



CITY OF HAVERHILL

CITY COUNCIL AGENDA

May 9, 2023 at 7:00 PM

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

In-Person/Remote Meeting

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

1. **OPENING PRAYER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES OF PRIOR MEETING**
4. **ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING**
5. **COMMUNICATIONS FROM THE MAYOR:**
6. **COMMUNICATIONS FROM COUNCILLORS TO INTRODUCE AN INDIVIDUAL(S) TO ADDRESS THE COUNCIL:**
 - 6.1. Councilor Sullivan wishes to introduce Christine Kwitchoff from the *Rocks Village Memorial Association* to announce its biennial Vintage Yard Sale Fundraiser on June 10 & 11, 2023, from 8 am to 3 pm
 - 6.2. Council Vice President Michitson wishes to introduce State Representative Andy Vargas to announce an industry-wide event, "*Summit on Smart Manufacturing Resiliency*" to take place on June 16th at NECC for economic development and workforce training
7. **PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28**
8. **COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:**
 - 8.1. Abatement report for the month of April 2023, from Christine Webb, City Assessor
9. **UTILITY HEARING(S) AND RELATED ORDER(S):**
10. **HEARINGS AND RELATED ORDERS:**
 - 10.1. Document 41; Responses submitted for Right of First Refusal for land on Broadway – Parcel 539-429-9A consisting of 31.84 Acres – Notice of Intent to Convert to Residential Usage
11. **APPOINTMENTS:**
 - 11.1. Confirming Appointments:



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11.2. Non-Confirming:

11.3. Resignations:

11.4. **PETITIONS:**

11.5. Request for *Withdrawal* of Re-zoning Request *Without Prejudice* for Old Ferry Road, Map 443, Block 3, Lot 2A – with Council Hearing previously scheduled for May 23 2023 – from Attorney James Cleary III; Trustee of the Virginia G. Miller Trust of 2021

11.5.1. Attorney Michael J Migliori submits request for “Access and Utility Easement” and requests approval of Order submitted for *Cedar Crest Development, Mohawk Trail* to develop land on 188 Lake st

11.5.1.1. Order – authorize Mayor to execute easement submitted relative to real property located on a portion of Lake st also known as Mohawk Trail; Assessors Map 539, Block 439, Lot 78

11.5.2. Attorney Paul Magliocchetti, representing Cioto and Johnson Development LLC, submits plans relative to Special Permit Conditions for a *Major Modification* for development located at 38 Railroad st; adopted by City Council on August 23, 2022

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

11.7. **Amusement/Event Application** - *with Police approval – and requests to have fees waived*

11.7.1. **EVNT 23-8;** Michael Rossi for *Greater Haverhill Arts Association*; requesting to hold Annual Art Festival at the Braford Common, 10 am to 4 pm, Saturday, September 9th

11.7.2. **EVNT 23-12;** Fr. Christopher Wallace, requests to hold “*Taste of the Nations Festival*” to be held at All Saints Parish, 120 Bellevue av; on Saturday, June 24th from 12 pm to 6 pm

11.7.3. **EVNT 23-18;** Hailey Moschella for *Creative Haverhill*, requests to hold *Art Walk* at businesses, alleyways and public spaces along Washington st and parts of Wingate st; on June 3rd and September 30th, from 1 pm to 7 pm

11.7.4. **EVNT 23-16;** Hailey Moschella for *Wisteria Montessori School*, requests to hold *Boardwalk Block Party* on the lawn area at Harbor Place, 44 Merrimack st; on Saturday, June 17th from 3 pm to 6 pm



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11.8. **Auctioneer License:**

11.9. **Tag Days:** *with Police approval*

11.10. **One Day Liquor License:**

11.11. **Annual License Renewals:**

11.11.1. **Hawker Peddlers License 2023 - Fixed location** – *with approvals*

11.11.2. **Coin-Op License Renewals** – *with Police approval*

11.11.2.1. *Market Basket, 285 Lincoln av, 3 Coin-ops*

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

11.11.4. **Taxi Driver Licenses for 2023:** *with Police approval*

11.11.4.1. Windy Smith, 115 Lowell av

11.11.4.2. Nicole Siney, 11 Charles st

11.11.4.3. Steve Pefine, 52 Washington st

11.11.4.4. Daniel Merchant, 103 Freemont st

11.11.5. **Taxi/Limousine License** *with Police approval:*

11.11.5.1. **TLLB 23-3;** Wisvel Joseph for *Haverhill Taxi* – 145b
Winter st – 10 Taxis

*Pending license is granted for a 6 month period (expiration mid - September 2023) –
with renewal contingent on finding an appropriately zoned lot to store taxis. Current
business property (145b) is zoned CC and is used for office use only, no space for cars.*

11.11.6. **Junk Dealer License** *with Police approval*

11.11.7. **Pool Tables**

11.11.8. **Sunday Pool**

11.11.9. **Bowling**

11.11.10. **Sunday Bowling**

11.11.11. **Buy & Sell Second Hand Articles** *with Police approval*

11.11.12. **Buy & Sell Second Hand Clothing**

11.11.13. **Pawnbroker license**

11.11.14. **Fortune Teller** - *pending Police approval*

11.11.15. **Buy & Sell Old Gold**

11.11.16. **Roller Skating Rink**

11.11.17. **Sunday Skating**

11.11.18. **Exterior Vending Machines/Redbox Automated Retail, LLC**

11.11.19. **Limousine/Livery License/Chair Cars** *with Police approval*



**CITY OF HAVERHILL
CITY COUNCIL AGENDA**

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12. MOTIONS AND ORDERS:

- 12.1. Order – Transfer \$35,000 from Vehicle Maintenance Salaries Account to the Vehicle Maintenance Electricity & Heat Accounts-Electricity \$15,000 and Heat \$20,000

13. ORDINANCES (FILE 10 DAYS)

14. COMMUNICATIONS FROM COUNCILLORS:

- 14.1. Council President Jordan, Council Vice President Michitson, and Councillor Lewandowski request an update from the Mayor on meeting with Eliot last week regarding improving Community Behavioral Health Center services to Haverhill and update on increasing the City's investment in the NFI partnership

15. UNFINISHED BUSINESS OF PRECEDING MEETING:

16. RESOLUTIONS AND PROCLAMATIONS:

- 16.1. Proclamation – *Children's Mental Health Week; Accept, Advocate, Act – Because Awareness is Not Enough* – May 7th to May 13th

17. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

18. DOCUMENTS REFERRED TO COMMITTEE STUDY

19. LONG TERM MATTERS STUDY LIST

20. ADJOURN :

CITY COUNCIL

Timothy J. Jordan

President

John A. Michitson

Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

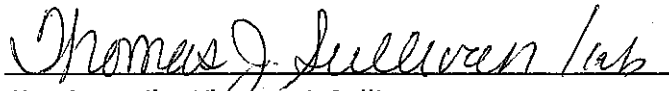
611
CITY HALL, ROOM 204
4 SUMMER STREET
TELEPHONE: 978-374-2328
FACSIMILE: 978-374-2329
WWW.CITYOFHAVERHILL.COM
CITYCNCL@CITYOFHAVERHILL.COM

HAU CITY CLERK MAY 3 2023 4:10:03

May 3, 2023

To: President and Members of the City Council:

Councilor Sullivan requests to introduce Christine Kwitchoff from the Rocks Village Memorial Association to announce its biennial Vintage Yard Sale Fundraiser on June 10 & 11, 2023, from 8 a.m. until 3 p.m.


City Councilor Thomas J. Sullivan

(meeting 5.9.2023)

CITY COUNCIL

Timothy J. Jordan

President

John A. Michitson

Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

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Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

6.2
CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.COM

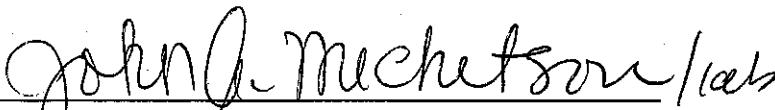
CITYCNCL@CITYOFHAVERHILL.COM

HAVERHILL CITY CLERK MAY 23 2023

May 5, 2023

To: President and Members of the City Council:

Council Vice President Michitson wishes to introduce State Representative Andy Vargas to announce an industry-wide event, "*Summit on Smart Manufacturing Resiliency*", to take place on June 16th at NECC for economic development and workforce training.



Council Vice President John A. Michitson

(meeting 5.9.2023)



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

May 3, 2023

HAU CITY CLERK MAY 4/23 4:10:48

TO: MEMBERS OF THE HAVERHILL CITY COUNCIL:

In accordance with Municipal Ordinance, Chapter 7,
entitled "Assessor" as follows:

The Board of Assessors shall file monthly with the
City Council a copy of the report submitted to the
Auditor showing a summary of the above abated
amounts for that month.

Attached herewith is the report for the month of
April as filed in the Assessors Office.

Very truly yours,

Christine Webb, MAA
Assessor

Transaction Summary All Years
City of Haverhill

All Entry Date range 04/01/2023 through 04/30/2023 for Abatements,Exemptions

Totals		Tax Paid	Interest Paid	Fees Paid	Tax Reversals	Interest Reversals	Fee Reversals	Refunds	Refunds Reversals	Abate	Exemp	Adjust	Transfers
Motor Vehicle Excise Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.74	0.00	0.00	0.00
2020 Motor Vehicles		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.74	0.00	0.00	0.00
2020		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.74	0.00	0.00	0.00
Motor Vehicle Excise Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	744.05	0.00	0.00	0.00
2021 Motor Vehicles		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	744.05	0.00	0.00	0.00
Property Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,799.17	0.00	0.00	0.00
2021 Real Estate		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,799.17	0.00	0.00	0.00
2021		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,543.22	0.00	0.00	0.00
Boat Excise Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00
2022 Boats		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00
Motor Vehicle Excise Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,944.48	0.00	0.00	0.00
2022 Motor Vehicles		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,944.48	0.00	0.00	0.00
Property Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,733.13	0.00	0.00	0.00
2022 Real Estate		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,733.13	0.00	0.00	0.00
2022		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,727.61	0.00	0.00	0.00
Motor Vehicle Excise Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,974.02	0.00	0.00	0.00
2023 Motor Vehicles		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,974.02	0.00	0.00	0.00
Property Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,205.17	444.00	0.00	0.00
2023 Real Estate		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,205.17	444.00	0.00	0.00
2023		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,179.19	444.00	0.00	0.00
Report		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97,780.76	444.00	0.00	0.00
Total All Charges										98,224.76			

Total All Charges: Add all columns except Adjustments.

Hearing MAY 9-2023
Haverhill



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

Memo

March 30, 2023

To: Mayor James J. Fiorentini and Haverhill City Council
From: City Clerk Kaitlin M. Wright
RE: Parcel 539-439-9A, 31.84 acres, Broadway – Right of First Refusal

Mayor and City Council Members,

Please find enclosed in this letter the responses from all pertinent city entities (Assessor, Conservation Commission, Planning and Economic Development, Solicitor, and Water) regarding the Right of First Refusal for Parcel 539-439-9A on Broadway. The Notice of Intent will be provided electronically via email due to the document's size.

This matter will go before the City Council as a petition on the April 4th meeting, to be continued to May 9th meeting, pending vote of the City Council.

Should you have any questions, please contact me directly via email at kwright@cityofhaverhill.com or by telephone at (978) 420-3622.

Respectfully,

Kaitlin M. Wright

Kaitlin M. Wright
City Clerk

IN CITY COUNCIL: April 4 2023

VOTED: that COUNCIL HEARING BE HELD MAY 9 2023

Attest:

City Clerk



10.1

CITY OF HAVERHILL

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

November 9, 2022

Linda Koutoulas
Haverhill City Clerk
4 Summer St., #118
Haverhill, MA 01830

James F. Fiorentini
Mayor of the City of Haverhill
4 Summer St. #100
Haverhill., MA 01830

Timothy J. Jordan
Haverhill City Council President
4 Summer St., #204
Haverhill, MA 01830

Cybil

RE: Notice of intent convert 31.84 acres of land shown as Haverhill Assessor's parcel 539-439-9A.

Dear City Officials:

I am writing as the City of Haverhill Tax Assessor in response to the notice of intent to convert 31.84 acres of land shown as Haverhill Assessor's parcel 539-439-9A.

I have no known reason to object to this conversion from Chapter Land, currently in use as productive woodland, to a change of use to otherwise developed land.

The highest and best use of this 31.84 acres, if deemed legal, may be to split into multiple lots of developable land.

Sincerely,


Christine M Webb, MAA
Assessor



Haverhill

Conservation Department
Phone: 978-374-2334 Fax: 978-374-2366
rmoores@cityofhaverhill.com
conservation@cityofhaverhill.com

MEMO TO: Linda L. Koutoulas, City Clerk

FROM: Robert E. Moore, Jr., Environmental Health Technician 

DATE: November 21, 2022

RE: Notice of Intent to Convert to Residential Usage
Estate of Frank J. Dudley, Sr.
Parcel 539-439-9A, 31.84 acres, Broadway

The Conservation Commission discussed this matter at its November 17th meeting and offered no objections to the City's waiving its option to purchase the parcel. Rather the Commission voted to prioritize the City's current and ongoing efforts to protect and acquire open space in the Crystal Lake and Brandy Brow Road (East Meadow River) watershed areas.

e-COPY TO: The Honorable James J. Fiorentini, Esq., Mayor, City of Haverhill
Haverhill City Council
William Cox, Esq., City Solicitor
Haverhill Water Division, c/o Robert Ward, Interim DPW Director
Haverhill Planning Board, c/o William Pillsbury, Economic Development and Planning Director
Haverhill Board of Assessors, c/o Christine Webb, Assessor
Nancy O'Neill, CPA, Administrator for Estate of Frank J. Dudley, Sr.
Francis A. DiLuna, Esq., Attorney for Estate of Frank J. Dudley, Sr.

Linda Koutoulas

From: William Pillsbury
Sent: Tuesday, November 15, 2022 11:00 AM
To: Linda Koutoulas
Subject: Re: Chap 61, 61A and 61B - right of first refusal

Hi Linda: I concur with the recommendations of other departments indicating that we should not exercise the right of first refusal for the parcel in question. Thanks Bill P

From: Linda Koutoulas <lkoutoulas@cityofhaverhill.com>
Sent: Friday, October 14, 2022 3:49 PM
To: Christine Webb <cwebb@cityofhaverhill.com>; Rob Moore <rmoore@cityofhaverhill.com>; William Pillsbury <wpillsbury@cityofhaverhill.com>; robert ward <rward@haverhillwater.com>
Cc: Bill Cox <billcoxlaw@aol.com>; Mayor <mayor@cityofhaverhill.com>
Subject: Chap 61, 61A and 61B - right of first refusal

Dear Department Heads –

We have received NOTICE OF INTENT TO SELL A PORTION OF HAVERHILL ASSESSORS' PARCEL 576-436-27.

According to the recently passed ordinance Doc 109/2022; Ch 3 Sec 15:

"The Assessor, Conservation Commission, Planning Department, Water Department and any other department, board or commission deemed necessary are hereafter referred to as the City Entities. The City Clerk shall provide copies of a bonafide Notice by e-mail to the City Entities and request that they review and respond to the City Clerk in writing to the Notice within 10 business days with a written recommendation as to whether the land in question is viewed by that entity as valuable and necessary to the City and, if so, why. 4. A City Entity may request additional time to provide feedback, but in no instance shall the deadline to provide feedback be longer than 30 days from the initial date of notice."

Karen Buckley is creating a form in OpenGov, but in the meantime, please respond directly to me.

Thank you,
Linda

Linda L. Koutoulas
Haverhill City Clerk
4 Summer St #118
Haverhill MA 01830
978-374-2312
cityclerk@cityofhaverhill.com

CITY OF HAVERHILL
MASSACHUSETTS
ASSISTANT CITY SOLICITOR'S OFFICE

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

THOMAS C. FALLON
ASSISTANT CITY SOLICITOR

November 10, 2022

Via email only: mayor@cityofhaverhill.com
The Honorable James F. Fiorentini
Mayor of the City of Haverhill
4 Summer Street
Haverhill, MA 01830

Via email only: tjordan@cityofhaverhill.com
Timothy J. Jordan, City Council President
4 Summer Street, Room 204
Haverhill, MA 01830

Haverhill City Council

Via Email only: citycncl@cityofhaverhill.com

RE: Notice of Intent to Convert Pursuant to G.L. c. 61A, §14
31.84 Acres of Land Shown on Haverhill Assessors Office
On MP 539 BK 439 LT 9A

Dear Mayor Fiorentini; Council President Jordan; and Members of the City Council:

In accordance with subparagraphs 1 and 2 of paragraph B, of Section 3-15 of the Code of the City of Haverhill (hereinafter "S.3-15(B)(1) and (2)"), I have reviewed the above referenced Notice of Intent and have determined that same is "proper and complete," as required by subparagraph 12.

I will notify the landowners accordingly.

Thank you for your kind attention to this matter.

Very truly yours,


Thomas C. Fallon,
Assistant City Solicitor

CC: Francis A. DiLuna, Esq. (fdiluna@smolakvaughan.com)

Kaitlin Wright

From: Debbie Fallon <dfallon@haverhillwater.com>
Sent: Monday, March 27, 2023 3:12 PM
To: Kaitlin Wright
Subject: FW: Right of first refusal for Broadway Map 539, Block 439, Lot 9A

From: Robert Ward <rward@haverhillwater.com>
Sent: Tuesday, November 8, 2022 10:58 AM
To: Mayor <mayor@cityofhaverhill.com>; Lisa Ferry <lferry@cityofhaverhill.com>
Cc: William Pillsbury <wpillsbury@cityofhaverhill.com>; Chris Sicuranza <csicuranza@cityofhaverhill.com>; Rob Moore <rmoore@cityofhaverhill.com>; Bill Cox <billcoxlaw@aol.com>; John Pettis <jpettis@cityofhaverhill.com>; Fire Chief <robrien@haverhillfire.com>; John D'Aoust <jdaoust@haverhillwater.com>
Subject: RE: Right of first refusal for Broadway

Mayor,

This property is not located within any of the City's public drinking water supply watersheds. The Department of Public Works has no objection to waiving the City's right of first refusal.

Bob

Robert E. Ward
Interim DPW Director

City of Haverhill | 40 South Porter Street | Haverhill, MA 01835
Tel. (978) 374-2382 | Fax (978) 521-4083
Email: rward@haverhillwater.com

From: Mayor <mayor@cityofhaverhill.com>
Sent: Tuesday, November 8, 2022 10:43 AM
To: Lisa Ferry <lferry@cityofhaverhill.com>
Cc: William Pillsbury <wpillsbury@cityofhaverhill.com>; Robert Ward <rward@haverhillwater.com>; Chris Sicuranza <csicuranza@cityofhaverhill.com>; Rob Moore <rmoore@cityofhaverhill.com>; Bill Cox <billcoxlaw@aol.com>; John Pettis <jpettis@cityofhaverhill.com>; Fire Chief <robrien@haverhillfire.com>
Subject: Right of first refusal for Broadway

All,

I have received a notice from the law firm of Smolak and Vaughn of the intention of developing 31.84 acres of land on Broadway. We have a right of first refusal. The property is owned by the estate of Frank Dudley. It does not have a street address but it's us that is map 539 – 439 – nine a Broadway. The estimated market value is \$870,000.

I have all the paperwork in my office. Please let Lisa know right away if you would like a copy of it sent to you.

Please let me know immediately your opinion on whether or not the city should exercise its right of first refusal.

Conservation Commission
City Hall of Haverhill
Room 300
4 Summer Street
Haverhill MA, 01830

November 3, 2022

Re: Notice of Intent to Convert Pursuant to M.G.L. ch. 61A § 14
31.84 acers of land shown on Haverhill Assessors Office on Mp 539 Bk 439 Lt 9A

Dear Ms. Harmony Wilson and Members of the Conservation Commission,

Pursuant to the provisions of M.G.L. ch. 61A § 14 the Estate of Frank J. Dudley Sr. provides the enclosed:

- a. Statement of intent to convert,
- b. Statement of proposed use of the land,
- c. Location and acreage of land as shown on a map drawn at the scale of the Haverhill Assessors Map,
- d. Name, address and telephone number of the landowner, and
- e. Landowner's attorney.

Pursuant to the provisions of M.G.L. ch. 61A § 14:

"In the case of intended or determined conversion not involving sale, the municipality shall have an option to purchase the land at full and fair market value to be determined by an impartial appraisal performed by a certified appraiser hired at the expense of the municipality or its assignee, the original appraisal to be completed and delivered to the landowner within 30 days after the notice of conversion to the municipality. In the event that the landowner is dissatisfied with the original appraisal, the landowner may, at the landowner's expense, contract for a second appraisal, to be completed within 60 days after the delivery of the notice to convert.

- If, after completion of the second appraisal, the parties cannot agree on a consideration, the parties will contract with a mutually acceptable appraiser for a third appraisal whose cost will be borne equally by both parties.
- The third appraisal shall be delivered to both parties within 90 days after the notice of conversion to the municipality and shall be the final determination of consideration. Upon agreement of a consideration, the city or town shall then have 120 days to exercise its option."

HAV CITY CLERK NOV 4 22 PM 2:18

SMOLAK & VAUGHAN LLP

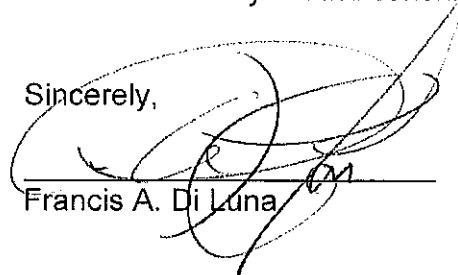
November 3, 2022

However, in order to expedite municipal action on this matter the Estate is also providing a recent full and fair market appraisal for the property.

Kindly cause the proceedings pursuant to the provisions of M.G.L. ch. 61A § 14 to be scheduled and notify the Estate whether the City of Haverhill intends to exercise its Option of First Refusal to purchase the property or assigns its Option rights to a qualifying entity. In the event the City does not desire to exercise its Option, kindly provide to me a waiver of the Option.

If you have any questions concerning the above or the enclosed, please contact me through e-mail or my cell phone. I thank you in advance for your kind consideration.

Sincerely,



Francis A. Di Luna

Cc: Honorable James J. Fiorentini, Mayor
Timothy J. Jordan, City Council President
Board of Assessors
Planning Board

HAV CITY CLERK NOV 4 22 PM 2:18

NOTICE OF INTENT TO CONVERT TO OTHER USE
Map 539 Block 439 Lot 9A

Pursuant to the provisions of Mass. G.L. c. 61A § 14 the Estate of Frank J. Dudley Sr., by and through Nancy O'Neill as Administrator of the estate makes this Notice of Intent to Convert To Other Use:

The Estate of Frank J. Dudley Sr., the owner of the hereto below identified land by and through its Attorney gives the City of Haverhill this Notice of Intent to Convert To Other Use.

