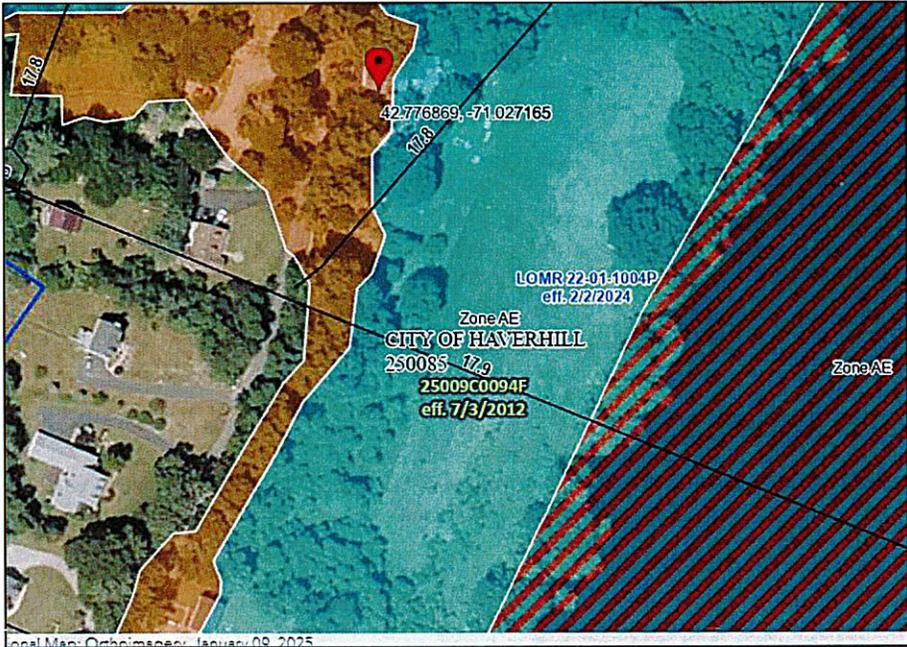
Recorded Plan of Subject's Southerly Portion
(Abutting the southwest or right of preceding plan)



NRCS Soils Map



FEMA Map



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Response to Appraiser's Water Flow Questions

The following is a response to Bill LaChance's questions regarding FEMA Mapping and impacts from operation of the municipal well (radial collector well). Please let me know if you have any comments. Bill's email (wlachance@verizon.net) indicated it was no longer valid. Would you be able to forward along the responses? Thank you.

FEMA FIRM Mapping Changes

The proposed site is located within flood zones AE and X per FEMA FIRM mapping. However, surrounding topography and characteristics of the Merrimack River in this area indicated that this was drawn incorrectly, most likely caused by the lack of detailed cross sections through this stretch of river. As a result, Wright-Pierce submitted a Letter of Map Revision (LOMR) to FEMA to formally amend the maps. See enclosed Figure that shows how the flood way was adjusted closer to the Merrimack River.

Groundwater and Merrimack River Flow

When the municipal radial collector well is operating, we anticipate 75% or more of the water will be derived from the Merrimack River through induced infiltration.

Additionally, an analysis was performed to determine the impact of the anticipated 7.0 MGD withdrawal on river flows using StreamStats, a Geographic Information System (GIS) map based, spatial analytical tool provided by the United States Geological Survey (USGS). It was concluded that, under low flow conditions of the Merrimack River, the proposed 7.0 MGD withdrawal would reflect approximately 0.16% which of the overall river flow.

Upon installation of the radial collector well, a prolonged pump test will take place. During the test; flow rate, drawdown within the collector well and nearby monitoring wells as well as the Merrimack River; will be monitored to ensure there are no impacts. Results will be submitted to MassDEP for approval prior to operating the municipal well.