Statement of proposed Use of the Land

The proposed use of the land is for residential development.

Location and Acreage of the Land

The subject property is 31.84 acers of land as identified by the Haverhill Assessors Office on Map 539 Block 439 Lot 9A Broadway, Haverhill, Massachusetts 01832. There is no street address for this property.

Name, Address and Telephone Number of Land Owner:

Estate of Frank J. Dudley Sr.
C/O Nancy O'Neill, CPA
O'Neill & O'Neill CPA's
PO Box 1181
Westford, Massachusetts 01886
E-mail: nancy@oneillcpas.com
Phone Number: (978) 692-1308

Attorney:

Francis A. Di Luna
Smolak & Vaughan LLP
21 High Street
East Mill, Suite 301
North Andover, Massachusetts 01845
E-mail: fdiluna@smolakvaughan.com
Telephone Number: 978-327-5220
Cell Phone Number: 617 283 7905

Assessor's Map:

Please see attached Assessor's Map.

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

November 3, 2022

Re: Notice of Intent to Convert Pursuant to M.G.L. ch. 61A § 14
31.84 acers of land shown on Haverhill Assessors Office on Mp 539 Bk 439 Lt 9A

Dear Mr. Jordan,

Pursuant to the provisions of M.G.L. ch. 61A § 14 the Estate of Frank J. Dudley Sr. provides the enclosed:

- a. Statement of intent to convert,
- b. Statement of proposed use of the land,
- c. Location and acreage of land as shown on a map drawn at the scale of the Haverhill Assessors Map,
- d. Name, address and telephone number of the landowner, and
- e. Landowner's attorney.

Pursuant to the provisions of M.G.L. ch. 61A § 14:

"In the case of intended or determined conversion not involving sale, the municipality shall have an option to purchase the land at full and fair market value to be determined by an impartial appraisal performed by a certified appraiser hired at the expense of the municipality or its assignee, the original appraisal to be completed and delivered to the landowner within 30 days after the notice of conversion to the municipality. In the event that the landowner is dissatisfied with the original appraisal, the landowner may, at the landowner's expense, contract for a second appraisal, to be completed within 60 days after the delivery of the notice to convert.

- If, after completion of the second appraisal, the parties cannot agree on a consideration, the parties will contract with a mutually acceptable appraiser for a third appraisal whose cost will be borne equally by both parties.
- The third appraisal shall be delivered to both parties within 90 days after the notice of conversion to the municipality and shall be the final determination of consideration. Upon agreement of a consideration, the city or town shall then have 120 days to exercise its option."

However, in order to expedite municipal action on this matter the Estate is also providing a recent full and fair market appraisal for the property.

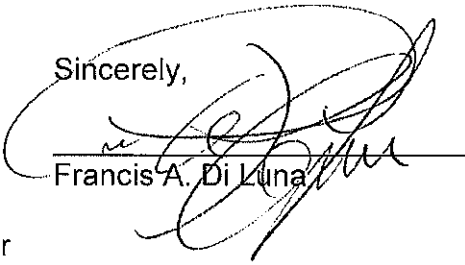
SMOLAK & VAUGHAN LLP

November 3, 2022

Kindly cause the proceedings pursuant to the provisions of M.G.L. ch. 61A § 14 to be scheduled and notify the Estate whether the City of Haverhill intends to exercise its Option of First Refusal to purchase the property or assigns its Option rights to a qualifying entity. In the event the City does not desire to exercise its Option, kindly provide to me a waiver of the Option.

If you have any questions concerning the above or the enclosed, please contact me through e-mail or my cell phone. I thank you in advance for your kind consideration.

Sincerely,


Francis A. Di Luna

Cc Honorable James J. Fiorentini, Mayor
Board of Assessors
Planning Board
Conservation Commission:

HAV CITY CLERK NOV 4 22 PM 2:15

**NOTICE OF INTENT TO CONVERT TO OTHER USE
Map 539 Block 439 Lot 9A**

Pursuant to the provisions of Mass. G.L. c. 61A § 14 the Estate of Frank J. Dudley Sr., by and through Nancy O'Neill as Administrator of the estate makes this Notice of Intent to Convert To Other Use:

The Estate of Frank J. Dudley Sr., the owner of the hereto below identified land by and through its Attorney gives the City of Haverhill this Notice of Intent to Convert To Other Use.

Statement of proposed Use of the Land

The proposed use of the land is for residential development.

Location and Acreage of the Land

The subject property is 31.84 acers of land as identified by the Haverhill Assessors Office on Map 539 Block 439 Lot 9A Broadway, Haverhill, Massachusetts 01832. There is no street address for this property.

Name, Address and Telephone Number of Land Owner:

Estate of Frank J. Dudley Sr.
C/O Nancy O'Neill, CPA
O'Neill & O'Neill CPA's
PO Box 1181
Westford, Massachusetts 01886
E-mail: nancy@oneillcpas.com
Phone Number: (978) 692-1308

Attorney:

Francis A. Di Luna
Smolak & Vaughan LLP
21 High Street
East Mill, Suite 301
North Andover, Massachusetts 01845
E-mail: fdiluna@smolakvaughan.com
Telephone Number: 978-327-5220
Cell Phone Number: 617 283 7905

Assessor's Map:

Please see attached Assessor's Map.

Mr. William Pillsbury and Planning Board
Economic Development and Planning
City Hall, Room 201
4 Summer Street
Haverhill, MA 01830

November 3, 2022

Re: Notice of Intent to Convert Pursuant to M.G.L. ch. 61A § 14
31.84 acers of land shown on Haverhill Assessors Office on Mp 539 Bk 439 Lt 9A

Dear Mr. Pillsbury, Mr. Howard and Planning Board Members,

Pursuant to the provisions of M.G.L. ch. 61A § 14 the Estate of Frank J. Dudley Sr. provides the enclosed:

- a. Statement of intent to convert,
- b. Statement of proposed use of the land,
- c. Location and acreage of land as shown on a map drawn at the scale of the Haverhill Assessors Map,
- d. Name, address and telephone number of the landowner, and
- e. Landowner's attorney.

Pursuant to the provisions of M.G.L. ch. 61A § 14:

"In the case of intended or determined conversion not involving sale, the municipality shall have an option to purchase the land at full and fair market value to be determined by an impartial appraisal performed by a certified appraiser hired at the expense of the municipality or its assignee, the original appraisal to be completed and delivered to the landowner within 30 days after the notice of conversion to the municipality. In the event that the landowner is dissatisfied with the original appraisal, the landowner may, at the landowner's expense, contract for a second appraisal, to be completed within 60 days after the delivery of the notice to convert.

- If, after completion of the second appraisal, the parties cannot agree on a consideration, the parties will contract with a mutually acceptable appraiser for a third appraisal whose cost will be borne equally by both parties.
- The third appraisal shall be delivered to both parties within 90 days after the notice of conversion to the municipality and shall be the final determination of consideration. Upon agreement of a consideration, the city or town shall then have 120 days to exercise its option."

SMOLAK & VAUGHAN LLP

November 3, 2022

However, in order to expedite municipal action on this matter the Estate is also providing a recent full and fair market appraisal for the property.

Kindly cause the proceedings pursuant to the provisions of M.G.L. ch. 61A § 14 to be scheduled and notify the Estate whether the City of Haverhill intends to exercise its Option of First Refusal to purchase the property or assigns its Option rights to a qualifying entity. In the event the City does not desire to exercise its Option, kindly provide to me a waiver of the Option.

If you have any questions concerning the above or the enclosed, please contact me through e-mail or my cell phone. I thank you in advance for your kind consideration.

Sincerely,


Francis A. Di Luna

Cc: Honorable James J. Fiorentini, Mayor
Timothy J. Jordan, City Council President
Board of Assessors
Conservation Commission

NOTICE OF INTENT TO CONVERT TO OTHER USE
Map 539 Block 439 Lot 9A

Pursuant to the provisions of Mass. G.L. c. 61A § 14 the Estate of Frank J. Dudley Sr., by and through Nancy O'Neill as Administrator of the estate makes this Notice of Intent to Convert To Other Use:

The Estate of Frank J. Dudley Sr., the owner of the hereto below identified land by and through its Attorney gives the City of Haverhill this Notice of Intent to Convert To Other Use.

Statement of proposed Use of the Land

The proposed use of the land is for residential development.

Location and Acreage of the Land

The subject property is 31.84 acers of land as identified by the Haverhill Assessors Office on Map 539 Block 439 Lot 9A Broadway, Haverhill, Massachusetts 01832. There is no street address for this property.

Name, Address and Telephone Number of Land Owner:

Estate of Frank J. Dudley Sr.
C/O Nancy O'Neill, CPA
O'Neill & O'Neill CPA's
PO Box 1181
Westford, Massachusetts 01886
E-mail: nancy@oneillcpas.com
Phone Number: (978) 692-1308

Attorney:

Francis A. Di Luna
Smolak & Vaughan LLP
21 High Street
East Mill, Suite 301
North Andover, Massachusetts 01845
E-mail: fdiluna@smolakvaughan.com
Telephone Number: 978-327-5220
Cell Phone Number: 617 283 7905

Assessor's Map:

Please see attached Assessor's Map.

HAVER CITY CLERK NOV 4/22 PM 2:15

PROPERTY LOCATION

%	Alt No	Direction/Street/City
		BROADWAY, HAVERHILL
OWNERSHIP		
Owner 1:	DUDLEY FRANK J	
Owner 2:	C/O NANCY O'NEILL	
Owner 3:		
Street 1:	P.O. BOX 1181	
Street 2:		
Twn/City:	WESTFORD	
St/Prov:	MA	Cntry
Postal:	01886	Own Occ: Y
		Type:

PREVIOUS OWNER

Owner 1:	DUDLEY FRANK J -
Owner 2:	PATRICIA A DUDLEY -
Street 1:	1077 BROADWAY
Twn/City:	HAVERHILL
State/Prov:	MA
Postal:	01832

NARRATIVE DESCRIPTION

This Parcel contains 31.84 ACRES of land mainly classified as PRDWOOD

OTHER ASSESSMENTS

[illegible]

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	1	TPQL
O				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
S				Street		
t				Gas:		

AND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land
717	PRDWOOD		43560		SQUARE FEET	
717	PRDWOOD		30.84		ACRES	AGRI

Total AC/HA:	31.84000	Total SF/SM:	1386950
--------------	----------	--------------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
717	31,840			3,820	3,820
Total Card	31,840			3,820	3,820
Total Parcel	31,840			3,820	3,820
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel/N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes
2023	717	NC		0	31.84	267,144	267,144	3,820	Year End Roll
2023	717	PV		0	31.84	249,720	249,720	3,820	Preliminary val
2022	717	FV		0	31.84	249,720	249,720	3,789	Year End Roll
2021	717	FV		0	31.84	227,940	227,940	3,088	CPRO Billing
2020	717	FV		0	31.84	219,228	219,228	3,088	CPRO BILLING
2019	717	FV		0	31.84	197,448	197,448	2,494	CPRO Billing
2018	717	PTCH		0	31.84	188,736	188,736	1,974	patch
2018	717	FV		0	31.84	188,736	188,736	1,974	YER

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

ACTIVITY INFORMATION			Date	Result	By	Name
	8/25/2022	MAILED-61A		500	ASSESSORS	
	9/21/2020	RETURNED		500	ASSESSORS	
	8/28/2020	MAILED-61A		500	ASSESSORS	
	10/1/2019	RETURNED		500	ASSESSORS	
	8/21/2019	MAILED-61A		500	ASSESSORS	
	10/1/2018	RETURNED		500	ASSESSORS	
	10/1/2018	RETURNED		500	ASSESSORS	
	8/17/2018	MAILED-61A		500	ASSESSORS	
	4/23/2015	REVIEWED		700	STEVE GULLO	

Sign:

Value	Legal Description	Assessed:
3,820		User Acct
		539-439-9A
		GIS Ref
		-71.1495
		GIS Ref
3,820	Entered Lot Size	42,7865
3,820	Total Land:	Insp Date
Val: N/A	Land Unit Type:	04/23/15

04/23/13

Date	Date	Time
11/3/2022	11/03/22	13:02:48
6/9/2022		
12/8/2021		
12/14/2020		
12/12/2019		
12/11/2018		
8/30/2018		
12/28/2017	09/7/22	14:32:53

BAT ACCT

[illegible]

ACTIVITY INFORMATION:

ACTIVITY INFORMATION			Date	Result	By	Name
	8/25/2022	MAILED-61A		500	ASSESSORS	
	9/21/2020	RETURNED		500	ASSESSORS	
	8/28/2020	MAILED-61A		500	ASSESSORS	
	10/1/2019	RETURNED		500	ASSESSORS	
	8/21/2019	MAILED-61A		500	ASSESSORS	
	10/1/2018	RETURNED		500	ASSESSORS	
	10/1/2018	RETURNED		500	ASSESSORS	
	8/17/2018	MAILED-61A		500	ASSESSORS	
	4/23/2015	REVIEWED		700	STEVE GULLO	

Sign:

W/LOT 12,13,+37 NO SUB - WET

Full Bath

Rating:

A Bath

Rating:

3/4 Bath

Rating:

A 3QBth

Rating:

1/2 Bath

Rating:

A HBth

Rating:

Other Fix

Rating:

Other Features

Rating:

Kits

Rating:

A Kits

Rating:

Fpki

Rating:

WSFlue

Rating:

CONDO INFORMATION

Rating:

Location

Rating:

Total Units

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Floor

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DEPRECIATION

Rating:

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Exterior

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Interior

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Additions

Rating:

Kitchen

Rating:

Baths

Rating:

Plumbing

Rating:

Electric

Rating:

Heating

Rating:

General

Rating:

RES BREAKDOWN

Rating:

No Unit

Rating:

RMS

Rating:

BRS

Rating:

FL

Rating:

Sub Area

Rating:

Code

Rating:

Description

Rating:

Area - SQ

Rating:

Rate - AV

Rating:

Undepr Value

Rating:

Sub Area

Rating:

% Descr

Rating:

% Unshl

Rating:

% Type

Rating:

Qu #1

Rating:

COMPARABLE SALES

Rating:

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Parcel ID

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Typ

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Date

Rating:

Sale Price

Rating:

CALC SUMMARY

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Basic \$ / SQ

Rating:

Size Adj

Rating:

Const Adj

Rating:

Adj \$ / SQ

Rating:

Other Features

Rating:

Grade Factor

Rating:

NBHD Inf

Rating:

NBHD Mod

Rating:

LUC Factor

Rating:

Adj Total

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Depreciation

Rating:

Depreciated Total

Rating:

W/AV/SQ

Rating:

AvRate

Rating:

Ind.Val

Rating:

Net Sketched Area

Rating:

Gross Area

Rating:

FinArea

Rating:

Size Adj

Rating:

Total

Rating:

Parcel ID

Rating:

Serial #

Rating:

Year

Rating:

Color

Rating:

Parcel ID

Rating:

JCod

Rating:

JFact

Rating:

Appr Value

Rating:

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Parcel ID

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JCod

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Appr Value

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Juris Value

Rating:

IMAGE

Rating:

Net Sketched Area

Rating:

Gross Area

Rating:

FinArea

Rating:

Size Adj

Rating:

Total

Rating:

AssessPro Patriot Properties, Inc

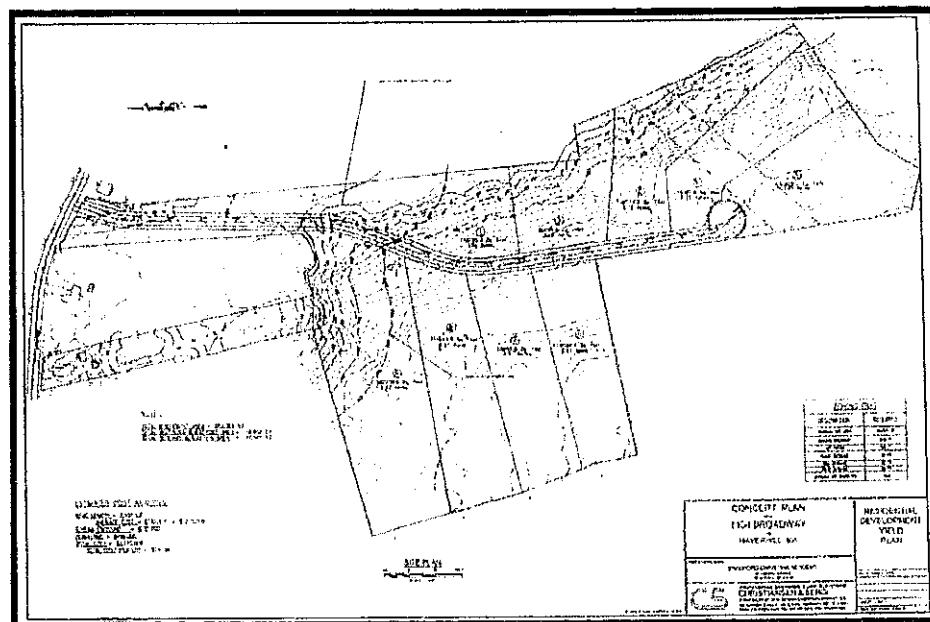
**Map 539-439-9A Broadway
Haverhill, MA 01832**

***"As Is" Hypothetical Market Value of
Map 539-439-9A Broadway a potential 9 lot subdivision***

June 16, 2022

Kristen Leone, MA CG 1291
Property North Appraisals, Inc.
25-35 Railroad Square, Suite 106b
P.O.Box 2009
Haverhill, MA 01831-2009
978-521-6900

Prepared for: Estate of Frank J. Dudley Sr.



Indicated Value:

"As Is" Hypothetical Market Value: \$870,000

PROPERTY NORTH APPRAISALS, INC

PO Box 2009
Haverhill, MA 01831-2009
(978) 521-6900 EFax: (978) 945-1062

August 3, 2022

Nancy O'Neill, CPA
C/O Estate of Frank J. Dudley Sr.
1077 Broadway
Haverhill, MA 01832

RE: Appraisal: "As Is" Hypothetical Market Value
Map 539-439-9A Broadway a potential 9 lot subdivision
Haverhill, MA 01832

Dear Ms. O'Neill:

In accordance with your request, I am completing an appraisal of Map 539 Block 439 Lot 9A Broadway, Haverhill, MA 01832. The purpose of this report is to determine the hypothetical market value of the Fee Simple Interest of the subject property as a potential 9 lot subdivision. The land is zoned residential, and the assumption that the land would appeal to a buyer who would develop the land is not unreasonable. In the recent past (2019), an interested buyer presented a proposed 9 lot residential subdivision plan to the owner. The plan has been reviewed and it appears to be a reasonable proposal which still meets with current zoning requirements. The land is currently in its natural state.

The client is Estate of Frank J. Dudley Sr. The estimate of value contained herein reflects economic conditions prevailing as of June 16, 2022, the effective date of appraisal.

This is an appraisal report presented in a condensed format which meets standard requirements. It provides a summary of the analyses and conclusion of value and is based upon field research, interviews with market participants, and publicly available data. The report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). Included is a summary description and analysis of the real estate, all pertinent data, valuation methodology, and Addenda, with supporting relevant exhibits.

The client has requested the "As Is" Hypothetical Market Value of the subject property as a proposed subdivision. The scope of the assignment was limited to the application of the Sales Comparison Approach. The Income Approach is not included in this report, as there are no approvals for the actual number of lots and there are no actual costs, therefore the value cannot be discounted back to a present value. The Cost Approach is not considered in this report as the property is land. It is the appraisers' determination that this appraisal is not so limited as to result in a misleading or confusing report. It is understood that Estate of Frank J. Dudley Sr. is aware of the limitations inherent in this appraisal.

Subject to the conditions and explanations contained in this appraisal report, it is my opinion that the "As Is" Hypothetical Market Value of the fee simple interest in Map 539-439-9A Broadway as a potential 9 lot subdivision as of June 16, 2022 is: \$870,000.

The "As Is" Hypothetical Market Value (assumption of 9 buildable lot approvals) of the fee simple interest in property located at Map 539-439-9A Broadway, Haverhill, MA 01832, is estimated to be.....\$870,000.

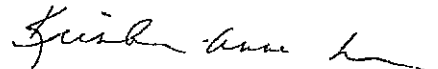
(Eight Hundred and Seventy Thousand Dollars)

The market value estimate is considered to be attainable within a marketing period of approximately 12 months from the date of value. Additionally, the value estimate is premised upon a 10 to 12-month exposure time prior to the hypothetical consummation of a sale on the effective date of appraisal. If the property is offered for sale at a price substantially above this value estimate, the projected marketing and exposure periods will be invalidated.

Your attention is directed to the "Assumptions"; "Extraordinary Conditions"; "General Limiting Conditions" and "Hypothetical Assumptions" as well as the "Certificate of Appraisal" which is considered usual for this type of assignment, and have been included within this Appraisal Report in the attached Addenda.

Respectfully submitted,

Property North Appraisals, Inc



Kristen-Anne Leone, MA CG#1296
President/Real Property Appraiser

INTRODUCTION SECTION

The Appraisal Process

An appraisal consists primarily of economic analysis. It involves an orderly process by which the problem is defined, the work necessary to solve the problem is planned, and the data required are acquired, classified, analyzed and interpreted into an estimate of value. The process usually utilizes three approaches to value: Cost Approach, Income Capitalization Approach, and Sales Comparison Approach. After all the factors in each of these approaches have been carefully weighed, the indications of value derived from each are analyzed to formulate a final value conclusion.

Competency Provision

The appraiser is professionally competent to perform this appraisal assignment by virtue of previous experience with similar assignments and appropriate research and education regarding the specific property type being appraised. Professional qualifications of the appraiser are included in the Addenda for specific reference.

Purpose of the Appraisal

The purpose of the appraisal was to form an opinion of the "as is" hypothetical market value of the fee simple interest in the property known as Map 539-439-9A Broadway a potential 9 lot subdivision in Haverhill, MA as of June 16, 2022, the date of valuation.

Extent of the Process of Collecting, Confirming, and Reporting of Data

The scope of an appraisal report is a description of the process and extent of collecting, confirming, and reporting of data in relation to the appraisal problem. Data is collected from a number of sources, including public officials, brokers, other appraisers, property owners and managers, as well as secondary sources such as data services. The subject was last inspected on June 16, 2022. The size of the subject lots are estimated based on a physical inspection, zoning and as well as information obtained from the proposed engineer's plan.

The data obtained during the collection process was confirmed to the extent possible given the time constraints of the assignment. For comparable sales and leases if applicable, attempts were made to contact a principal in the transaction, which was not always successful. In the case where a principal was not contacted, another person familiar with the transaction (broker, lawyer, property manager, etc.) was contacted and confirmed when possible. Finally, public information (deeds, Assessor's records, etc.) was reviewed to further confirm sales. This appraisal report includes the actual data used in valuing the property, along with necessary explanations discussing the methods of appraisal used.

The appraisal was conducted and prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as formulated by the Appraisal Foundation, and conforms to the Code of Professional Ethics of the Appraisal Institute.

This is an *Appraisal Report* and contains all information relative to the solution of the appraisal

problem, with significant supporting data.

Effective Date of Value

The effective date of this appraisal is June 16, 2022. The date of inspection is June 16, 2022.

Scope of Work

The scope of work rule requires your appraiser to identify the problem, determine and perform the scope of work necessary to develop a credible assignment result and disclose the scope of work in the report. The information presented in this report is not so limited as to mislead or misinform the intended user and is sufficient for the intended user to understand the content. All information is included which is required to support the appraiser's conclusion.

Description of the Appraisal Process

This valuation is an Appraisal presented in an Appraisal Report format, which can be used by financial institutions subject to Title XI of FIRREA. This Appraisal follows guidelines within the Uniform Standards of Professional Appraisal Practice (USPAP) and does not include all of the traditional approaches to value. The exclusion of an approach is because the approach is not relevant to producing a credible report. In some instances, the data to support a conclusion may not be available for all approaches to be considered.

Scope of the Assignment: The preparation of this Appraisal consisted of:

- Inspection of the property on June 16, 2022.
- The date of valuation is June 16, 2022.
- Research and collection of data related to market conditions and market activity.
- A moderate amount of due diligence to determine the existence of apparent adverse conditions.
- Development of a Sales Comparison Approach for the value estimate.
- Arriving at a value conclusion and writing this Appraisal Report.

It is noted that the Appraisal process did not include the following:

- Detailed review of the local zoning by-laws.
- In-depth market and highest and best use analysis.
- Review of environmental or other survey reports.
- Development of the Cost Analysis or Income Approach as the subject is land.

Departures from Specific Appraisal Guidelines of USPAP include:

- In the performance of this Appraisal, a complete market analysis was not made. The scope of the investigation was limited to a brief analysis of market conditions and a survey of competing or similar properties in the subject's market area (SR 1-4a).
- It has been presumed for the purpose of this Appraisal that the existing use of the improved property is the highest and best use (SR 1-3a).
- This Appraisal relies on the Sales Comparison Approach in the "As Is" retrospective valuation. The Income Approach (SR 1-4c) is not included as the subject is land. There is no support from the Cost Approach (SR 1-4b) due to the lack of information.

The appraisal was conducted and prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as formulated by the Appraisal Foundation and conforms to the Code of Professional Ethics of the Appraisal Institute.

Function of the Appraisal

The function of this report is to assist Estate of Frank J. Dudley Sr. in appropriately analyzing the subject property's valuation.

Supporting documentation concerning the data, reasoning and analyses is retained in the work file. Use of this report is to assist Estate of Frank J. Dudley Sr. and is limited to Estate of Frank J. Dudley Sr.. This report may not be fully understood without additional information held in the work file. The appraiser is not responsible for unauthorized use of this report.

Property Rights Appraised

The property under review, on the date of valuation includes raw land in its natural state. The client has requested the report to reflect the value of land as a potential subdivision with the assumption that the development will get approvals. This is a hypothetical market value. There are no restrictions known which would negatively affect the possibility of developing 9 lots.

The property rights valued in this report are defined as "fee simple estate". The Dictionary of Real Estate Appraisal, Fourth Edition, published by the Appraisal Institute, defines **fee simple estate** as:

"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

It is noted that if there are fixtures and equipment items in any buildings and they are used in the operation of the businesses, these items are excluded from the valuation.

¹The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, 2002, p. 113.

Definition of Market Value

Market Value is defined by the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation and also defined in Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interest
- (3) A reasonable time is allowed for exposure in the open market
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto and
- (4) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.²

Property Identification

The charts below identify the subject as Map 539-439-9A Broadway, Haverhill, MA 01832. Haverhill is in Essex County, Massachusetts. The subject is further identified by the Assessor's Office for the City of Haverhill as Map 539 Block 439 Lot 9A. There is no street address for this property.

History of the Property and Present Owner of Record

Standards Rule 1-5 (b) of the "Uniform Standards of Professional Appraisal Practice" requires that a three-year sales history of the subject shall be included for all non-residential real estate. This history includes any current agreement of sale, option or listings.

² Office of the Comptroller of the Currency, Rule 12 CFR 34.42 (f).

³ The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, 2002, p. 135

Table 1: Sales History of the Subject Property, MLS History

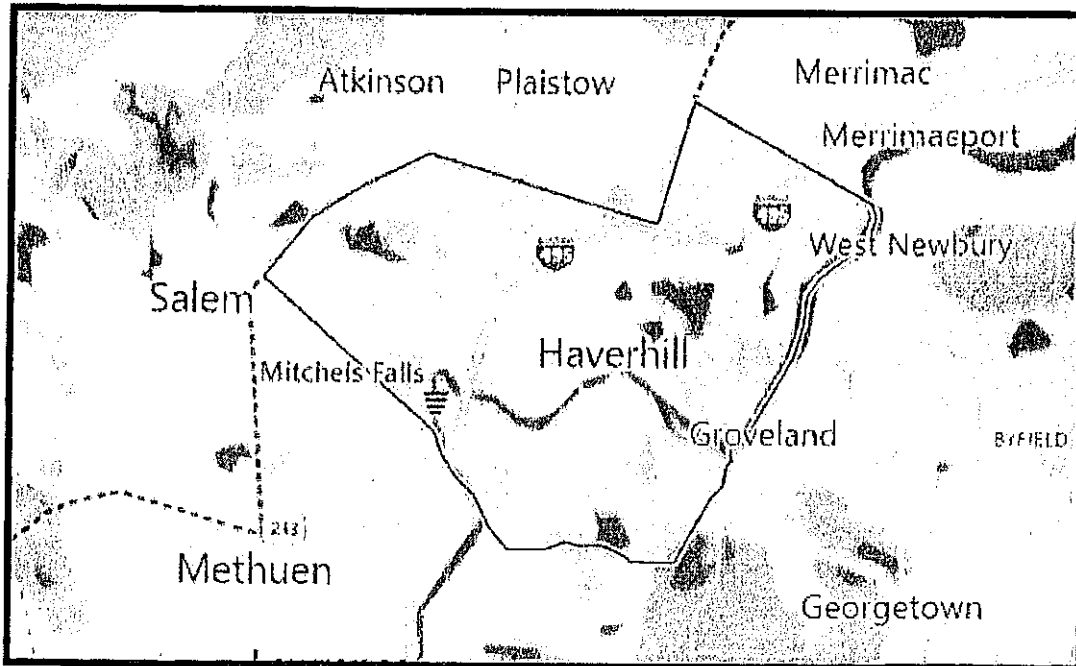
Sales History (5 Years Required)					
	Address:	Map/Lot	Book/Page	Sale Date	Sale Price
Local:	539-439-9A Broadway, Haverhill	539-439-9A	4811-301	8/31/1961	\$0
Grantor:	Mary Agnes Gross				
Grantee:	Frank J. Dudley & Patricia A. Dudley				
MLS History (Minimum 1 year required)					
MLS #	Status	Address	List Date	List \$	Size Lot Size
None Available					
Purchase and Sale Information					
MLS #	Status	Address	UA Date	UA Price	Size Lot Size
None Available					

Table 2: Tax Table

Fiscal Year 2022 Assessment and Taxes							
Location	Map Lot	Book/Page	Last Sale	Last Sale \$	Assessment	Parcel Size	
539-439-9A Broadway, Haverhill	539-439-9A	4811-301	8/31/1961	\$0	\$3,789	31.84	
Residential Tax Rate:		\$12.72		Assessment	\$3,789		
2022 Taxes:			\$48.20	Annual Taxes			

Town and Neighborhood Analysis

The subject is located in the City of Haverhill, within Essex County. Haverhill Massachusetts is located east of Methuen and Lawrence, south of the New Hampshire state line, west of Groveland and Merrimac and north of Georgetown and Boxford. Haverhill is located 20+/- miles north of the city of Boston Massachusetts. Major routes accessing Haverhill include Routes 495, 97, 125 and 133.

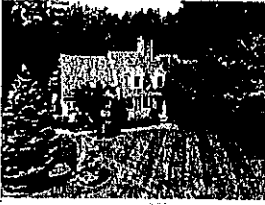


Broadway (Route 97) leads from Route 495 to Salem New Hampshire. The subject is located near the intersection of Emma Rose and Broadway. This is a residential area. Broadway is a well travelled road, however the majority of land is well off the street and has access from Emma Rose and through an easement on Broadway. Side roads have newer developments which have higher property values in general. There is a mix of newer and older homes in the area. There are also small farms still scattered throughout Haverhill. Some of these properties are being purchased and developed.

The subject's immediate location is considered residential. Newer developments in the area include Emma Rose and Kristine Lane. Single family prices for new construction in the area start over \$700,000. There are no negative factors known.

See an example of neighborhood listings through MLS on the following page.

Neighborhood Sales of Newer Homes



MLS #: 72867688
22 Kristine Ln
Haverhill, MA 01832
DOM: 3 DT0: 3
List \$/SqFt: \$200.05
Sold \$/SqFt: \$218.77

Status: SLD

Sale Price: \$830,000
Sold Date: 09/14/2021
Off Mkt: 07/22/2021

List Price: \$759,000
List Date: 07/19/2021
Taxes: 2021 \$7,634
Assessed: \$568,000
HOA:

Style: Detached - Cape
Rooms: 10 **Beds: 4** **Baths: 2 1/2** **Main Bath: Yes** **Living Area: 3,794 SqFt**
Garage: 2 **Parking: 8** **Fireplaces: 1** **Year Built: 2005** **Acres: 0.92 (40,001 SqFt)**

Remarks: CRYSTAL FARMS! Custom Extended Cape with a 1st-floor master! This home has tremendous curb appeal & in impeccable condition! Kentucky Blue Grass, front and back Brick Walkway and Expanded Driveway. Features include 2 story foyer, French Doors leading office/den and formal dining crown moldings, chair rail & bay window overlooking front yard. The lg eat in kitchen has open concept, granite counters, center island, SS appliances. Adjacent to the kitchen is the LV w/ lots of natural lighting, fireplace. The 1st floor includes master suite w/luxurious bath & 2 walk-in closets. LR, 1/2 bath & mud rm off the 2-car garage. Step out to the deck and the amazing backyard beyond perfect for summertime entertainment deck. Upstairs you'll find a catwalk overlooking FR, 3 nicely sized bedrooms with walk-in closet, 1 full bath, large great room or use as 5th bdrm. Full basement for future expansion. The home has 2 furnaces, 2 ac systems, generator, garden room & irrigation. Gorgeous private lot.



MLS #: 72958234
50 Kristine Lane
Haverhill, MA 01832
DOM: 30 DT0: 19
List \$/SqFt: \$248.21
Sold \$/SqFt: \$249.91

Status: SLD

Sale Price: \$735,000
Sold Date: 06/01/2022
Off Mkt: 04/27/2022

List Price: \$729,999
List Date: 03/28/2022
Taxes: 2021 \$6,866.50
Assessed: \$510,900
HOA: No

Style: Detached - Colonial
Rooms: 8 **Beds: 3** **Baths: 2 1/2** **Main Bath: Yes** **Living Area: 2,941 SqFt**
Garage: 2 **Parking: 6** **Fireplaces: 1** **Year Built: 2010** **Acres: 1.84 (80,150 SqFt)**

Single Family Listings: 2 **Median Liv. Area SqFt: 3367.5** **Median List \$: \$744,500** **Median List \$/SqFt: \$224** **Median DOM: 16.5** **Median DT0: 11** **Median Sale \$: \$782,500** **Median Sale \$/SqFt: \$234**

Haverhill Demographics

Source: <https://worldpopulationreview.com/us-cities/haverhill-ma-population>

Haverhill, Massachusetts Population 2022

69,169

Haverhill is a city located in Essex County Massachusetts. Haverhill has a 2020 population of **69,169**. Haverhill is currently growing at a rate of 1.01% annually and its population has increased by 2.04% since the most recent census, which recorded a population of **67,787** in 2010.

The average household income in Haverhill is \$86,187 with a poverty rate of 12.01%. The median rental costs in recent years comes to \$1,222 per month, and the median house value is \$319,400. The median age in Haverhill is 36.8 years, 35.9 years for males, and 38.2 years for females.

Haverhill Demographics

According to the most recent ACS, the racial composition of Haverhill was:

- White: 77.94%
- Other race: 10.39%
- Two or more races: 7.05%
- Black or African American: 3.22%
- Asian: 1.32%
- Native American: 0.05%
- Native Hawaiian or Pacific Islander: 0.03%

Haverhill Household Types

Type	Owner ^	Renter
Female	37.9%	62.1%
Male	38.2%	61.8%

Population by Race

Hispanic Non-Hispanic

Race	Population	Percentage
White	49,710	77.94%
Some Other Race	6,630	10.39%
Two or More Races	4,498	7.05%
Black or African American	2,054	3.22%
Asian	839	1.32%
American Indian and Alaska Native	33	0.05%
Native Hawaiian and Other Pacific Islander	19	0.03%



White Black or African American American Indian and Alaska Native
Asian Native Hawaiian and Other Pacific Islander Some Other Race
Two or More Races

Haverhill Households by Type

Type	Count	Average Size	Owned
All	24,612	2.55	58.2
Married	9,850	3.29	82.7
Non Family	9,105	1.29	44.2
Female	4,233	3.25	37.9
Male	1,424	3.39	38.2

3.16

Average Family Size

2.55

Average Household Size

Name	Median	Mean
Households	\$69,237	\$88,150
Families	\$84,693	\$100,753
Married Families	\$109,154	-
Non Families	\$46,210	\$58,400

Immediate Neighborhood

A neighborhood is defined by the *Dictionary of Real Estate Appraisal*, published by the Appraisal Institute, as "A group of complementary land uses."³

Generally, a neighborhood is defined by a set of boundaries that coincide with the prevailing land uses, occupancy characteristics, street patterns, etc. For this report, the analysis of the subject neighborhood is divided into the following points of influence:

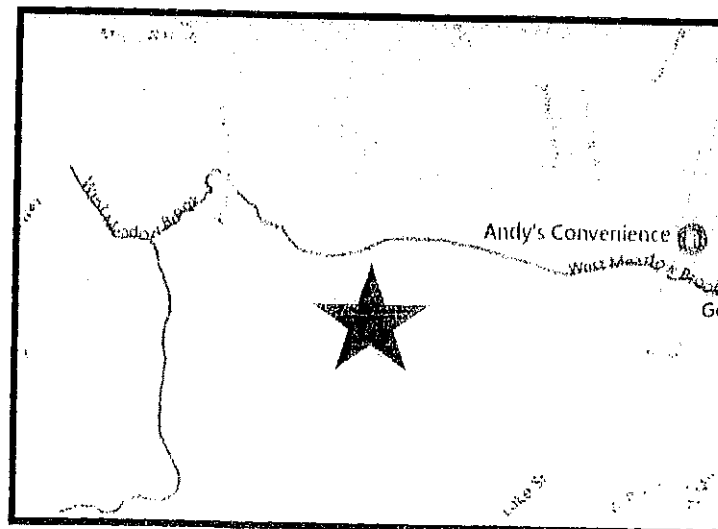
Boundaries – The property is located on Broadway (Route 95) in the northwestern section of Haverhill leading to the Salem NH state line. Boundaries: Lake Street to Route 97 to Liberty Street.

Access - The neighborhood is considered to have good access to the area's major thoroughfares. Routes 495 and 97 which lead to the adjacent cities and towns including New Hampshire and the Merrimack Valley.

Adjacent Land Uses – The subject is surrounded immediately by agricultural and residential uses. Residential neighborhoods are located on side roads. Commercial uses are mostly located closer to downtown.

Neighborhood Trends – The land areas surrounding the subject are predominately developed by residential & agricultural uses. The overall vitality of the neighborhood is good.

Summary - The subject neighborhood can currently be classified as a residential area. The subject property is considered an allowable conforming use within the immediate neighborhood.



³ *The Dictionary of Real Estate Appraisal*, Fourth Edition, Appraisal Institute, 2002, p.193.

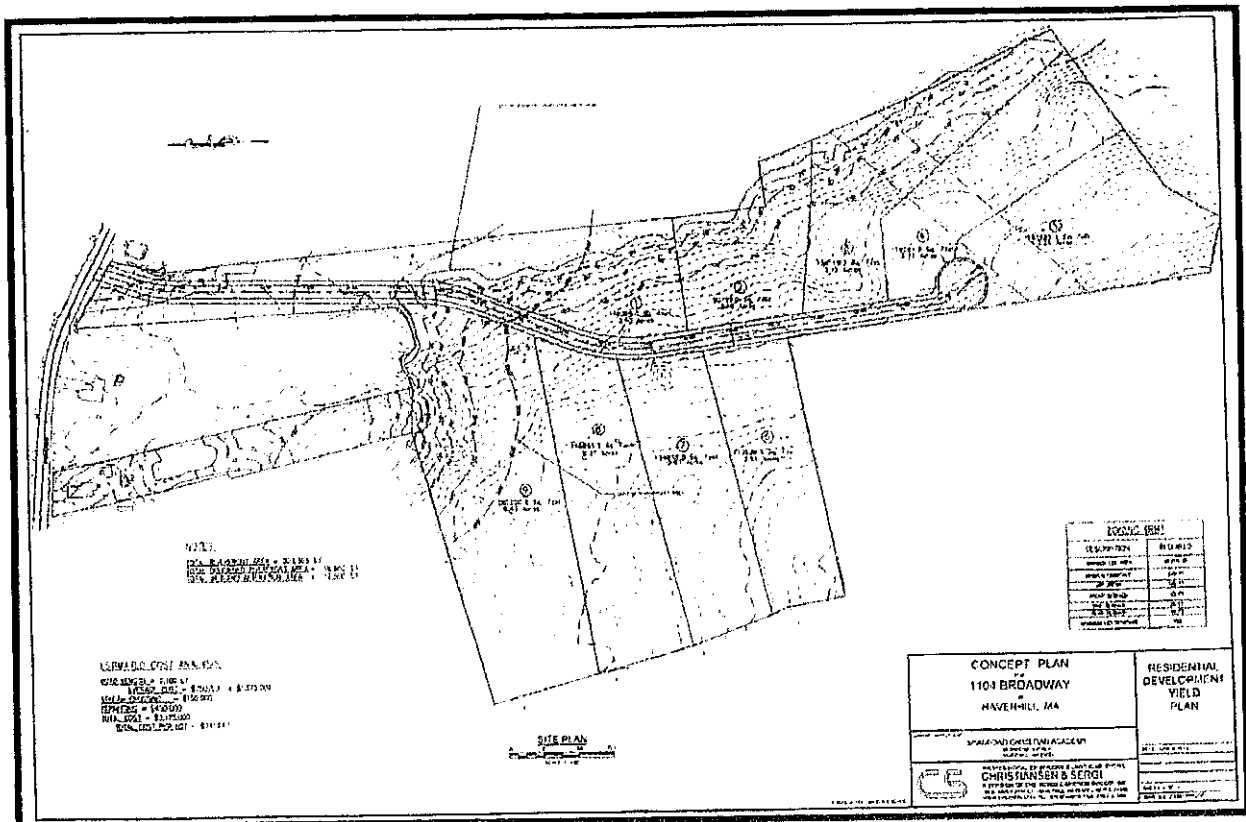
Property Description

The subject parcel is 31.84 acres of land in its natural state. There is access from Emma Rose Circle and an easement over a property on Broadway. Your appraiser walked a large portion of the land. The land has pathways leading through large areas of woods and some cleared fields. There is a gas easement running through the property. There are some small streams and the topography is gently rolling.

Your appraiser has been requested to determine the value of the property as a proposed residential subdivision. A plan was prepared in 2019 which shows 9 lots accessed from the easement through the Broadway property. Since that time, Emma Rose Circle was extended and there is now access from the end of Emma Rose Circle.

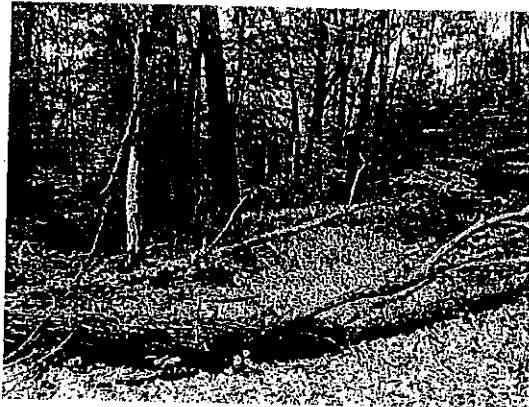
A developer would most likely connect through this access point as the developer of Emma Rose Circle already built the road over the stream. This would also shorten a new road. Both of these factors would reduce costs.

The purposes of this report is to determine the value of the land considering the potential of developing 9 lots.



See views of the land on the following pages.