Thank you,
Amy

Amy Coppers Costantino, PE
Wright-Pierce | Technology Leader I
direct 978.416.8019 | cell 617.750.3052





17.1

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS



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

March 6, 2026

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

From: Mayor Melinda E. Barrett

RE: Recognition of Women's History Month

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

Mayor Barrett respectfully requests to present a proclamation recognizing March 2026 as Women's History Month in City of Haverhill.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em

City of Haverhill, Massachusetts
PROCLAMATION
Women's History Month

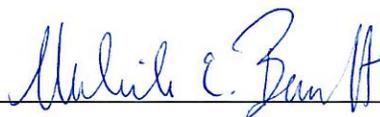
- Whereas:** Women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways;
- Whereas:** Women have played and continue to play a critical economic, cultural, and social role in every sphere of the life of our Nation by constituting a significant portion of the labor force working inside and outside of the home;
- Whereas:** Women have played a unique role throughout the history of our Nation by providing the majority of the volunteer labor force of our Nation;
- Whereas:** Women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation;
- Whereas:** Women of every race, class, and ethnic background served as early leaders in the forefront of every major progressive social change movement;
- Whereas:** Women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and the peace movement, which created a more fair and just society for all; and
- Whereas:** Despite these contributions, the role of American women in history has been consistently overlooked and undervalued in the literature, teaching and study of American history;
- Whereas:** Each year since 1987, March has been designated Women's History Month in our nation, and the President of the United States has proclaimed the month of March to be National Women's History Month;

NOW, THEREFORE I, MELINDA E. BARRETT, Mayor of Haverhill, do hereby proclaim that March 2026, is

Women's History Month

I call upon all citizens of Haverhill to participate in ceremonies and events to commemorate and honor women for their countless contributions to our community and nation as well as to learn more about the significant role women have had in the creation of our history.

IN WITNESS WHEREOF I have here unto set my hand and caused the Seal of the City of Haverhill to be affixed this 10th of March in the year of Our Lord Two Thousand Twenty-Five.



MAYOR MELINDA E. BARRETT

CITY COUNCIL

Timothy J. Jordan, President
John A. Michitson, Vice President
Thomas J. Sullivan
Colin F. LePage
Melissa J. Lewandowski
Catherine P. Rogers
Shaun P. Toohy
Michael S. McGonagle
Daniel R. Diodati
Devan Ferreira
Ralph T. Basiliere



CITY HALL, ROOM 204
4 SUMMER STREET
TELEPHONE: 978-374-2328
FACSIMILE: 978-374-2329
WWW.CITYOFHAVERHILL.GOV
CITYCOUNCIL@HAVERHILLMA.GOV

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

DOCUMENTS REFERRED TO COMMITTEE STUDY

103-HH	Motion by Councilor Michitson to send the <i>Home Rule Petition – An act establishing guidelines for the installation of and use of Electric vehicle charging stations in the City of Haverhill</i> , to committee in order to coordinate with condo associations.	A&F	12/23/23
40	Motion by Councilor Lewandowski to send updated Cannabis Social Equity Best Practices for the Cannabis Control Commission to A&F for further review.	A&F	4/2/24
12-S	Motion by Councilor Ferreira to send the City’s Swimming Ordinance Chapter 193 Article III and related items at Lake Saltonstall, aka Plug Pond to NRPP for further discussion.	NRPP	6/18/24
33-F	Motion by Councilor Basiliere to send resident winter parking concerns and offer suggestions for improvements	Public Health Safety	3/11/25
33-L	Motion by Councilor Lewandowski to send Bill 3360 (vacancy tax on residential properties) for review and also further review of MVSP (Massachusetts Vacant Storefront Program)	Planning & Development	6/24/25
33-P	Motion by Councilor Ferreira to send for review as to what our local strategies are for traffic and safety as well as looking into these intersections for public safety (Amesbury Line Road/Merrimac Road)	Public Health Safety	9/16/25
94-B	Motion by Councilor Ferreira to look at updating the standards of Ch. 250 article VI of the Haverhill Zoning Code regarding water use restrictions established in 2016	Planning & Development	9/16/25
33-T	Motion by Councilor Lewandowski to establish a working group previously discussed implementing a control management plan for the vegetation in Riverside Park/Edible Avenue along the river	NRPP	9/30/25
85-E	Motion by Councilor Michitson to send Judi Barrett’s progress report on the fiscal impact analysis prepared for Council for further discussion	Planning & Development	12/9/25
1-F	Motion by Councilor Lewandowski to send for discussion relative to establishing or formalizing an ordinance regarding water conservation program	Planning & Development	1/27/26

FEB 20 AMB:27
HAVCITYCLERK