View of Land



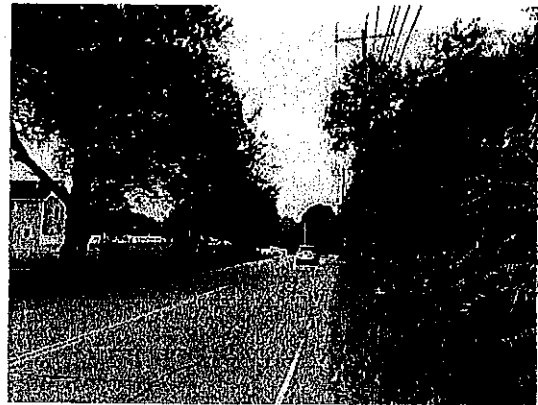


Views of Gas Line Easement

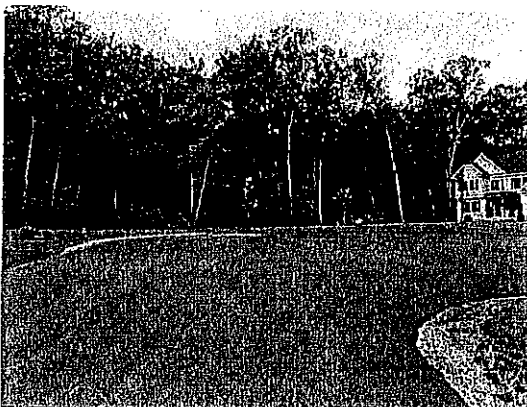


Views of the Gas Line Easement





Broadway and Easement Access from Broadway



Emma Rose Road Access



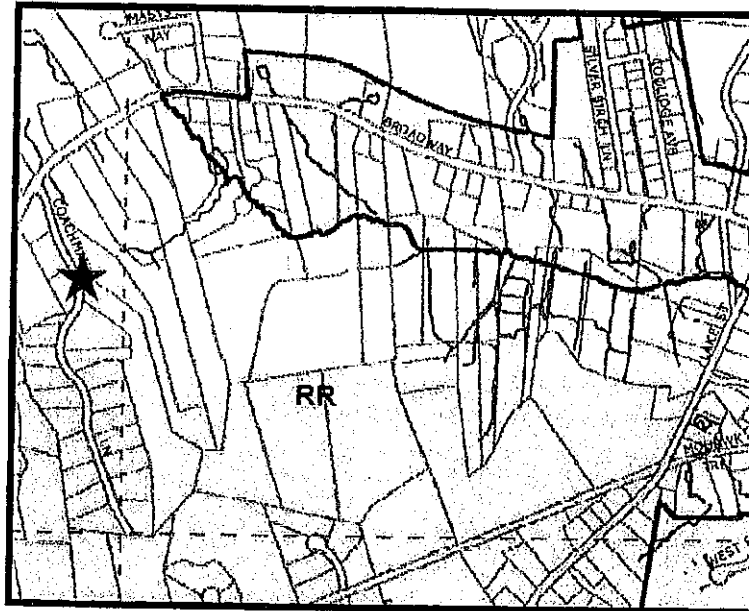
Access from Emma Rose



Broadway Street View

Haverhill Zoning Information

RR Residential Zoning: 80,000 sf min, 200' frontage



	Residential	High Density
	Residential	Low Density
	Residential	Medium Density
	Residential	Rural Density

CITY OF HAVERHILL													
255 Attachment 2													
TABLE 2: TABLE OF DIMENSIONAL AND DENSITY REGULATIONS													
[Amended 8-14-1973 by Doc. 188; 9-17-1974 by Doc. 210-C; 10-11-1976 by Doc. 135-C; 6-6-1978 by Doc. 103-C; 6-10-1991 by Doc. 51-C; 3-31-1996 by Doc. 47; 10-17-1998 by Doc. 128-B; 6-27-2000 by Doc. 79-31; 8-14-2001 by Doc. 97-CC; 4-27-2004 by Doc. 41-B; 2-28-2006 by Doc. 19-BB]													
District	Use	Minimum Lot Area (square feet)	Minimum Lot Area Required Per Dwelling Unit (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front ^{MAX} (feet)	Side ^{MAX} (feet)	Rear ⁶ (feet)	Maximum Height ¹ (feet)	Maximum Stories	Maximum Building Coverage (percent)	Maximum Floor Area Ratio (FAR)	Minimum Open Space (percent)
RR	Any permitted use ¹¹	80,000	NA	200	125	40	35	40	35	2.5	15	None	70
RL	Any permitted use ¹¹	40,000	NA	150	100	30	30	30	35	2.5	20	None	55
RM	Any permitted use ¹¹	20,000	NA	100	75	25	15	30	35	2.5	25	None	45
RH	1-family detached dwelling ¹¹	7,500	NA	75	100	20	10	30	35	2.5	25	NA	45
	2-family dwelling ¹¹	9,600	NA	80	100	20	10	30	35	2.5	25	NA	45
	3-family dwelling ¹¹	11,700	NA	80	100	20	10	30	35	2.5	25	NA	45
	All other multifamily dwellings ^{11,12}	40,000	NA	150	100	25	20 ¹³	40	35	3.5	30	NA	40
	First dwelling unit	40,000	10,000	150	100	25	20 ¹³	40	35	2.5	None	0.5	15
	Each additional dwelling unit	3,000	1,000	NA	NA	NA	NA	NA	NA	NA	None	0.5	15
	Any other permitted use	10,000	NA	100	100	25	15	40	35	2.5	25	None	15
RU	1-family detached dwelling ¹¹	7,500	NA	75	100	20	10	30	35	2.5	30	None	40
	2-family dwelling ¹¹	9,600	NA	80	100	20	10	30	35	2.5	25	None	45
	3-family dwelling ¹¹	11,700	NA	80	100	20	10	30	35	2.5	30	NA	40
	All other multifamily dwellings ^{11,12}	15,000	NA	100	100	25	20 ¹³	40	35 ¹⁴	2.5 ¹⁴	None	1.0	25
	First dwelling unit	7,500	2,500	100	100	25	20 ¹³	40	40	6	None	1.0	25
	Each additional dwelling unit	2,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Any other permitted use	10,000	NA	100	100	25	15	40	35	2.5	None	2.0	25

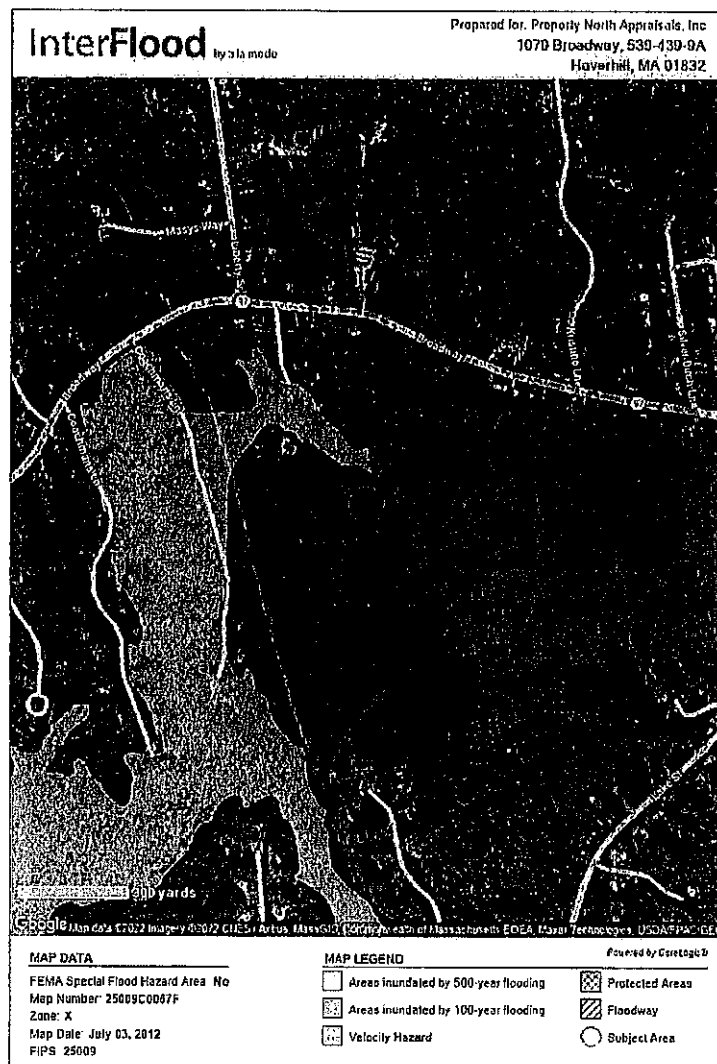
Haverhill Flood Map

According to the Flood Insurance Rate Map of the National Flood Insurance Program for the City of Haverhill, Community Map Panel Number: Map Panel: 25009C0067 F - Map Date: 07/03/2012 the property appears to be within Zone X. These are areas determined to be outside the 500-year flood plain. It is suggested that an official determination as to the applicability of any flood zone be requested from FEMA.

Census Tract: 2604.02

Map Reference: 15764

Flood Map



VALUATION SECTION

The Appraisal Process

The appraisal process is an orderly procedure where data is acquired, classified, analyzed and processed into a value indication by various appraisal techniques. The most common methods utilized are the **Cost Approach**, the **Sales Comparison Approach**, and the **Income Approach**.

The **Cost Approach** is the sum of the estimated land value and the cost new of the improvements less accrued depreciation. The cost approach is based on the premise that an informed purchaser would pay no more for an existing property than it would to replace/reproduce a substitute property with equal utility and without undue delay.

The **Sales Comparison Approach** is the process of comparing and analyzing prices paid for properties having a satisfactory degree of similarity to the subject. This approach is based on the principle of substitution, which implies that a prudent purchaser will not pay more for a property than they would to buy another similar property with equal utility.

The **Income Capitalization Approach** is based on the premise that a prudent investor would pay no more for a property than they would for another investment with similar risk and return characteristics. Since the value of an investment can be considered equal to the present worth of anticipated future benefits in the form of dollar income or amenities, this approach estimates the present value of the net cash flow stream that the property is capable of producing. This amount is capitalized at a rate that reflects an appropriate amount of risk to the investor and the amount of income necessary to support debt service.

Each approach has its strengths and weakness', depending to a large extent on the type of property being appraised and the quality of data available. In most instances, one or more of these approaches will produce a more reliable value indication than the other approach, or approaches. Therefore, the final step in the appraisal process is the final reconciliation of all approaches that were used into a final value estimate. This step usually begins with a discussion of the merits of each approach and an analysis of the reliability of the data used in each. It concludes with a statement of the final value estimate.

As for the valuation of the subject property, the Sales Comparison Approach is the only applicable approach considered. The Income and Cost Approach are not applicable for raw land.

The Cost Approach

The Cost Approach, Standard 1.4b, has not been included in the report as it is not applicable for property as it is land. This is a departure from the requirements within Standard 2.

The Sales Comparison Approach

The Sales Comparison Approach relies on the principle of substitution. This principle states that a prudent purchaser will pay no more for a particular property than they would to acquire an equally desirable alternative. This approach consists of a comparison of the subject with other similar properties which have either recently sold or other properties currently being offered for sale. The comparison process involves making adjustments to each comparable property on an item-by-item basis, with the factors considered including rights conveyed, financing, condition of sale, location, age/condition, and size. The subject is always the benchmark, and adjustments are made to the sales prices of the comparable properties to arrive at an indication of value for the subject.

The weakness of this approach is that there may be insufficient data in the market-place to justify its use and that it is based on historical data rather than future expectations. Its strength lies in the fact that it reflects actual market behavior of typical purchasers under current market conditions. In other words, reliability of this approach depends upon the comparability of the sales analyzed, verification of the sales data, the conditions under which the property sold, and the date of value.

This approach is used to determine the value of the subject with the assumption that it can be developed into 9 residential building lots. Your appraiser researched Haverhill and nearby towns with similar appeal. There were no similar sales of land for residential development. Your appraiser researched nearby cities and towns. Due to the lack of these sales, your appraiser had to consider individual building lots and estimated costs of the subdivision in order to determine a value.

Residential Subdivision Sales:

Your appraiser has attempted to research subdivision sales in the Merrimack Valley for the past few years. There are no additional sales to include as support. Larger tracts of land available for development are scarce. New development costs have been reaching record highs for infrastructure during the past few years due in part to Covid and the restrictions and shutdowns which were a result of the pandemic outbreak.

Your appraiser has older subdivision sales which are included in the chart below. It appears that the value of a lot prior to development is approximately 40 to 50% of the value of a lot with approvals. This is a good foundation and test of reasonableness for the information which will be outlined in order to determine the current hypothetical value.

Summary of Subdivision Sales: Older Transactions

Summary of Subdivision Sales: To Determine Market Value price per Lot with and without Approvals						
Development Location	Sale Date	Number Lots	Sale \$ in a Developed Subdivision	Price/Lot w Approvals	Price/Lot prior to approvals	Comments
Atwood Estates, Groveland, 8 Lot Subdivision	8/3/2018	8		\$116,875		Approvals in Place
Prior Sale:	4/19/2017	5		\$120,000		Approvals in Place
Bills Way aka 157 Main Street, Groveland, 9 Lot Subdivision	11/27/2019	9		\$133,333		Approvals in Place
Prior Sale:	7/31/2019	9		\$75,556		Approvals in Place
19 Lots, Front 9, Crystall Springs, Haverhill MA	12/31/2019	19		\$78,947		Approvals in Place
Prior Sale:	12/7/2017	19		\$26,316		FORECLOSURE DEED
Bailey Lane, Georgetown	5/1/2018	5		\$79,000		3 Form A Lots and 2 Lots
Prior Sale:	3/12/1971			Nominal		from New Cul-de-Sac
Colonial Village, Amesbury	3/23/2017	6			\$58,333	Prior to Approvals
Poplar Hill Residential Development AKA 24-26 Middle	1/27/2016	16		\$60,000		Approvals in Place
	9/14/2009				\$37,500	Prior to Approvals
Quail Ridge Estates, A Single Family Subdivision, Merrimac	4/10/2015	6	\$138,000			Land Sale in Development
	3/29/2013				\$56,273	Approvals in Place
Abbey Road Development AKA 32 Bear Hill Road, Merrimac	12/17/2015	12			\$51,250	Prior to Approvals
Nancy Ann, Merrimac	12/15/2015	5	\$61,000			Improved Subdivision
Tosfield Rolling Green, Topsfield	6/26/2017	30		\$100,000		Approvals In Place
	6/27/2017				\$50,000	Prior to Approvals
Cobblestone at Bradford Condos, Comanche Circle, Haverhill	10/29/2014	12		\$115,000		Approvals in Place
Regal Woods, Emma Rose Circle, Haverhill	11/10/2016	7		\$103,929		Approvals in Place
Delhaven Estates, Delray Drive, Haverhill	2/27/2015	7			\$47,143	Prior to Approvals
Average Price:				\$91,723	\$50,083	
Median Price:				\$100,000	\$50,625	
Range: Low				\$60,000	\$37,500	
High				\$133,333	\$56,273	

In order to gather enough information for land values to be determined, your appraiser researched: Haverhill, Amesbury, Merrimac, Groveland, Georgetown & Methuen. Your appraiser has researched building lot sales in Haverhill. Your appraiser also had to research new construction sales to see where the new subdivision locations might be. Based on MLS information as well as the Warren Group which lists all city and town sales for a complete year, the new construction listings are generally located on street which are established neighborhoods. New properties might be built on single lots or in locations which the dwelling have reached the end of their economic life and the builder has razed the dwelling and built a new house.

In order to determine the value of the subject property, your appraiser has considered all these types of sales as a source. As support for a reasonable test of reliability, your appraiser has also considered Land to Value Ratios (LTV). In order to determine the LTV, the sale prices of these properties and the original land purchase price was researched. A typical builder will invest a certain percentage of the anticipated sale price in a property. Your appraiser has included Haverhill new construction sales to determine that ratio amount. Your appraiser is also using Haverhill sales to determine the anticipated price range of a proposed subdivision at the subject's location and then can determine a typical building lot value.

The appraisal steps include:

1. Identify Subdivision Sales None
2. Identify Haverhill Land Sales
3. Identify New Construction Sales with Recent Purchase Prices
4. Determine the Land to Value (LTV) Ratio
5. Identify the price point of proposed new construction for a new subdivision
6. Use the price point of new construction and the LTV ratio to determine the estimated value of a building lot in the proposed subdivision
7. Determine the typical building costs for the subdivision
8. Determine the Hypothetical Market Value of the subject property

Haverhill MLS Land Sales

Property Type(s): LD										
Status: NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD Price: Up to \$300,000										
Timeframe: 2021+										
Towns: Haverhill, MA										
Advanced Criteria: Acres: <4										
MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events	Settled/Sale Date	Price per SqFt
Land Listings										
72848141	UAG	89 Standish Rd	Haverhill, MA	0.23 Residential acres (10,000 SqFt)	107	\$229,000		x3		
72970007	UAG	0 Chadwick Road	Haverhill, MA : Bradford	0.53 Residential acres (22,910 SqFt)	0	\$250,000		x1		
72985693	ACT	0 TITCOMB	Haverhill, MA : Zip 01830	1.14 Residential acres (49,658 SqFt)	75	\$265,000		x6		
72745692	SLD	Lot 3A Emma Rose Circle	Haverhill, MA	1.50 Residential acres (65,556 SqFt)	27	\$225,000	\$225,000	x3	02/01/2021	
72717988	SLD	67 Seven Sisters	Haverhill, MA	1.67 Residential acres (72,745 SqFt)	189	\$250,000	\$234,000	x8	03/31/2021	
72826166	SLD	76 Seven Sisters	Haverhill, MA	1.31 Residential acres (57,063 SqFt)	176	\$230,000	\$220,000	x5	12/22/2021	
72978140	SLD	Lot 1 Wheeler Ave	Haverhill, MA : Zip 01832	0.55 Residential acres (23,757 SqFt)	1	\$225,000	\$215,000	x5	06/30/2022	
Land Listings: 7 Median List \$: \$230,000 Median DOM: 75 Median DTO: 59.5 Median Sale \$: \$225,000										
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The median price of new building lots in Haverhill to be listed or sold in since 2021 is \$225,000.



Lot 3A Emma Rose Circle is considered the most comparable land sale. This property sold for \$225,000 2-1-2021. See a short description and map of properties on the following pages.



For the purposes of this report and the value of a building lot available for sale, your appraiser will use \$225,000.

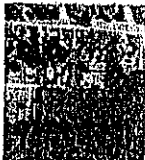

Indicated value of a proposed building lot.....

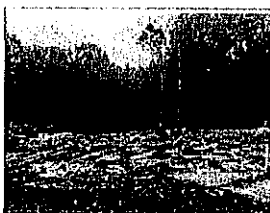

\$225,000 (Two Hundred and Twenty Five Thousand Dollars)

MLS 2021+ Haverhill Land Sales Description




	MLS #: 72848141 89 Standish Rd Haverhill, MA 01832 DOM: 107 DTO: 107	Status: UAG Ant. Sale Date: 08/05/2022 Off Mkt: 09/27/2021	List Price: \$229,000 List Date: 06/10/2021 Taxes: 2021 \$0 Assessed: \$0
	Type: Residential Electric: At Street Doc on Hand: Land Descr: Level	Zoning: Single Family Gas: At Street	Acres: 0.23 (10,000 SqFt) Sewer: Public Water: Public HOA:
Remarks: Approved lot for single family dwelling. Build your dream home in a great location. Close to major highways, shops and restaurants.			

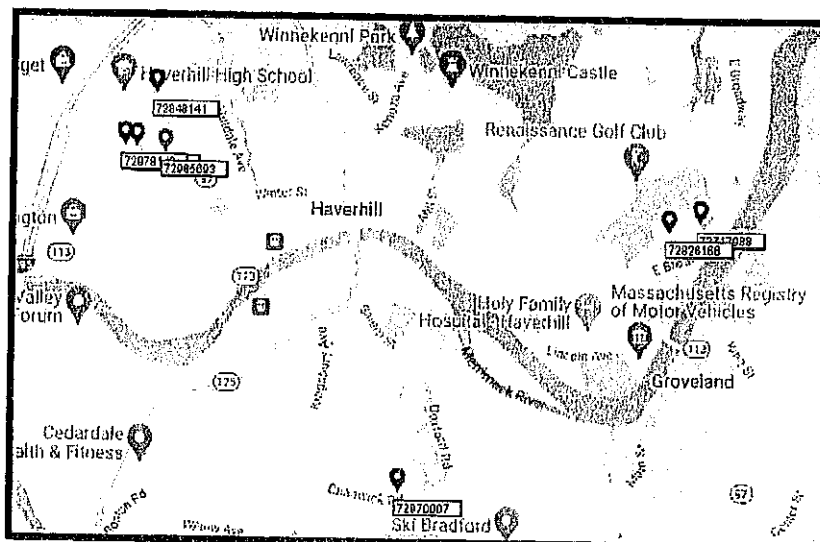
	MLS #: 72970007 0 Chadwick Road Haverhill, MA: Bradford 01835 DOM: 0 DTO: 0	Status: UAG Ant. Sale Date: 08/30/2022 Off Mkt: 04/21/2022	List Price: \$250,000 List Date: 04/21/2022 Taxes: 2022 \$208,354 Assessed: \$163,800
	Type: Residential Electric: At Street Doc on Hand: None Land Descr: Wooded	Zoning: Single Family Gas: At Street	Acres: 0.53 (22,910 SqFt) Sewer: Nearby Water: At Street HOA: No
Remarks: A Rare Find. Bradford Building Lot, near the Boxford Line 22 900 Square Feet with City Water and City Sewer close by.			

	MLS #: 72985693 0 TITCOMB Haverhill MA: Zip 01830 01830 DOM: 75	Status: ACT	List Price: \$265,000 List Date: 05/20/2022 Taxes: 2022 \$556.51 Assessed: \$41,500
	Type: Residential Electric: On-Site Doc on Hand: Land Descr: Other (See Remarks)	Zoning: Single Family Gas: Other (See Remarks)	Acres: 1.14 (49,658 SqFt) Sewer: Public Water: Public HOA:
Remarks: Excellent location and priced to sell! This 1.14 acre property sits at the end of a cul-de-sac in a quiet family neighborhood. Located less than 1 mile from Haverhill Highschool, it is also close to downtown and 495. Features plenty of privacy. Relax in the shade of the Hickory trees or enjoy a piece of history by taking a walk along the stone wall dating back to the rural Eighteen Hundreds. Delineation of the land was completed this year. A few wetland plants were found on a small area of land. The property is able to hold two half-acre lots for new home construction, increasing its potential value! Extend the road 50 feet for one home or up to 200 for a second home. There is a 20ft easement across street I as well as a paper street for sewer hookup. City water access point is conveniently located a couple houses away. This rare opportunity won't last long!			

	MLS #: 72745692 Lot 3A Emma Rose Circle Haverhill, MA 01832 DOM: 27 DTO: 12	Status: SLD Sale Price: \$225,000 Sold Date: 02/01/2021 Off Mkt: 11/15/2020	List Price: \$225,000 List Date: 10/20/2020 Taxes: 2019 \$0 Assessed: \$0
	Type: Residential Electric: On-Site Doc on Hand: Septic Design, Order of Conditions Land Descr: Sloping, Stream, Cleared	Zoning: Single Family Gas: None	Acres: 1.5 (65,556 SqFt) Sewer: Private Water: Public, On-Site HOA:
Remarks: Beautiful acre plus lot in One year old subdivision. Cleared, ready to go with Water and electric at lot and approved septic design. Convenient location to highway and Southern NH shopping. Build your dream home or Builder will build to suit!			

MLS 2021+ Haverhill Land Sales Description & Map

	<p>MLS #: 72717988 67 Seven Sisters Haverhill, MA 01830 DOM: 189 DTO: 173</p>	<p>Status: SLD Sale Price: \$234,000 Sold Date: 03/31/2021 Off Mkt: 03/09/2021</p>	<p>List Price: \$250,000 List Date: 08/30/2020 Taxes: 2020 \$2,799 Assessed: \$205,800</p>
<p>0x8</p>	<p>Type: Residential Electric: At Street Doc on Hand:</p>	<p>Zoning: Single Family Gas: At Street</p>	<p>Acres: 1.67 (72,745 SqFt) Sewer: Public, At Street Water: Public, At Street HOA:</p>
<p>Land Descr: Easements, Golf Course Frontage, City View(s), Cleared, Scenic View(s)</p>			
<p>Remarks: There are only so many lots left in this prestigious Seven Sisters Development. The lot is located at the top of the hill over looking the renaissance golf course. It has scenic view for miles. Build your dream home. All the utilities are at the street. Come take a look before the land is gone.</p>			
	<p>MLS #: 72826166 76 Seven Sisters Haverhill, MA 01830 DOM: 176 DTO: 157</p>	<p>Status: SLD Sale Price: \$220,000 Sold Date: 12/22/2021 Off Mkt: 11/02/2021</p>	<p>List Price: \$230,000 List Date: 05/05/2021 Taxes: 2021 \$2,759 Assessed: \$202,900</p>
<p>0x5</p>	<p>Type: Residential Electric: On-Site Doc on Hand:</p>	<p>Zoning: Single Family Gas: At Street</p>	<p>Acres: 1.31 (57,063 SqFt) Sewer: Public Water: Public HOA:</p>
<p>Land Descr: Sloping, Wooded</p>			
<p>Remarks: A lot in prestigious Seven Sisters Development. The lot is located at the top of the hill over looking the renaissance golf course. It has scenic view for miles. Build your dream home. All the utilities are at the street. Come take a look before the land is gone. City ID # 478-1-53</p>			
	<p>MLS #: 72978140 Lot 1 Wheeler Ave Haverhill, MA: Zip 01832 01832 DOM: 1 DTO: 1</p>	<p>Status: SLD Sale Price: \$225,000 Sold Date: 06/30/2022 Off Mkt: 05/10/2022</p>	<p>List Price: \$225,000 List Date: 05/09/2022 Taxes: 2022 \$0 Assessed: \$0</p>
<p>0x5</p>	<p>Type: Residential Electric: At Street Doc on Hand:</p>	<p>Zoning: Single Family Gas: At Street</p>	<p>Acres: 0.55 (23,757 SqFt) Sewer: At Street Water: At Street HOA:</p>
<p>Land Descr: Level, Wetlands</p>			
<p>Remarks: - NO BUILDER TIE - IN ON THIS SPACIOUS LEVEL 1/2 ACRE LOT 1 - BUILD YOUR DREAM SINGLE FAMILY HOME! - PUBLIC UTILITIES AT STREET !</p>			
<p>Land Listings: 7 Median List \$: \$230,000 Median DOM: 75 Median DTO: 59.5 Median Sale \$: \$225,000</p>			
<p><small>The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © MLS Property Information Network, Inc.</small></p>			



The next step is to research new construction sales and the lot purchase price to determining the typical land to value ratio in order to support the assumption of resonableness.

Haverhill New Construction Sales Used to Determine LVT

MLS #	Status	# STREET_NAME	List Price	List Date	Sale Price	Sold Date	Land Sale \$	Land Sale D: LTV	Lot Size
72939378	SLD	618 Salem Street	\$775,000	2/3/2022	\$775,000	2/18/2022	\$170,000	10/15/2021 21.94%	40000
72932863	SLD	9 South Prospect	\$719,900	1/11/2022	\$752,000	3/9/2022	\$190,000	4/30/2021 25.27%	7575
72859356	SLD	66 Seven Sister Rd	\$929,000	7/2/2021	\$929,000	11/17/2021	\$212,500	2/22/2021 22.87%	45738
72782310	SLD	23 Haverhill St	\$599,900	2/3/2021	\$600,000	4/23/2021	\$163,000	10/9/2020 27.17%	7680
72881193	SLD	67 Seven Sister Rd	\$939,900	8/13/2021	\$939,900	12/20/2021	\$234,000	3/30/2021 24.90%	72745
72843580	SLD	17 Orange Street	\$489,900	6/4/2021	\$524,000	7/23/2021	\$100,000	1/22/2021 19.08%	4994
72824475	SLD	4 Arthur Street	\$459,900	5/3/2021	\$480,000	6/24/2021	\$80,000	12/1/2020 16.67%	6400
72953654	SLD	333 North Broadway	\$629,900	3/16/2022	\$700,000	4/15/2022	\$110,000	7/30/2021 15.71%	15245
								Average	21.70%
								Median	22.40%

Photos:



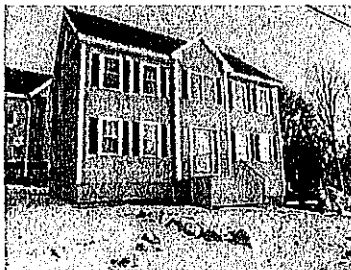
618 Salem Street



9 South Prospect Street



66 Seven Sister Road



23 Haverhill Street



67 Seven Sister Road



17 Orange Street



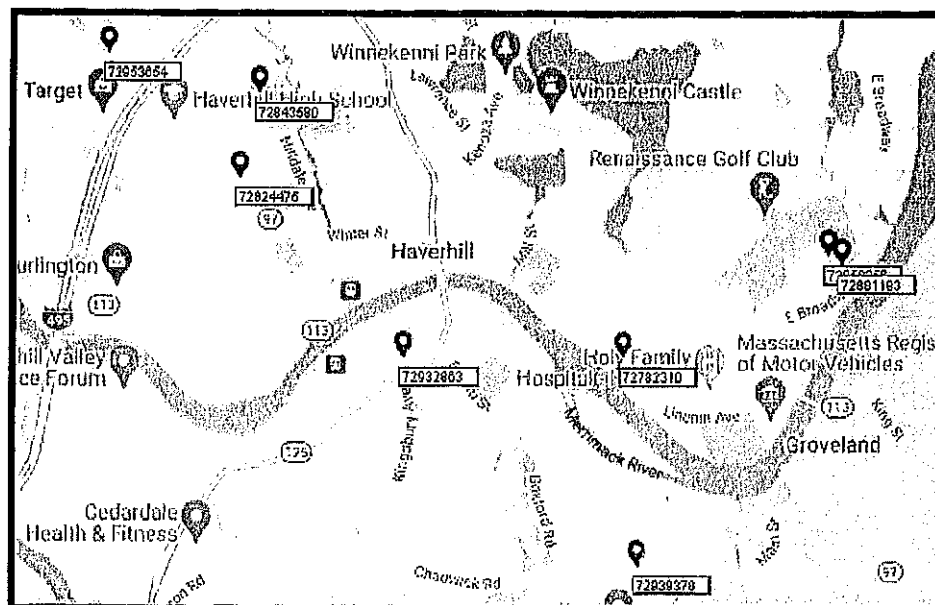
4 Arthur Street



333 North Broadway

MLS: Table of New Construction Sales to Determine LTV

Property Type(s): SF										
Status: NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD Price:										
Timeframe: 2021+										
Towns: Haverhill, MA										
Advanced Criteria: Year Built: 2021+										
MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events	Sale Price per SqFt	Price per SqFt
Single Family Listings										
72824475	SLD	4 Arthur Street	Haverhill, MA	6 room, 3 bed, 1f 1h bath Colonial	18	\$459,900	\$480,000	📷 x22	\$315.79	\$315.79
72843580	SLD	17 Orange Street	Haverhill, MA	6 room, 3 bed, 2f 1h bath Colonial	18	\$489,900	\$524,000	📷 x22	\$298.58	\$298.58
72859356	SLD	66 Seven Sister Rd	Haverhill, MA	8 room, 4 bed, 3f 1h bath Colonial	17	\$929,000	\$929,000	📷 x21	\$265.43	\$265.43
72881193	SLD	67 Seven Sister Rd	Haverhill, MA	8 room, 4 bed, 3f 1h bath Craftsman	95	\$939,900	\$939,900	📷 x11	\$283.33	\$283.33
72939378	SLD	618 Salem Street	Haverhill, MA	8 room, 4 bed, 2f 1h bath Colonial	1	\$775,000	\$775,000	📷 x8	\$258.33	\$258.33
72953654	SLD	333 North Broadway	Haverhill, MA	7 room, 3 bed, 2f 1h bath Colonial	21	\$629,900	\$706,000	📷 x41	\$350	\$350
72932863	SLD	9 South Prospect	Haverhill, MA : Bradford	7 room, 4 bed, 2f 1h bath Colonial	11	\$719,900	\$753,000	📷 x3	\$263.31	\$263.31
72782310	SLD	23 Haverhill St	Haverhill, MA : Riverside	7 room, 3 bed, 2f 1h bath Colonial	21	\$599,900	\$600,000	📷 x22	\$281.95	\$281.95
Single Family Listings: 8 Median Liv. Area SqFt: 2,492 Median List \$: \$674,900 Median List \$/SqFt: \$281 Median DOM: 18 Median DYO: 7 Median Sale \$: \$726,000 Median Sale \$/SqFt: \$283										
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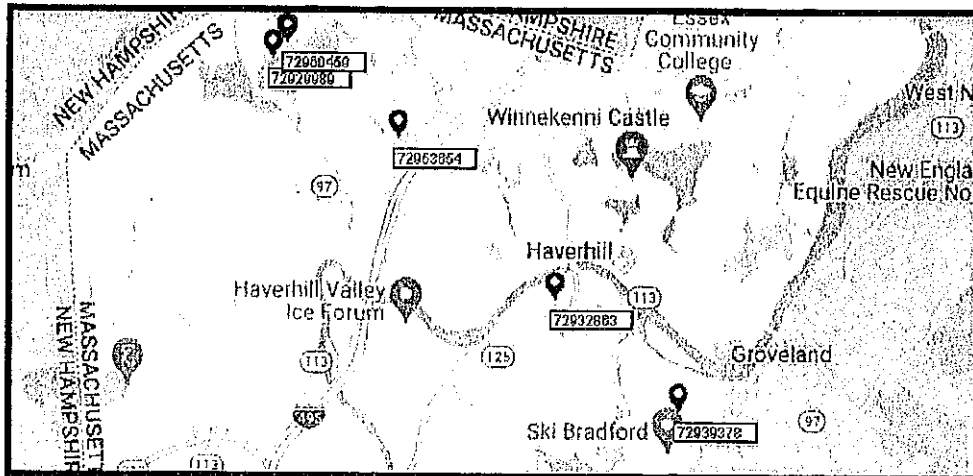


The typical range of LTV indicators is above 20%. Due to the lack of lots, builders are paying often 25% to 30% presently. For the Purposes of a reliability test, your appraiser is using 28%

The next step is to determine the current price point for new construction in Haverhill. See the list of current listings and sales in Haverhill.

New Construction Listings/Sales Haverhill

Property Type(s): SF Status: NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD Price: Timeframe: 2022+ Towns: Haverhill, MA Advanced Criteria: Acre: <4; Year Built: 2020+										
MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events	Settled/Sale Date	Price per Sqft
Single Family Listings										
72960459	UAG	Lot 16 Front Nine Drive	Haverhill, MA	6 room, 3 bed, 2 1/2 bath Ranch	43	\$789,000		📷 v33 📷		\$313.84
72896924	SLD	Lot 13 Front Nine Drive	Haverhill, MA	7 room, 3 bed, 2 1/2 bath Ranch	92	\$685,000	\$680,000	📷 v35	01/21/2022	\$307.97
72939378	SLD	618 Salem Street	Haverhill, MA	8 room, 4 bed, 2 1/2 bath Colonial	1	\$775,000	\$775,000	📷 v8	02/18/2022	\$258.33
72932863	SLD	9 South Prospect	Haverhill, MA : Bradford	7 room, 4 bed, 2 1/2 bath Colonial	11	\$719,900	\$752,000	📷 v3	03/09/2022	\$263.31
72953654	SLD	333 North Broadway	Haverhill, MA	7 room, 3 bed, 2 1/2 bath Colonial	21	\$629,900	\$700,000	📷 v41	04/15/2022	\$350
72929989	SLD	103 Front Nine Drive	Haverhill, MA	7 room, 3 bed, 2 1/2 bath Ranch	20	\$730,000	\$734,000	📷 v31	05/17/2022	\$318.85
Single Family Listings: 6 Median Liv. Area SqFt: 2,408 Median list \$: \$724,950 Median List \$/SqFt: \$312 Median DOM: 20.5 Median DTG: 9 Median Sale \$: \$734,000 Median Sale \$/SqFt: \$308										
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The listings indicate a median price of \$734,000 for new construction.

NOTE: Based on MLS research, 2022 sale prices are 10% higher than 2021 sale prices. The market appears to still be increasing for new construction.

Summary:

1. Based on land sales, the indicated value of a building lot is estimated at \$225,000
2. Based on new construction sales and purchase prices of the building lots, your appraiser has estimated a percentage of 28%
3. Based on MLS the current price point of new construction starts at \$734,000
4. Median New Construction Price $\$734,000 * 28\% = \$205,520$ round \$205,500.
5. Based on past research- price of a building lot prior to approvals is 50% of value with approvals.
6. Costs for development are estimated and based on appraiser files.

See the application on the following page.

Application:

<u>Research</u>		EST. SOFT COST
<u>Survey:</u>		
A: Perimeter & Topo	\$	10,000.00
B: Preliminary Plan		
C: Final Plan	\$	5,000.00
Engineering		
Town Application Fees	\$	2,000.00
Legal		
Utility Engineering Fees		
Wells		
Environmental		10,000.00
Soft Cost Contingency	\$	10,000.00
Misc.		
Total Soft Cost	\$	62,000.00
		EST. HARD COST
<u>Land</u>		
Infrastructure:		
<u>1100</u> of new roads @ <u>900</u>	\$	990,000.00
Environmental		
Miscellaneous		
Hard Cost Contingency		
Total Hard Cost	\$	990,000.00
Total Cost	\$	1,052,000.00
<u>REVENUES</u>		
A Lots (1/2 to 3 acres)		
<u>9</u> lots @ <u>225000</u> per.	\$	2,025,000.00
Other Revenue		
Total Revenue	\$	2,025,000.00
Marketing	\$	101,250.00 5%
Legal	\$	10,125.00 0.5%
Total Cost	\$	1,153,250.00
Profit	\$	871,750.00
\$/Lot	\$	96,861 9

The individual lot value of \$96,861 is supported by older subdivision sales (most recent-Groveland).

Indicated value \$871,750 rounded \$870,000
(Eight Hundred and Seventy Thousand Dollars)

The Income Approach

The Income Approach, Standard 1.4c, has not been included in the report as it is not applicable for property as it is land. This is a departure from the requirements within Standard 2.

RECONCILIATION AND FINAL VALUE ESTIMATE

The purpose of this appraisal has been to form an opinion as to the “as is” Hypothetical Market Value of the fee simple interest in the property known as Map 539-439-9A Broadway a potential 9 lot subdivision in Haverhill, as of June 16, 2022, the date of the last physical inspection.

Subject to the conditions and explanations contained in this appraisal report, it is my opinion that the “As Is” Hypothetical Market Value of the **fee simple interest** in Map 539-439-9A Broadway a potential 9 lot subdivision as of June 16, 2022 is: \$870,000.

The “As Is” Hypothetical Market Value (assumption of 9 buildable lot approvals) of the fee simple interest in property located at Map 539-439-9A Broadway, Haverhill, MA 01832, is estimated to be.....\$870,000.

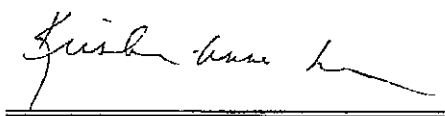
(Eight Hundred and Seventy Thousand Dollars)

Certificate of Value

The appraiser certifies that, to the best of his knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the appraisers' personal, unbiased professional analyses, opinions, and conclusions.
3. The appraiser has no present or prospective interest in the property that is the subject of this report, and has no personal interest or bias with respect to the parties involved.
4. The appraiser's employment is not contingent upon the reporting of predetermined values or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), the Financial Institution Reform, Recovery and Enforcement Act (FIRREA) as promulgated by the Federal Deposit Insurance Corporation.
6. No one provided significant professional assistance to the person(s) signing this report.
7. The appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. I have acquired through study and practice necessary knowledge and experience to complete this assignment competently.
10. I have made a personal inspection of the property that is the subject of this report.
11. I have not provided any services for this property within the past 3 years.

Based on the information and analyses presented in this report,



Kristen-Anne Leone
PROPERTY NORTH APPRAISALS, INC
MA Certified General Appraiser #1291

USPAP COMPLIANCE ADDENDUM

Purpose, Function and Intended Use of the Appraisal

The purpose of the appraisal is to provide an opinion of the hypothetical market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only functional of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.

Type of Appraisal and Appraisal Report

This is a complete appraisal written in an Appraisal Report format under the standard 1 within the USPAP guidelines. Any departures have been identified within the body of the report,

Scope (Extent) of the Report

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of the analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac Form 439 or Fannie May form 1004b (dated 6/93), when applicable.

Marketing Time and Exposure Time for the Subject Property

A reasonable marketing time for the subject property is 6 to 12 months utilizing market conditions pertinent to the appraisal assignment. A reasonable exposure time for the subject property is 10 to 12 months utilizing market conditions pertinent to the appraisal assignment.

Appraiser's Certification

The statements of fact contained in this report are true and correct.

The report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report and nor personal interest with respect to the parties involved, unless otherwise stated within the report

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment

My engagement in this assignment was not contingent upon developing or reporting predetermined results

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

My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of the Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report. (If more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraisal property.)

No one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

I have not provided any services for the subject within the past 3 years.

The estimated marketing time is within 12 months.

NOTE: in the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature:

Signature:



Name: Kristen-Anne Leone

Date Signed: August 5, 2022

State Certification #: CG#1291

State: Massachusetts

Certification Expiration Date: 9-23-23

Name: Not Applicable

Date Signed:

State Certification #:

State:

Certification Expiration Date:

Assumptions

This appraisal report has been made with, and is subject to, the following General Assumptions:

1. It is assumed that title to the property is good and marketable unless otherwise stated in the report. No responsibility is assumed for legal matters nor is an opinion of title rendered. The property is free and clear of any or all liens or encumbrances, except as noted. It is assumed that the property is under competent management and responsible ownership.
2. Information furnished to the appraiser by outside sources is considered to be reliable; however, no responsibility is accepted for its validity or accuracy. The appraiser reserves the right to amend the value conclusion(s) should the accuracy of the information change subsequent to delivery of this appraisal.
3. The appraiser made no survey of the property. All engineering associated with the subject property is assumed to be correct. Any sketches or illustrations presented in the report are only included to assist the reader in visualizing the subject property and no responsibility is assumed for the accuracy of the exhibits.
4. It is assumed that there are no hidden conditions of the property, subsoil, or structure that would render it more or less valuable. No responsibility is accepted for such conditions or for arranging for engineering studies that may be required to discover them. It is assumed that the site and improvements are free and clear of all hazardous materials or any other potential health risks unless otherwise stated and identified in the appraisal report. Hazardous materials are to include, but are not limited to, asbestos-containing materials, urea-formaldehyde insulation, PCP, and toxic waste. No potential environmental hazards were observed, unless otherwise stated in the appraisal; however, the appraiser recommends that the client obtain a professional evaluation of the site for any contaminates.
5. Full compliance with all applicable federal, state, and local environmental regulations and laws is assumed unless noncompliance is stated, defined, and considered in the appraisal report.
6. Unless nonconformity has been stated, defined, and considered in the appraisal report, it is assumed that all zoning and use regulations have been complied with.
7. All required licenses, certificates of occupancy, permits, consents, or other legislative or administrative authority from any local, state or national government or private entity or organization are assumed to be in place, obtainable and/or renewable for any use on which the value estimate was predicated.
8. Unless otherwise noted in the report it is assumed that there are no encroachments or trespasses, either by or against the subject of this appraisal.

General Limiting Conditions

This appraisal report has been made with, and is subject to, the following General Limiting Conditions:

1. Unless previous arrangements have been made, the appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance at court.
2. The right of publication is not carried with the possession of the appraisal, or any copy of the appraisal, in any form.
4. The bylaws and regulations of the Appraisal Institute govern the disclosure and/or use of the contents of this report. Neither all nor any part of the contents of this report (especially any conclusions as to value or the identity of the appraiser) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior consent and approval of the appraiser.
5. Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's client, through advertising, solicitation materials, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected. Further, the appraiser assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of the assignment.
6. Acceptance of and/or use of this report constitutes acceptance of the
"Assumptions", "Extraordinary Assumptions", "Hypothetical Conditions", and
"General Limiting Conditions".

Extraordinary Assumption

“Extraordinary Assumption” is defined on Page 4 of the Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition, as follows:

“an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”

This appraisal report has been made with, and is subject to, the following Extraordinary Assumption:

3. It is assumed that the information provided by client is true and correct. However, no liability for errors contained in the submitted documents or their verbal representations are accepted by the appraiser.
4. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser will not be responsible for conducting a specific compliance survey or analysis of the subject to determine its conformity with the various requirements of the ADA. It is possible a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal the property is not in compliance with one or more of the requirements of the title. If so, non-conformance could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, any possible non-compliance with the requirements of ADA has not been considered in estimating the value of the property.
5. The subject property is assumed to be free of hazardous waste.
6. The property is valued “As Is”. Should the property be something different than represented to the appraiser, the appraiser reserves the right to modify the value

Hypothetical Condition

“Hypothetical Condition” is defined on Page U-4 of the Uniform Standards of Professional Appraisal Practice, 2020-21 Edition, as follows:

“a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis”

Hypothetical conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Subject Deed: South Essex Registry of Deeds Book 4811 Page 301

4811
301

4811
301

1, Mary Agnes Gross, also known as Mary A. Gross,

of Haverhill,

Essex County, Massachusetts,

being unmarried, for consideration paid, grant to Frank J. Dudley and Patricia A. Dudley,
as joint tenants and not as tenants by the entirety and not as tenants
in common.

Massachusetts

of Lawrence, Essex County,

with quitclaim covenants

the land in said Haverhill consisting of the following described parcels:

#1. A certain parcel of land situate in the West Parish of said Haverhill, on
the southerly side of Broadway, bounded and described as follows; namely,

Beginning at the northwesterly corner thereof by said Broadway at a stake
which is about three hundred forty-one (341) feet northwesterly from land of
Fred J. Fitzgibbons; thence running southerly seven-hundred thirty-six and
one-half (736-1/2) feet, more or less, to a stake on the bank of a brook; thence
running in the same direction to the center of the brook; thence westerly by the
brook to a point where the line of the center of said brook intersects the prolonga-
tion of the easterly line of land of Delbert H. Adams; thence northerly by said
prolongation line one (1) foot, more or less, to a stake at the southeasterly
corner of said Adams land; thence turning and running westerly by said Adams
land to the southwesterly corner of land of said Adams at land of Reynolds; thence
southerly, southeasterly and southerly by said land of Reynolds to the northwesterly
corner of a parcel of land belonging to Ira J. Webster; thence easterly by said
Webster land and other land of Henry A. Poore to the southwesterly corner of
land of Victor L. Maynard; thence turning and running northerly in a straight line
by said Maynard land fourteen hundred (1400) feet, more or less, to an angle;
thence turning and running northeasterly one hundred thirty (130) feet, more or
less, by said Maynard land to said Broadway; thence turning and running north-
westerly by said Broadway one hundred eighty-one (181) feet, more or less, to
the point begun at.

#2. Also a certain parcel of woodland situate in said Haverhill and bounded
and described as follows; namely; on the north by the parcel of land above des-
cribed and land of Victor L. Maynard; on the east by the land of David Webster
2nd by land of Ira J. Webster and by land formerly of the Estate of Rufus Emerson,
now of Henry A. Poore; on the south by land formerly of the Estate of Rufus Em-
erson, now of Henry A. Poore; on the southwest by land of Spahr, and on the west by
land of Ira J. Webster, containing ten and sixty-three hundredths (10.63) acres,
more or less.

Together with the full and free right to use in common with others having rights
therein, for all the purposes of a way as appurtenant to each of the above described
parcels, a strip of land extending southerly from said Broadway to said first
described parcel, bounded westerly by land of Mattie B. Noyes, by land of Pitts
formerly of Adams and by land of said Delbert H. Adams, and easterly by land
of the Estate of Isaiah Webster.

The above two parcels being conveyed to me by deed of Henry A. Poore dated
November 3, 1926 and recorded with Essex South District Registry of Deeds
on November 4, 1926 in Book No. 2702, Page 540.

The above two parcels of land are conveyed subject to any other existing
rights of way of record, but not hereby intending to impose any right of way anew

Parcel #3 - The land with the buildings thereon, situated on the north side
of Broadway, and bounded and described as follows: -

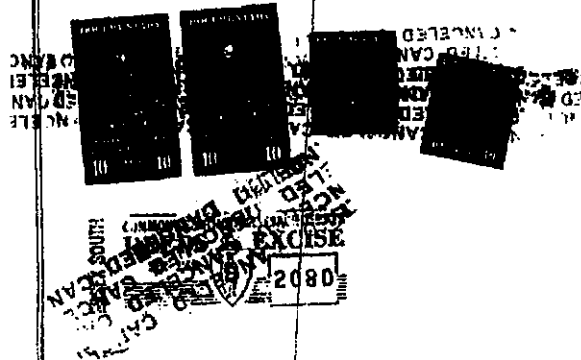
4811
302

4811
302

Beginning at the southeast corner thereof by said Broadway and land of Reed, thence running westerly by said Broadway to land now or formerly of Elliott; thence northerly by said land now or formerly of Elliott to land now or formerly of Atwood; thence easterly, then northerly, thence easterly again by said land now or formerly of Atwood to land now or formerly of Kimball; thence southerly by said land last mentioned to land of Reed; thence westerly by said land of Reed one hundred and sixty-six (166) feet, and thence southerly by said land of Reed about two-hundred seventeen (217) feet to said Broadway and the point begun at. Together with the buildings thereon.

Containing about fourteen (14) acres, more or less.

The above parcel conveyed to me by deed of Abbie M. Woodman, wife of Milton F. Woodman of Haverhill, dated November 2, 1926 and recorded with Essex South District Registry of Deeds on November 4, 1926 in Book No. 2702, Page 539.



Witness my hand and seal this 27th day of August 1961

James F. Waldon
(L. M. H.)

Mary Agnes Gross
Mary Agnes Gross

The Commonwealth of Massachusetts

Essex ss. August 27, 1961

Then personally appeared the above named Mary Agnes Gross

and acknowledged the foregoing instrument to be her free act and deed, before me

James F. Waldon
Notary Public - Essex South District
My commission expires 2.12.1966

Essex ss. Recorded Aug. 31, 1961. 27 m. past 3 P.M. #100

Right of Way Easement Agreement Book

LL: MA-ENGTS \$7.00

06/22/98 12:57 inst. 393

BK 14894 PG 580

RIGHT OF WAY AGREEMENT
EASEMENT DEED

3
1°
KNOW ALL BY THESE PRESENTS: that Frank J. Dudley and Patricia A. Dudley of Haverhill, County of Essex, and State of Massachusetts, and their successors, heirs, and assigns ("GRANTOR" whether one or more), for ten dollars (\$10) and other good and valuable consideration, the receipt of which is mutually agreed, grants to PORTLAND NATURAL GAS TRANSMISSION SYSTEM, a Maine Partnership, the mailing address of which is 1 Harbor Place, Portsmouth, New Hampshire, 03801 and MARITIME & NORTHEAST PIPELINE, L.L.C., a Delaware limited liability company, the mailing address of which is 1284 Soldiers Field Road, Boston, Massachusetts, 02135, as tenants in common with undivided interest, such interest equal to each party's Ownership Interest in the Joint Facilities pipeline (or any portion thereof, as applicable) as determined pursuant to the Ownership Agreement between the parties dated October 8, 1997, their successors and assigns, ("GRANTEE"), a right-of-way and easement for the purposes of preparing, laying, constructing, maintaining, operating, altering, improving, repairing, changing (but not increasing) the size of, replacing and removing, and conforming with any state or federal requirements pertaining to a pipeline and all related equipment and appurtenances thereto (including but not limited to meters, fittings, tie-overs, valves, pipeline communication systems, and cathodic protection equipment) for the transportation of natural gas, as defined in 15 USC 717(e)(5), under, over and across the tract or tracts of land ("Land") of GRANTOR, situated in the Town of Haverhill, County of Essex, State of Massachusetts, and being more particularly bounded and described as follows:

All of that certain plot, piece or parcel of land as described by deed dated 8-29-61, recorded 8-31-61, by book 4811, page 301 and 302; being further identified as tax map 339 block 439 lot 17

Said right-of-way and easement shall extend under, over and across the Land, shall be 50 feet in width, being 30 feet on the northerly side and 20 feet on the southerly side of the centerline of the pipeline as laid (the "Corridor").

GRANTOR hereby grants to GRANTEE a temporary right-of-way and easement extending 25 additional feet on the southerly side and N/A additional feet on the N/A side of the Corridor to allow for a temporary workspace contiguous to the Corridor when such is necessary for the purposes of preparing, laying and constructing said pipeline. Said temporary right-of-way and easement shall expire upon completion of the laying and construction of the pipeline or upon receipt of all necessary permits, approvals and notifications of compliance from the appropriate jurisdictional regulatory agencies with respect to the pipeline as laid, or the final restoration of the Corridor, whichever is later.

In addition to the above temporary right of way and easement, GRANTOR hereby grants to GRANTEE an additional temporary right-of-way and easement extending (120) feet on the (southerly) side of the previously described temporary right of way and easement and commencing at (a point One Thousand Three Hundred Fifty (1350) feet westerly of West Meadow Brook), thence extending (westerly) a distance of (120) feet to allow for an additional temporary workspace contiguous to the temporary right of way and easement granted herein when such additional area is necessary for the purposes of preparing, laying and constructing said pipeline. Said temporary right-of-way and easement shall expire upon completion of the laying and construction of the pipeline or upon receipt of all necessary permits, approvals and notifications of compliance from the appropriate jurisdictional regulatory agencies with respect to the pipeline as laid, or the final restoration of the Corridor, whichever is later.

GRANTOR reserves all oil, gas and minerals on and under the Land and the right to farm, graze and otherwise fully use and enjoy the Land, subject to the rights and privileges and authority herein granted, provided, however, that GRANTEE shall have the right hereafter to cut and keep clear all trees, brush, structures, dwellings, and other obstructions that may injure, endanger or interfere with the exercise of its rights and easements granted hereby.

GRANTEE shall have all privileges convenient for the full and exclusive use of the rights and easements herein granted, together with ingress and egress on foot and by vehicle, along the Corridor and temporary right-of-way and

Version: 02/24/98

BK 14894 PG 581

easement. GRANTOR agrees that no excavation, change of grade nor water impoundment will be made on and no trees, brush, structures, dwellings, or other obstructions will be placed or created over, under or across the Corridor without prior written consent of the GRANTEE.

GRANTEE, by the acceptance hereof, agrees to pay for damages to crops, pasture, fences, timber, livestock and all other personal property which may arise from preparing, laying, constructing, maintaining, operating, altering, improving, repairing, changing the size of, replacing or removing said Line.

GRANTEE is hereby expressly given the right to sell, lease and assign these right-of-way and easements, or any part thereof, or interest therein, and the same shall be divisible among two or more owners as to any right or rights created hereunder, so that each assignee or owner, lessee or tenant shall have the full rights and privileges herein granted to be owned and enjoyed either in common or severally.

This easement is given for the purpose of enabling the Grantee to construct, operate, maintain and repair the gas pipeline that is described in the Certificate of Public Convenience and Necessity issued by the Federal Energy Regulatory Commission on July 31, 1997 and accepted by the Grantee on September 2, 1997, as the same may be amended from time to time.

TO HAVE AND TO HOLD said rights of way and easements with all privileges and appurtenances thereof unto the GRANTEE, its successors and assigns forever.

The GRANTOR and the GRANTOR's spouse _____ hereby waive and release any right of homestead in the rights-of-way and easements hereby granted.

It is agreed that this grant as written above covers all of the agreements between the parties and that no other representations have been made modifying adding to or changing the terms of the same.

WITNESS my/our hand(s) and seal(s) this 14 day of April, 1998.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness(es)

Witness(es)

Grantor

Frank J. Dudley

Grantor

Patricia A. Dudley

Veritas 10124

Not a
not commission
Expires October 9, 2003

BK 14894 PG 582

GRANTOR(S) ACKNOWLEDGMENT

STATE OF Massachusetts
COUNTY OF Middlesex SS.

April 17, 1999

Then personally appeared the above named Frank & Patricia Dudley and
acknowledged the foregoing instrument to be his/her/their free act and deed.

R T L
Notary Public

RANDY T. O'NEIL
(Printed Name)

My commission expires: 10-9-2003

Version 1/22/98

Qualifications of Appraiser

Qualifications of Kristen Leone

Kristen-Anne Leone
Property North Appraisals, Inc
PO Box 2009, Haverhill, MA 01831
Certified General Real Estate Appraiser
Massachusetts License #1291, Expires 9-23-2023
New Hampshire License #486, Expires 9-30-2022

Education:

Salem State College, Salem Massachusetts
Bachelor of Science in Business Administration, 1985

Experience:

June 1989 to Present:

CO-OWNER, PROPERTY NORTH APPRAISALS, INC est 1989
Property North Appraisals, Inc. - President

Full Time Certified General Real Estate Appraiser.

Our firm specializes in preparing reports on properties in both southern New Hampshire and northeastern Massachusetts. Our experienced appraisers specialize in specific towns and cities within these areas.

Client references upon request.

June 1985 to June 1989:

FEE APPRAISER

Full time appraiser, with local Massachusetts firms. Responsibilities include: appraising single family, condominiums, multi-family, mixed use, commercial, relocation, in-house and on the road reviews and training new appraisers in the field

Other:

Residential and Commercial Appraiser, MA & NH
FHA Appraiser: Massachusetts and New Hampshire
Relocation Appraiser

Appraisal Institute: Practicing Affiliate
Consulting and Real Estate Mediation

MA Real Estate Salesperson #62110, expires 9-23-23

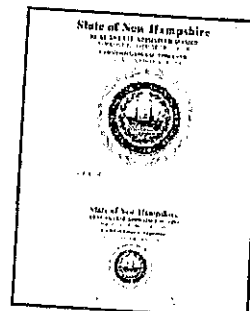
Board Member: Greater Newburyport Board of Realtors 2016 & 2017

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF PROFESSIONAL LICENSURE
BOARD OF

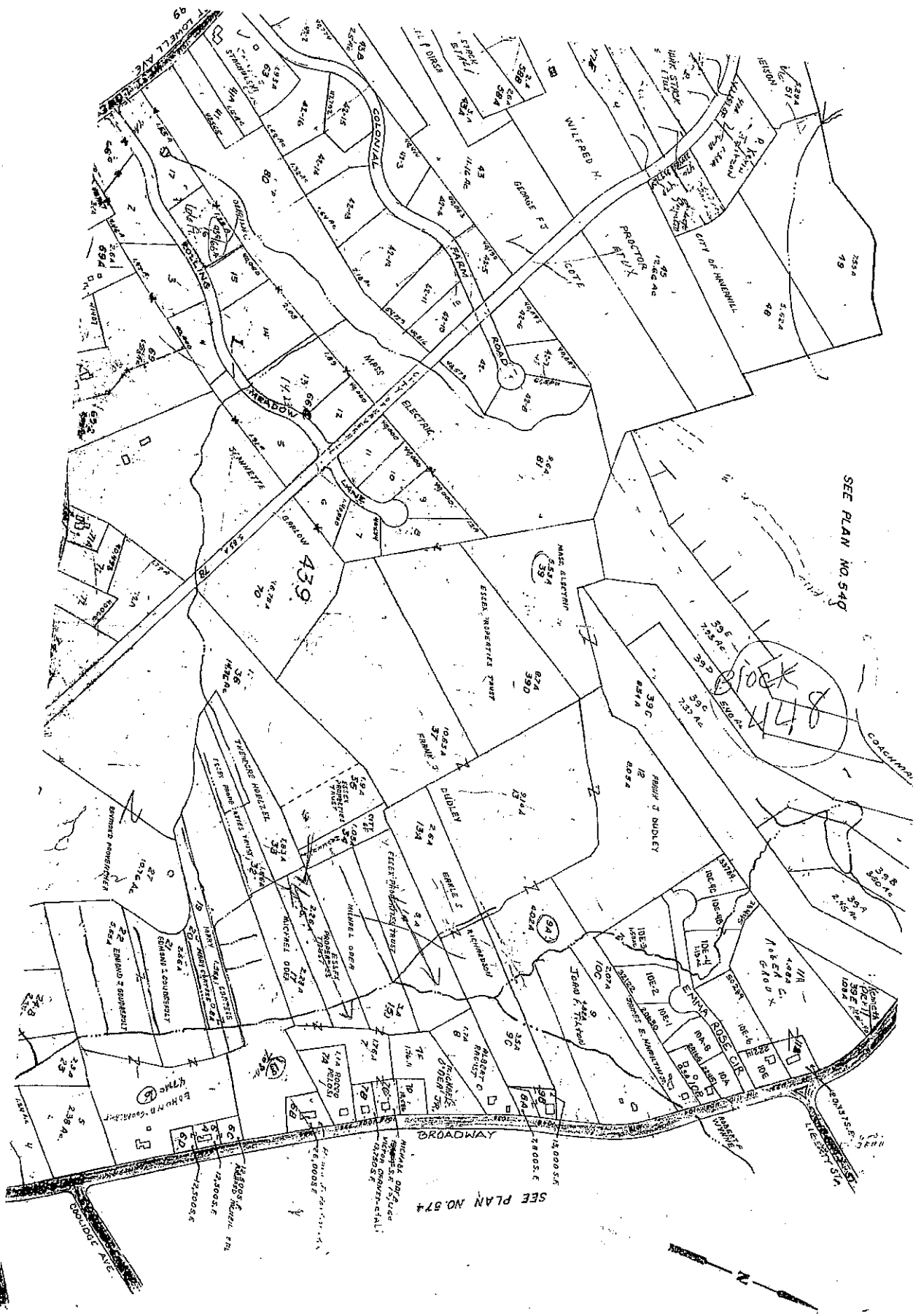
REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
GEN. REAL ESTATE APPRAISER

KRISTEN-ANNE LEONE
PO BOX 2009
HAVERHILL, MA 01831

1291 09/23/2023 116376
LICENSE NUMBER EXPIRATION DATE SERIAL NUMBER



Kristen Leone, Cell 508-633-2960, KristenLeoneAppraiser@gmail.com, www.PropNorth.com



METHUEN MASS

(TOWN LINE) METHUEN

SEE PLAN NO. 540

SEE PLAN NO. 588

SCALE 1-5000



525

SEE PLAN NO. 574

الحمد لله

JAMES P. CLEARY III &
JOSEPH A. CLEARY, P.C.
Attorneys at Law

11.5
345 Main Street
Haverhill, MA 01830
Office (978) 373-2200
Fax (978) 374-8449

May 4, 2023

City of Haverhill
Kaitlin M. Wright, City Clerk
Room 118
4 Summer Street
Haverhill, MA 01830

Re: Request for Withdrawal of Re-zoning Request Without Prejudice for
Old Ferry Road, Map 443, Block 3, Lot 2A
Hearing date : May 10, 2023 - *planning Board*

Dear Ms. Wright,

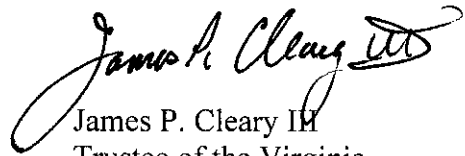
(MAY 23, 2023) City Council Hearing

I represent the Virginia G. Miller Trust of 2011, being the former owner of a vacant lot of land located on Old Ferry Road, Haverhill, Massachusetts, more particularly described as City Assessors Map 443, Block 3, Lot 2A. The property was sold on April 24, 2023 by the Virginia G. Miller Trust of 2011.

I had previously requested the re-zoning of the parcel and had appeared before the City Council on March 28, 2023 relative to the Request. The matter had been referred to the Planning Board with a scheduled hearing date of May 10, 2023. As the Virginia G. Miller Trust of 2011 is no longer the owner of the property, I respectfully request that the City Council and the Haverhill Planning Board allow the Request to Re-zone the property be withdrawn without prejudice.

Thank you for your consideration of this request.

Very truly yours,


James P. Cleary III
Trustee of the Virginia
Miller Trust of 2011

JPC III

FIORELLO & MIGLIORI
ATTORNEYS AT LAW

KAREN L. FIORELLO
(Retired)

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

MICHAEL J. MIGLIORI
mmigliori@fmlaw.com

11.5.11

May 4, 2023

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

HAV CITY CLERK MAY 4 23 AM 3:24

Re: Order regarding Access and Utility Easement
Owner: City of Haverhill
Applicant: Cedar Crest Development
Mohawk Trail, Haverhill MA
Parcel ID: Map 539, Block 439, Lot 78

Dear President Jordan,

Please be advised this office represents Cedar Crest Development, regarding the above-referenced Order.

Cedar Crest Development has received approval from the City Council to develop land at 188 Lake Street by way of a Flexible Development Subdivision.

Access to the subdivision is located on Mohawk Trail which is owned by the City.

As part of the definitive plan review process before the Planning Board, the Board has required Cedar Crest Development to obtain from the City an "Access and Utility Easement" which has been submitted with the attached Order.

Cedar Crest Development is requesting approval from the Council of the Order submitted by City Solicitor Cox.

Should you have any questions regarding this matter please let me know.

Thank you for your consideration of this matter.

Respectfully Submitted,
Counsel for Cedar Crest Development

Michael J. Migliori, Esquire
FIORELLO & MIGLIORI



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

11.5.11

ORDERED:

That the Mayor be and is hereby authorized to execute a certain easement, attached hereto, relative to real property located on a portion of Lake Street, also known as Mohawk Trail, Assessors Map 539, Block 439, Lot 78, as further defined on the attached "Access and Utility Easement" and as shown on the attached plan.

ACCESS AND UTILITY EASEMENT

The City of Haverhill, a Municipal Corporation,

For consideration paid of less than \$100.00, grants to Cedar Crest Development, 25 Buttrick Road, Unit 1-A, Londonderry, NH 03053, the perpetual right and easement to maintain, install and repair utility lines and to provide access on land of the Grantor located on Mohawk Trail and being shown on City of Haverhill Assessors Plans as Plan 539, Block 439, Lot 78, as shown on a Plan of Land entitled "Access & Utility Easement Plan, Flexible Development Subdivision "Mohawk Trail" 188 Lake Street, Haverhill, Massachusetts", prepared for Cedar Crest Development, 25 Buttrick Road, Unit 1-A, Londonderry, NH 03053 dated April 18 2023, which plan is recorded at the Essex South Registry of Deeds herewith.

Regarding the above Easement, the Grantee, its heirs, successors, and assigns shall forever have the right to construct, maintain, repair, and replace utilities in said easement area and to make such entries thereon and therein as may, from time to time, be necessary or convenient for such purposes. Further, the Grantee, its successors and assigns may utilize said area for full access to the Mohawk Trail Flexible Development Subdivision, see subdivision plan recorded herewith, by vehicle or otherwise. Said rights are for the benefit of the Grantee and its successors and assigns. The Grantee will restore the property to its former condition upon the completion of any work in the easement area. Until Lucy Way has been accepted by the City of Haverhill, the sole responsibility to operate and maintain and repair the easement area shall be that of Cedar Crest Development and the future owners of the above referenced subdivision.

Further the Grantee, its successors and assigns agree to construction of the roadway and utilities within the easement to the specifications and standards contained in the Subdivision plans, including but not limited to water, sewer, storm drain, gas, electric, telephone and appurtenances, constructing curbing, sidewalk, landscaping, and bituminous pavement with a 28' wide roadway.

Further the Grantee, its successors and assigns shall be allowed to; amend and regrade the existing gravel path to create a 10' wide hardpack gravel pathway from the project roadway (Lucy Way) to 1000 feet or so westerly to the end of the parcel frontage; to enhance the trail entrance with two sections of split rail fence on each side of the entrance to the path; to install a maximum of two benches in the easement area, and to evaluate the cross culverts across Mohawk Trail and replace them if necessary.

Executed as a sealed instrument.

Approved as to form

City of Haverhill

William D. Cox Jr., City Solicitor

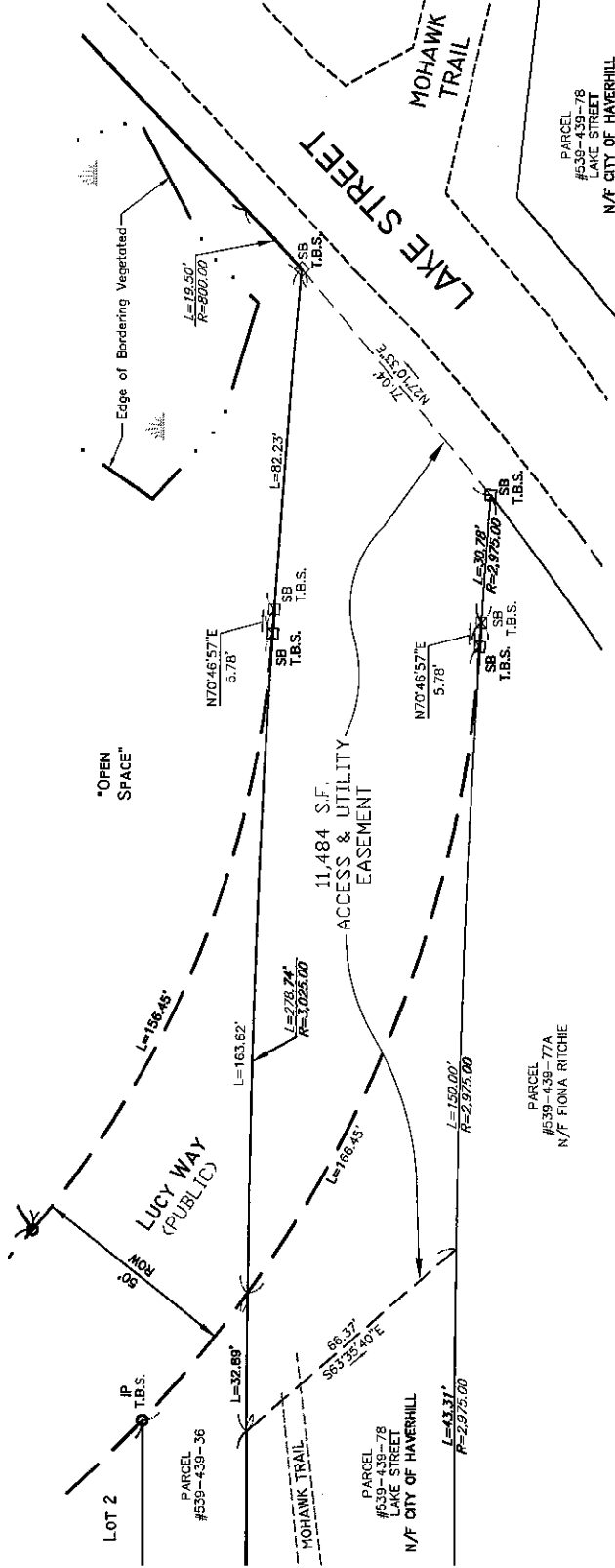
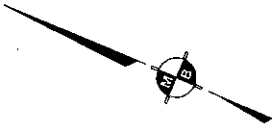
By: James J. Fiorentini, Mayor

COMMONWEALTH OF MASSACHUSETTS

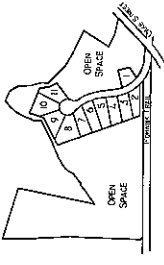
Essex, ss.

On this _____ day of May 2023, before me, the undersigned notary public, personally appeared James J. Fiorentini, Mayor, proved to me through satisfactory evidence of identification, which was a copy of license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of the City of Haverhill.

Notary Public



FOR REGISTRY USE ONLY



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT AN ACCESS & UTILITY EASEMENT FOR PARCELS 539-439-78 FOR ACCESS AND USE BY MAP LOT 539-439-22, "MOHAWK TRAIL" FLEXIBLE DEVELOPMENT SUBDIVISION.

© 2023 MEISNER BREM CORPORATION
This plan was prepared by MEISNER BREM CORPORATION, a professional land surveyor, in accordance with the provisions of the Massachusetts Land Surveying Act, and is not to be used for any other purpose without the written consent of MEISNER BREM CORPORATION. The user of this plan assumes all liability for any errors or omissions, and the user agrees to hold MEISNER BREM CORPORATION harmless from any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by MEISNER BREM CORPORATION as a result of the use of this plan for any purpose other than that for which it was prepared.

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Meisner Brem Corp.

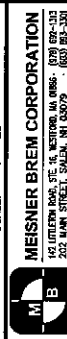
ACCESS & UTILITY EASEMENT PLAN
FLEXIBLE DEVELOPMENT SUBDIVISION

"Mohawk Trail"

188 LAKE STREET
HAVERHILL, MASSACHUSETTS

PREPARED FOR:
CEDAR CREST DEVELOPMENT
25 BUTTRICK ROAD, UNIT A-1, LONDONDERRY, NH 03053

APR 18, 2023



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS SET FORTH BY THE REGISTERS DEEDS.

APPROVED BY: MEISNER BREM CORPORATION
KURT D. MEISNER, DATE

SHEEHAN, SCHIAVONI, JUTRAS & MAGLIOCCHETTI, LLP
ATTORNEYS AT LAW

11.5.2



RICHARD J. SHEEHAN, JR.
TIMOTHY J. SCHIAVONI
ROBERT A. JUTRAS
PAUL A. MAGLIOCCHETTI
SONJA STARINS
THOMAS C. TRETTER
MARCIA K. ROSENN
WILLIAM D. CHASE

OF COUNSEL
KRISTIN M. YASENKA
JOSHUA S. ENGLAND, LLM

MAY 05 2023

9:44 A.M.

VIA EMAIL

May 5, 2023

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

Re: Cioto and Johnson Development, LLC
Special Permit Conditions – Major – Minor change (adopted August 23, 2022)
38 Railroad Street

Dear Council President Jordan:

The Building Inspector has determined that the final plans submitted to him for the development located at 38 Railroad Street contain a Major change pursuant to the ordinance recently adopted by the City Council on August 23, 2022, requiring City Council consideration at a public hearing.

Attached is a comparison plan with details of the changes. Kindly place this matter on the agenda for the next scheduled meeting.

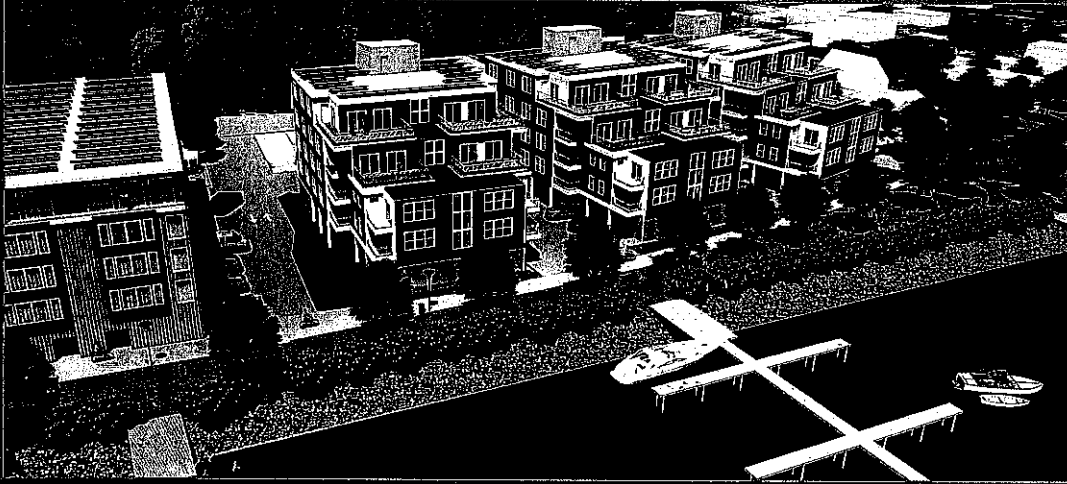
/s/ Paul A. Magliocchetti, Esq.

Paul A. Magliocchetti, Esquire
pmagliocchetti@ssjmattorneys.com

Enclosures: Comparison Plan with changes

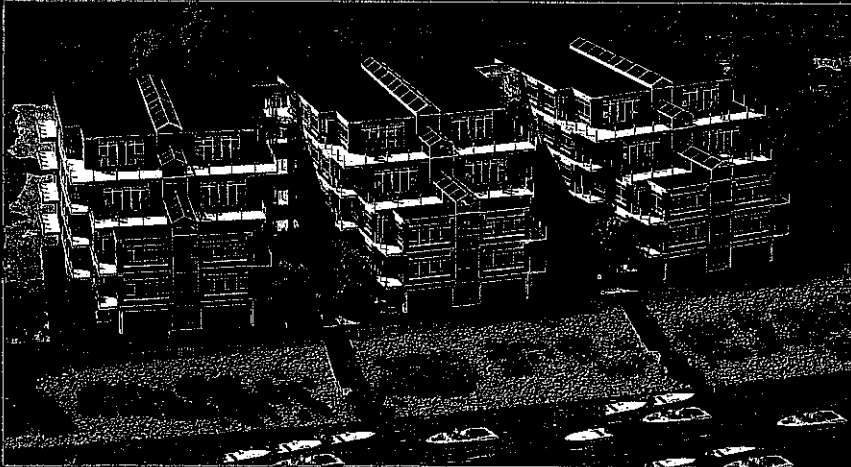
SSJM ATTORNEYS PRACTICE IN MA, NH, DC AND CA

70 Bailey Boulevard • Haverhill, MA 01830
TEL (978) 373-9161
www.ssjmattorneys.com



COMPARISON KEY FEATURES:

- NO SKYLIGHTS ABOVE STAIR
- ELEVATOR HEADHOUSE
- RESIDENTIAL ENERGY STAR WINDOWS
- BUILDING SEPARATION (NO CONNECTING DECK)
- ENERGY EFFICIENT ROOF AND DECKING



APPROVED PROJECT RENDERING

Concept Rendering does not consider following code requirements.

- **SKYLIGHTS ABOVE STAIR:** This was an atrium-like design and not appropriate for residential egress stairs
These skylight features were removed per City Council request.
- **ELEVATOR HEADHOUSE:** Original design did not consider the mechanical requirements for a new elevator
- **RESIDENTIAL ENERGY STAR WINDOWS:**
Curtain wall type is for commercial application and not for residential; new design features appropriately sized fenestration and is more energy efficient (R-factor)
- **BUILDING SEPARATION (NO CONNECTING DECK)**
The original design shows three buildings as one large building. These decks as shown do not provide exit / egress connection between the buildings. Removal of decks allows for fire-fighters to access side of buildings
- **ENERGY EFFICIENT ROOF AND DECKING**
The original design shows concrete roof deck and EPDM. The new design applies PVC roof with green roofing, solar panels, and composite decking. The new design is intended to be more up to date with current energy codes

Kaitlin Wright

From: Paul Magliocchetti <pmagliocchetti@ssjmattoorneys.com>
Sent: Friday, May 5, 2023 9:44 AM
To: Kaitlin Wright; Tim Jordan
Cc: Helgi Edwards
Subject: [EXTERNAL]38 RR Street Major Change
Attachments: Side by side (5-1-23)r1.pdf; 38 RR Major Change cover letter to Council 5.5.2023.docx

Follow Up Flag: Follow up
Flag Status: Flagged

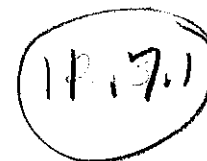
Warning! External Email. Exercise caution when opening attachments or clicking on any links. . .

Dear President Jordan,

Please place the matter addressed in the attached letter on the agenda for the next meeting.

Thank you.

Paul



City of Haverhill, MA

05/03/2023

Haverhill City Clerk May 3/23 PM 2:43

EVNT-23-8**Event Permit****Status:** Active**Date Created:** Mar 3, 2023**Applicant**

Michael Rossi
rossim@merrimack.edu
99 Old Amesbury Line Road
Haverhill, MA 01830-1830
978-372-9076

Primary Location

10 CHURCH ST
Bradford, MA 1835

Owner:

FIRST CHURCH OF CHRIST
10 CHURCH ST BRADFORD, MA 1835

Organization Information**Organization**

Greater Haverhill Arts Association

Organization Phone

978-521-0215

Organization Address

69 Farrwood Drive, Bradford

Organization City

Haverhill

Organization State

MA

Organization Zip

01835

Is the Organization Tax Exempt?

Yes

Is the Organization Non-Profit?

Yes

Is the Organization a House of Worship?

No

Contact Information**Contact Name**

Michael Rossi

Contact Title

President, GHAA

Contact Phone

978-372-9076

Contact Email

rossim@merrimack.edu

Contact Address

99 Old Amesbury Line Road

Contact City

Haverhill

Contact State

MA

Contact Zip

01830

Property Owner Information**Property Owner Name**

First Church of Christ, Bradford

Property Owner Phone

978-374-1114

Property Owner Address

10 Church Street

Property Owner City

Bradford

Property Owner State

MA

Property Owner Zip

01835

Is the Applicant the Property Owner?

No

Event Information**Type of Event**

Festival

Event Date

09/09/2023

Event Location

Bradford Common

Is the Event on Bradford Common?

Yes

Is the Event on City Property?

No

Event Venue

Outdoor

Number of Anticipated Attendees

150

Are You Requesting Fees Be Waived?

Yes

Event End Time

4:00 PM

Event Start Time

10:00 AM

Special Considerations (i.e. fireworks)

set-up for participating artists 8:00-10:00 AM

Description of event

Annual GHAA Art Festival (Outdoor Exhibit & Sale of Art)

Parking Information**Number of Parking Spaces Onsite**

20

Have Off-site Parking Arrangements Been Made?

Yes

IF YES, Please Provide Details of Offsite Arrangements

20 spaces in church lot, more on street

Are There Charges/Fees for Parking?

No

Sanitation Information**Number of Public Restrooms Available**

3

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

city barrels on site

General Release & Indemnity Agreement**Yes****Terms of Understanding****Yes****Attachments**

-  2023 FCC letter.pdf
Uploaded by Michael Rossi on Mar 3, 2023 at 11:32 am
-  General Release Indemnity Agreement 2023.docx
Uploaded by Michael Rossi on Mar 3, 2023 at 11:23 am
-  GHAA 2021 Form PC p1.pdf
Uploaded by Michael Rossi on Mar 3, 2023 at 11:23 am
-  2023 FCC letter.pdf
Uploaded by Michael Rossi on Mar 3, 2023 at 11:24 am
-  2023 FCC letter.pdf
Uploaded by Michael Rossi on Mar 3, 2023 at 11:24 am
-  GHAA Certificate of Insurance.pdf
Uploaded by Michael Rossi on Mar 3, 2023 at 11:24 am
-  First Church Certificate of Insurance.pdf
Uploaded by Michael Rossi on Mar 3, 2023 at 11:26 am
-  Haverhill Certificate of Insurance.pdf
Uploaded by Michael Rossi on Mar 3, 2023 at 11:26 am
-  CoverLetterCityCouncil2023AF.docx
Uploaded by Michael Rossi on Mar 3, 2023 at 11:29 am
-  Haverhill Arts.pdf
Uploaded by Kevin Lynch on Mar 10, 2023 at 12:15 pm

History

Date	Activity
Mar 3, 2023 at 11:01 am	Michael Rossi started a draft of Record EVNT-23-8
Mar 3, 2023 at 11:05 am	Michael Rossi altered Record EVNT-23-8, changed ownerEmail from "" to "office@fccbradford.org"
Mar 3, 2023 at 11:05 am	Michael Rossi altered Record EVNT-23-8, changed ownerPhoneNo from "" to "978-374-1114"
Mar 3, 2023 at 11:26 am	Michael Rossi added attachment First Church Certificate of Insurance.pdf to Record EVNT-23-8
Mar 3, 2023 at 11:26 am	Michael Rossi added attachment Haverhill Certificate of Insurance.pdf to Record EVNT-23-8
Mar 3, 2023 at 11:29 am	Michael Rossi added attachment CoverLetterCityCouncil2023AF.docx to Record EVNT-23-8
Mar 3, 2023 at 11:33 am	Michael Rossi submitted Record EVNT-23-8
Mar 3, 2023 at 11:40 am	completed payment step Event Permit Payment on Record EVNT-23-8
Mar 3, 2023 at 11:40 am	approval step City Clerk Approval was assigned to Kaitlin Wright on Record EVNT-23-8
Mar 7, 2023 at 12:57 pm	Kaitlin Wright approved approval step City Clerk Approval on Record EVNT-23-8
Mar 7, 2023 at 12:57 pm	approval step Fire Chief Approval was assigned to Robert O'Brien on Record EVNT-23-8
Mar 7, 2023 at 12:57 pm	approval step Police Department Approval was assigned to Kevin Lynch on Record EVNT-23-8
Mar 7, 2023 at 12:57 pm	approval step Health Inspector Approval was assigned to Miguel Nieto on Record EVNT-23-8
Mar 7, 2023 at 12:57 pm	approval step Public Works Director Approval was assigned to Robert Ward on Record EVNT-23-8
Mar 7, 2023 at 12:57 pm	approval step Building Inspector Approval was assigned to Tom Bridgewater on Record EVNT-23-8
Mar 7, 2023 at 4:20 pm	reactivated payment step Event Permit Payment on Record EVNT-23-8

Date	Activity
Mar 8, 2023 at 8:10 am	Tom Bridgewater approved approval step Building Inspector Approval on Record EVNT-23-8
Mar 8, 2023 at 1:31 pm	Karen Buckley waived payment step Event Permit Payment on Record EVNT-23-8
Mar 10, 2023 at 12:15 pm	Kevin Lynch added attachment Haverhill Arts.pdf to Record EVNT-23-8
Mar 10, 2023 at 12:15 pm	Kevin Lynch approved approval step Police Department Approval on Record EVNT-23-8
Mar 16, 2023 at 7:44 am	Miguel Nieto assigned approval step Health Inspector Approval to Mark Tolman on Record EVNT-23-8
Mar 16, 2023 at 7:51 am	Miguel Nieto assigned approval step Health Inspector Approval to Miguel Nieto on Record EVNT-23-8
Mar 22, 2023 at 7:40 am	Miguel Nieto assigned approval step Health Inspector Approval to Mark Tolman on Record EVNT-23-8
May 3, 2023 at 11:44 am	Kaitlin Wright assigned approval step Recreational Director Approval to Ben Delaware on Record EVNT-23-8
May 3, 2023 at 11:47 am	Ben Delaware approved approval step Recreational Director Approval on Record EVNT-23-8
May 3, 2023 at 12:15 pm	Mark Tolman approved approval step Health Inspector Approval on Record EVNT-23-8
May 3, 2023 at 12:39 pm	Robert Ward approved approval step Public Works Director Approval on Record EVNT-23-8
May 3, 2023 at 2:18 pm	Eric Tarpy assigned approval step Fire Chief Approval to Eric Tarpy on Record EVNT-23-8
May 3, 2023 at 2:18 pm	Eric Tarpy approved approval step Fire Chief Approval on Record EVNT-23-8
May 3, 2023 at 2:18 pm	approval step City Council Approval was assigned to Kaitlin Wright on Record EVNT-23-8
May 3, 2023 at 2:31 pm	Kaitlin Wright assigned approval step City Council Approval to Maria Bevilacqua on Record EVNT-23-8

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
✓ City Clerk Approval	Complete	Mar 3, 2023 at 11:40 am	Mar 7, 2023 at 12:57 pm	Kaitlin Wright	-
✓ Building Inspector Approval	Complete	Mar 7, 2023 at 12:57 pm	Mar 8, 2023 at 8:10 am	Tom Bridgewater	-
Event Permit Payment	Waived	Mar 3, 2023 at 11:33 am	Mar 8, 2023 at 1:31 pm	-	-
✓ Police Department Approval	Complete	Mar 7, 2023 at 12:57 pm	Mar 10, 2023 at 12:15 pm	Kevin Lynch	-
✓ Recreational Director Approval	Complete	Mar 7, 2023 at 12:57 pm	May 3, 2023 at 11:47 am	Ben Delaware	-
✓ Health Inspector Approval	Complete	Mar 7, 2023 at 12:57 pm	May 3, 2023 at 12:15 pm	Mark Tolman	-
✓ Public Works Director Approval	Complete	Mar 7, 2023 at 12:57 pm	May 3, 2023 at 12:39 pm	Robert Ward	-
✓ Fire Chief Approval	Complete	Mar 7, 2023 at 12:57 pm	May 3, 2023 at 2:18 pm	Eric Tarpy	-
✓ City Council Approval	Active	May 3, 2023 at 2:18 pm	-	Maria Bevilacqua	-
📄 Event Permit Issued	Inactive	-	-	-	-

11.7.2

05/04/2023



City of Haverhill, MA

HAY CITY CLERK MAY 4/23 8:10:07

EVNT-23-12

Event Permit

Status: Active**Date Created:** Mar 22, 2023**Applicant**

Fr. Christopher Wallace
pastor@allsaintshaverhill.org
120 Bellevue Ave
Haverhill, MA 01832
9783727721

Primary Location

120 BELLEVUE AVE
Haverhill, MA 1832

Owner:

RCA ST JOSEPH
120 BELLEVUE AVE HAVERHILL, MA 1832

Organization Information**Organization**

All Saints Parish

Organization Phone

978-372-7721

Organization Address

120 Bellevue Ave

Organization City

Haverhill

Organization State

MA

Organization Zip

01832

Is the Organization Tax Exempt?

Yes

Is the Organization Non-Profit?

Yes

Is the Organization a House of Worship?

Yes

Contact Information**Contact Name**

Fr. Christopher Wallace

Contact Title

Pastor

Contact Phone

978-857-3412

Contact Email

pastor@allsaintshaverhill.org

Contact Address

120 Bellevue Ave

Contact City

Haverhill

Contact State

MA

Contact Zip

01832

Property Owner Information**Property Owner Name**

Roman Catholic Archdiocese of Boston

Property Owner Phone

978-372-7721

Property Owner Address

120 Bellevue Ave

Property Owner City

Haverhill

Property Owner State

MA

Property Owner Zip

01832

Is the Applicant the Property Owner?

Yes

Event Information**Type of Event**

Festival

Event Date

06/24/2023

Event Location

120 Bellevue Ave

Is the Event on Bradford Common?

No

Is the Event on City Property?

No

Event Venue

Outdoor

Number of Anticipated Attendees

500

Are You Requesting Fees Be Waived?

Yes

Event End Time

6pm

Event Start Time

12pm

Special Considerations (i.e. fireworks)

DJ, amusement items

Description of event

This event is called "Taste of the Nations." It will be a festival run by All Saints Parish. It will feature home-cooked food, entertainment activities, and a community atmosphere open to the public.

Parking Information**Number of Parking Spaces Onsite**

67

Have Off-site Parking Arrangements Been Made?

No

Are There Charges/Fees for Parking?

No

Sanitation Information**Number of Public Restrooms Available**

5

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

Dumpster on site

General Release & Indemnity Agreement

Yes









Terms of Understanding

Yes








Attachments

-  Dunk Tank Contract - Taylor Rental.pdf
Uploaded by Fr. Christopher Wallace on Mar 15, 2023 at 1:40 pm
-  DOC041017-04102017044825.pdf
Uploaded by Fr. Christopher Wallace on Mar 22, 2023 at 2:57 pm
-  All Saints Parish 501(c)(3).pdf
Uploaded by Fr. Christopher Wallace on Mar 15, 2023 at 1:41 pm
-  184-000 Haverhill All Saints City of Haverhill Taste of Nations Festival.pdf
Uploaded by Fr. Christopher Wallace on Mar 15, 2023 at 1:41 pm
-  Taste of the Nations - Save the Date Flyer.pdf
Uploaded by Fr. Christopher Wallace on Mar 15, 2023 at 1:41 pm
-  EVNT-23-12.pdf
Uploaded by Kevin Lynch on Mar 27, 2023 at 3:23 pm

History

Date	Activity
Mar 3, 2023 at 10:56 am	Fr. Christopher Wallace started a draft of Record EVNT-23-12
Mar 15, 2023 at 1:41 pm	Fr. Christopher Wallace added attachment Taste of the Nations - Save the Date Flyer.pdf to Record EVNT-23-12
Mar 22, 2023 at 2:48 pm	Fr. Christopher Wallace submitted Record EVNT-23-12
Mar 22, 2023 at 2:50 pm	completed payment step Event Permit Payment on Record EVNT-23-12
Mar 22, 2023 at 2:50 pm	approval step City Clerk Approval was assigned to Kaitlin Wright on Record EVNT-23-12
Mar 22, 2023 at 3:37 pm	Kaitlin Wright approved approval step City Clerk Approval on Record EVNT-23-12
Mar 22, 2023 at 3:37 pm	approval step Fire Chief Approval was assigned to Robert O'Brien on Record EVNT-23-12
Mar 22, 2023 at 3:37 pm	approval step Police Department Approval was assigned to Kevin Lynch on Record EVNT-23-12
Mar 22, 2023 at 3:37 pm	approval step Health Inspector Approval was assigned to Miguel Nieto on Record EVNT-23-12
Mar 22, 2023 at 3:37 pm	approval step Public Works Director Approval was assigned to Robert Ward on Record EVNT-23-12
Mar 22, 2023 at 3:37 pm	approval step Building Inspector Approval was assigned to Tom Bridgewater on Record EVNT-23-12
Mar 22, 2023 at 3:40 pm	Miguel Nieto assigned approval step Health Inspector Approval to Mark Tolman on Record EVNT-23-12
Mar 22, 2023 at 6:16 pm	Tom Bridgewater assigned approval step Fire Chief Approval to Eric Tarpy on Record EVNT-23-12
Mar 22, 2023 at 6:18 pm	Tom Bridgewater approved approval step Building Inspector Approval on Record EVNT-23-12
Mar 27, 2023 at 1:50 pm	Mark Tolman assigned approval step Health Inspector Approval to Melissa Navichoque on Record EVNT-23-12
Mar 27, 2023 at 3:23 pm	Kevin Lynch added attachment EVNT-23-12.pdf to Record EVNT-23-12
Mar 27, 2023 at 3:24 pm	Kevin Lynch approved approval step Police Department Approval on Record EVNT-23-12
Apr 3, 2023 at 11:40 am	Kaitlin Wright assigned approval step Recreational Director Approval to Vinny Ouellette on Record EVNT-23-12
Apr 18, 2023 at 12:06 pm	Eric Tarpy approved approval step Fire Chief Approval on Record EVNT-23-12
Apr 28, 2023 at 12:33 pm	Melissa Navichoque approved approval step Health Inspector Approval on Record EVNT-23-12
May 3, 2023 at 2:31 pm	Kaitlin Wright assigned approval step Recreational Director Approval to Ben Delaware on Record EVNT-23-12
May 3, 2023 at 2:51 pm	Ben Delaware approved approval step Recreational Director Approval on Record EVNT-23-12
May 4, 2023 at 9:55 am	Robert Ward approved approval step Public Works Director Approval on Record EVNT-23-12
May 4, 2023 at 9:55 am	approval step City Council Approval was assigned to Kaitlin Wright on Record EVNT-23-12

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Event Permit Payment	Paid	Mar 22, 2023 at 2:48 pm	Mar 22, 2023 at 2:50 pm	-	-
 City Clerk Approval	Complete	Mar 22, 2023 at 2:50 pm	Mar 22, 2023 at 3:37 pm	Kaitlin Wright	-
 Building Inspector Approval	Complete	Mar 22, 2023 at 3:37 pm	Mar 22, 2023 at 6:18 pm	Tom Bridgewater	-
 Police Department Approval	Complete	Mar 22, 2023 at 3:37 pm	Mar 27, 2023 at 3:24 pm	Kevin Lynch	-
 Fire Chief Approval	Complete	Mar 22, 2023 at 3:37 pm	Apr 18, 2023 at 12:06 pm	Eric Tarpy	-
 Health Inspector Approval	Complete	Mar 22, 2023 at 3:37 pm	Apr 28, 2023 at 12:33 pm	Melissa Navichoque	-
 Recreational Director Approval	Complete	Mar 22, 2023 at 3:37 pm	May 3, 2023 at 2:51 pm	Ben Delaware	-
 Public Works Director Approval	Complete	Mar 22, 2023 at 3:37 pm	May 4, 2023 at 9:55 am	Robert Ward	-
 City Council Approval	Active	May 4, 2023 at 9:55 am	-	Kaitlin Wright	-
 Event Permit Issued	Inactive	-	-	-	-



City of Haverhill, MA

11.9.3
05/02/2023**EVNT-23-18**

HAV CITY CLERK MAY 2'23 AM 11:18

Event Permit**Status:** Active**Date Created:** Apr 11, 2023**Applicant**

Hailey Moschella
haverhillartwalk@gmail.com
11 Allen Street
Haverhill, MA 01835
8457507941

Primary Location

2 WASHINGTON ST
Haverhill, MA 1832

Owner:

N/A

Organization Information**Organization**

Creative Haverhill

Organization Phone

8457507941

Organization Address

PO Box 205

Organization City

Haverhill

Organization State

MA

Organization Zip

01831

Is the Organization Tax Exempt?

Yes

Is the Organization Non-Profit?

Yes

Is the Organization a House of Worship?

No

Contact Information**Contact Name**

Hailey Moschella

Contact Title

Haverhill Art Walk Coordinator

Contact Phone

8457507941

Contact Email

haverhillartwalk@gmail.com

Contact Address

11 Allen St

Contact City

Haverhill

Contact State

MA

Contact Zip

01835

Property Owner Information**Property Owner Name**

N/A

Property Owner Phone

N/A

Property Owner Address

N/A

Property Owner City

N/A

Property Owner State

N/A

Property Owner Zip

N/A

Is the Applicant the Property Owner?

No

Event Information**Type of Event**

Fair

Event Date

06/03/2023

Event Location

Businesses, alleyways and public spaces along Washington Street and parts of Wingate Street

Is the Event on Bradford Common?

No

Is the Event on City Property?

Yes

Event Venue

Outdoor

Number of Anticipated Attendees

500

Are You Requesting Fees Be Waived?

Yes

Event End Time

7pm

Event Start Time

1pm

Special Considerations (i.e. fireworks)

The event will happen twice, on June 3rd and September 30th

Description of event

Haverhill Art Walk is an indoor and outdoor event with live music, an artist market in the alleyways, family friendly programming including a paint tent, hula hooping and more. Businesses will host artist demos, plein air painters and other activities suited to their space. Haverhill Art Walk aims to support the creative community with opportunities to showcase their work while bringing business downtown.

Parking Information**Number of Parking Spaces Onsite**

50

Have Off-site Parking Arrangements Been Made?

Yes

IF YES, Please Provide Details of Offsite Arrangements

Multiple public parking lots and garages available for use during the event.

Are There Charges/Fees for Parking?

Yes

IF YES, Please Specify the Type of Fees and the Amount(s).

City of Haverhill paid parking

Sanitation Information**Number of Public Restrooms Available**

0

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

Participants will be able to use the restrooms within participating businesses. There won't be outside food vendors which would create trash, as the only food will be from already existing restaurants.

General Release & Indemnity Agreement

Yes

**Terms of Understanding**

Yes

**Attachments**

Permit Agreement Creative Haverhill.docx -.pdf

Uploaded by Hailey Moschella on Apr 11, 2023 at 8:55 pm



Creative_Haverhill_IRS_Tax_Exempt_Letter_Articles_of_Amendment_Form_Fri_May_6_2022_17-08-35.pdf

Uploaded by Hailey Moschella on Apr 11, 2023 at 9:01 pm



Haverhill Art Walk 2023 Poster FINAL.png

Uploaded by Hailey Moschella on Apr 11, 2023 at 9:01 pm



Cert of Ins - City of Haverhill (2).PDF

Uploaded by Hailey Moschella on Apr 11, 2023 at 8:54 pm

History

Date	Activity
Apr 11, 2023 at 8:37 pm	Hailey Moschella started a draft of Record EVNT-23-18
Apr 11, 2023 at 8:42 pm	Hailey Moschella altered Record EVNT-23-18, changed ownerCity from "BRADFORD" to ""
Apr 11, 2023 at 8:42 pm	Hailey Moschella altered Record EVNT-23-18, changed ownerName from "LEE PROPERTIES, LLC" to "N/A "
Apr 11, 2023 at 8:42 pm	Hailey Moschella altered Record EVNT-23-18, changed ownerPostalCode from "1835" to ""
Apr 11, 2023 at 8:42 pm	Hailey Moschella altered Record EVNT-23-18, changed ownerState from "MA" to ""
Apr 11, 2023 at 8:42 pm	Hailey Moschella altered Record EVNT-23-18, changed ownerStreetName from "ORCHARD HILL RD" to ""
Apr 11, 2023 at 8:42 pm	Hailey Moschella altered Record EVNT-23-18, changed ownerStreetNo from "155" to ""
Apr 11, 2023 at 8:42 pm	Hailey Moschella altered Record EVNT-23-18, changed ownerUnit from "" to ""
Apr 11, 2023 at 9:02 pm	Hailey Moschella submitted Record EVNT-23-18
Apr 12, 2023 at 9:37 am	Kaitlin Wright waived payment step Event Permit Payment on Record EVNT-23-18
Apr 12, 2023 at 9:37 am	approval step City Clerk Approval was assigned to Kaitlin Wright on Record EVNT-23-18
Apr 12, 2023 at 9:42 am	Kaitlin Wright approved approval step City Clerk Approval on Record EVNT-23-18
Apr 12, 2023 at 9:42 am	approval step Fire Chief Approval was assigned to Eric Tarpy on Record EVNT-23-18
Apr 12, 2023 at 9:42 am	approval step Police Department Approval was assigned to Kevin Lynch on Record EVNT-23-18

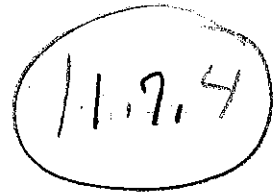
Date	Activity
Apr 12, 2023 at 9:42 am	approval step Health Inspector Approval was assigned to Miguel Nieto on Record EVNT-23-18
Apr 12, 2023 at 9:42 am	approval step Recreational Director Approval was assigned to Ben Delaware on Record EVNT-23-18
Apr 12, 2023 at 9:42 am	approval step Public Works Director Approval was assigned to Robert Ward on Record EVNT-23-18
Apr 12, 2023 at 9:42 am	approval step Building Inspector Approval was assigned to Tom Bridgewater on Record EVNT-23-18
Apr 12, 2023 at 5:13 pm	Tom Bridgewater approved approval step Building Inspector Approval on Record EVNT-23-18
Apr 13, 2023 at 10:37 am	Eric Tarpy approved approval step Fire Chief Approval on Record EVNT-23-18
Apr 14, 2023 at 9:57 am	Kevin Lynch approved approval step Police Department Approval on Record EVNT-23-18
Apr 14, 2023 at 9:57 am	Kevin Lynch reactivated approval step Police Department Approval on Record EVNT-23-18
Apr 14, 2023 at 9:57 am	Kevin Lynch approved approval step Police Department Approval on Record EVNT-23-18
Apr 14, 2023 at 9:58 am	Kevin Lynch altered approval step Police Department Approval, changed status from Complete to On Hold on Record EVNT-23-18
Apr 14, 2023 at 10:40 am	Kevin Lynch altered approval step Police Department Approval, changed status from On Hold to Complete on Record EVNT-23-18
Apr 14, 2023 at 2:49 pm	Ben Delaware approved approval step Recreational Director Approval on Record EVNT-23-18
Apr 18, 2023 at 10:42 am	Kaitlin Wright assigned approval step Health Inspector Approval to Mark Tolman on Record EVNT-23-18
May 1, 2023 at 7:39 am	Mark Tolman approved approval step Health Inspector Approval on Record EVNT-23-18
May 2, 2023 at 9:31 am	Robert Ward approved approval step Public Works Director Approval on Record EVNT-23-18
May 2, 2023 at 9:32 am	approval step City Council Approval was assigned to Kaitlin Wright on Record EVNT-23-18

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
Event Permit Payment	Waived	Apr 11, 2023 at 9:02 pm	Apr 12, 2023 at 9:37 am	-	-
✓ City Clerk Approval	Complete	Apr 12, 2023 at 9:37 am	Apr 12, 2023 at 9:42 am	Kaitlin Wright	-
✓ Building Inspector Approval	Complete	Apr 12, 2023 at 9:42 am	Apr 12, 2023 at 5:13 pm	Tom Bridgewater	-
✓ Fire Chief Approval	Complete	Apr 12, 2023 at 9:42 am	Apr 13, 2023 at 10:37 am	Eric Tarpy	-
✓ Police Department Approval	Complete	Apr 12, 2023 at 9:42 am	Apr 14, 2023 at 10:40 am	Kevin Lynch	-
✓ Recreational Director Approval	Complete	Apr 12, 2023 at 9:42 am	Apr 14, 2023 at 2:49 pm	Ben Delaware	-
✓ Health Inspector Approval	Complete	Apr 12, 2023 at 9:42 am	May 1, 2023 at 7:39 am	Mark Tolman	-
✓ Public Works Director Approval	Complete	Apr 12, 2023 at 9:42 am	May 2, 2023 at 9:31 am	Robert Ward	-
✓ City Council Approval	Active	May 2, 2023 at 9:32 am	-	Kaitlin Wright	-
📄 Event Permit Issued	Inactive	-	-	-	-



City of Haverhill, MA



05/02/2023

EVNT-23-16

Event Permit

HAV CITY CLERK MAY 2'23 AM 11:15

Status: Active**Date Created:** Apr 1, 2023**Applicant**

Hailey Moschella
hailey@wisteriamontessori.org
11 Allen Street
Haverhill, MA 01835
8457507941

Primary Location

44 Merrimack
Haverhill, MA 01830

Owner:

Harbor Place at Merrimack LLC c/o Planning Office for
Urban Affairs
84 State Street Boston, MA 02109

Organization Information**Organization**

Wisteria Montessori School

Organization Phone

978-308-9038

Organization Address

76 Merrimack St Ste. 4

Organization City

Haverhill

Organization State

MA

Organization Zip

01830

Is the Organization Tax Exempt?

Yes

Is the Organization Non-Profit?

Yes

Is the Organization a House of Worship?

No

Contact Information**Contact Name**

Hailey Moschella

Contact Title

Event Coordinator

Contact Phone

845-750-7941

Contact Email

hailey@wisteriamontessori.org

Contact Address

11 Allen St.

Contact City

Haverhill

Contact State

MA

Contact Zip

01835

Property Owner Information

Property Owner Name

Peabody Properties

Property Owner Phone

978-478-6310

Property Owner Address

44 Merrimack St.

Property Owner City

Haverhill

Property Owner State

MA

Property Owner Zip

01830

Is the Applicant the Property Owner?

No

Event Information**Type of Event**

Amusement

Event Date

06/17/2023

Event Location

Lawn area at Harbor Place

is the Event on Bradford Common?

No

Is the Event on City Property?

No

Event Venue

Outdoor

Number of Anticipated Attendees

300

Are You Requesting Fees Be Waived?

Yes

Event End Time

6pm

Event Start Time

3pm

Special Considerations (i.e. fireworks)

n/a

Description of event

The Boardwalk Block Party hosted by the Wildflower Montessori Schools of Haverhill will invite the public to enjoy a day of free, family friendly programming. Activities may include but are not limited to; interactive art projects, music and dance performances.

Parking Information**Number of Parking Spaces Onsite**

200

Have Off-site Parking Arrangements Been Made?

No

Are There Charges/Fees for Parking?

No

Sanitation Information**Number of Public Restrooms Available**

1

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

We will encourage a carry in, carry out garbage policy. There are also two garbage cans available on site, and we will have a team of volunteers cleaning up at the end of the event.

General Release & Indemnity Agreement

Yes



Terms of Understanding

Yes



Attachments



Vendor.jpg

Uploaded by Hailey Moschella on Apr 1, 2023 at 12:31 pm



General Release and Indemnity Agreement.pdf

Uploaded by Hailey Moschella on Apr 1, 2023 at 12:58 pm



nonprofit status.pdf

Uploaded by Hailey Moschella on Apr 1, 2023 at 1:14 pm



Boardwalk Use Permission.pdf

Uploaded by Hailey Moschella on Mar 25, 2023 at 7:14 pm



Insurance Policy.pdf

Uploaded by Hailey Moschella on Apr 1, 2023 at 12:33 pm



Montessori.pdf

Uploaded by Kevin Lynch on Apr 11, 2023 at 10:59 am

History

Date	Activity
Mar 25, 2023 at 6:55 pm	Hailey Moschella started a draft of Record EVNT-23-16
Apr 1, 2023 at 1:14 pm	Hailey Moschella submitted Record EVNT-23-16
Apr 5, 2023 at 3:33 pm	Jennifer Sanchez waived payment step Event Permit Payment on Record EVNT-23-16
Apr 5, 2023 at 3:33 pm	approval step City Clerk Approval was assigned to Kaitlin Wright on Record EVNT-23-16
Apr 5, 2023 at 3:57 pm	Kaitlin Wright approved approval step City Clerk Approval on Record EVNT-23-16
Apr 5, 2023 at 3:57 pm	approval step Fire Chief Approval was assigned to Eric Tarpy on Record EVNT-23-16
Apr 5, 2023 at 3:57 pm	approval step Police Department Approval was assigned to Kevin Lynch on Record EVNT-23-16
Apr 5, 2023 at 3:57 pm	approval step Health Inspector Approval was assigned to Miguel Nieto on Record EVNT-23-16
Apr 5, 2023 at 3:57 pm	approval step Recreational Director Approval was assigned to Ben Delaware on Record EVNT-23-16
Apr 5, 2023 at 3:57 pm	approval step Public Works Director Approval was assigned to Robert Ward on Record EVNT-23-16
Apr 5, 2023 at 3:57 pm	approval step Building Inspector Approval was assigned to Tom Bridgewater on Record EVNT-23-16
Apr 5, 2023 at 4:04 pm	Eric Tarpy approved approval step Fire Chief Approval on Record EVNT-23-16
Apr 5, 2023 at 5:12 pm	Tom Bridgewater approved approval step Building Inspector Approval on Record EVNT-23-16
Apr 6, 2023 at 7:41 am	Miguel Nieto assigned approval step Health Inspector Approval to Mark Tolman on Record EVNT-23-16
Apr 6, 2023 at 8:21 am	Ben Delaware approved approval step Recreational Director Approval on Record EVNT-23-16
Apr 10, 2023 at 2:02 pm	Mark Tolman approved approval step Health Inspector Approval on Record EVNT-23-16
Apr 11, 2023 at 10:59 am	Kevin Lynch added attachment Montessori.pdf to Record EVNT-23-16
Apr 11, 2023 at 10:59 am	Kevin Lynch approved approval step Police Department Approval on Record EVNT-23-16
May 2, 2023 at 9:30 am	Robert Ward approved approval step Public Works Director Approval on Record EVNT-23-16

Date

May 2, 2023 at 9:30 am

Activity

approval step City Council Approval was assigned to Kaitlin Wright on Record EVNT-23-16

Timeline

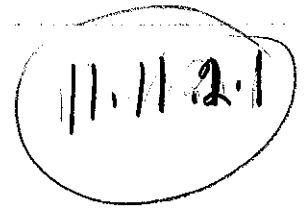
Label	Status	Activated	Completed	Assignee	Due Date
Event Permit Payment	Waived	Apr 1, 2023 at 1:14 pm	Apr 5, 2023 at 3:33 pm	-	-
✓ City Clerk Approval	Complete	Apr 5, 2023 at 3:33 pm	Apr 5, 2023 at 3:57 pm	Kaitlin Wright	-
✓ Fire Chief Approval	Complete	Apr 5, 2023 at 3:57 pm	Apr 5, 2023 at 4:04 pm	Eric Tarpy	-
✓ Building Inspector Approval	Complete	Apr 5, 2023 at 3:57 pm	Apr 5, 2023 at 5:12 pm	Tom Bridgewater	-
✓ Recreational Director Approval	Complete	Apr 5, 2023 at 3:57 pm	Apr 6, 2023 at 8:21 am	Ben Delaware	-
✓ Health Inspector Approval	Complete	Apr 5, 2023 at 3:57 pm	Apr 10, 2023 at 2:02 pm	Mark Tolman	-
✓ Police Department Approval	Complete	Apr 5, 2023 at 3:57 pm	Apr 11, 2023 at 10:59 am	Kevin Lynch	-
✓ Public Works Director Approval	Complete	Apr 5, 2023 at 3:57 pm	May 2, 2023 at 9:30 am	Robert Ward	-
✓ City Council Approval	Active	May 2, 2023 at 9:30 am	-	Kaitlin Wright	-
📄 Event Permit Issued	Inactive	-	-	-	-

Coin-Operated Amusement Device License · Add to a project



Expiration Date

Active



AMUS-23-1

HON CITY CLERK APR 29 2023 PM 2:35

**Details**

Submitted on Apr 24, 2023 at 11:14 am

**Attachments**

0 files

**Activity Feed**

Latest activity on Apr 28, 2023

**Applicant**

Tim Ferguson

**Location**

285 LINCOLN AVE, Haverhill, MA 1830

**Timeline****Coin-Operated Amusement Device Payment**

Paid Apr 28, 2023 at 8:33 am

City Clerk Approval

Completed Apr 28, 2023 at 8:34 am

Police Department Approval

Completed Apr 28, 2023 at 8:37 am

City Council Approval

In Progress

Coin-Operated Amusement Device Permit Issued

Document

Police Department Approval

Complete



City of Haverhill, MA

04/28/2023

AMUS-23-1**Coin-Operated Amusement Device License****Status:** Active**Date Created:** Apr 24, 2023**Applicant**

Tim Ferguson
tferguson@demoulasmarketbasket.com
285 Lincoln Ave
Haverhill, Ma 01830
978-372-1515

Primary Location

285 LINCOLN AVE
Haverhill, MA 1830

Owner:

DSM MB I LLC
875 EAST STREET TEWKSBURY, MA 1876

Applicant Information**Business Name**

Market Basket

Type of Business

Corporation

Applicant Birthday

01/01/1950

Type of Device

Coin-Operated Machine

Number of Machines

3

Are Machines Operated on Sundays?

Yes

Vendor Information**Vendor Name**

Modern Amusement, LLC.

Vendor Phone

603-434-4889

Vendor Address

35 Nashua Rd

Vendor City

Windham

Vendor State

New Hampshire

Vendor Zip

03087

Agreement & Signature

Yes

**For Office Use Only****Effective Date**

--






Attachments

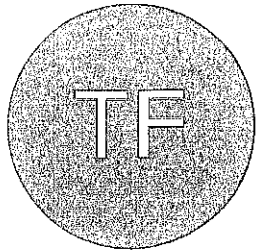
No attachments

History

Date	Activity
Apr 24, 2023 at 10:05 am	Tim Ferguson started a draft of Record AMUS-23-1
Apr 24, 2023 at 11:14 am	Tim Ferguson submitted Record AMUS-23-1
Apr 28, 2023 at 8:33 am	completed payment step Coin-Operated Amusement Device Payment on Record AMUS-23-1
Apr 28, 2023 at 8:33 am	approval step City Clerk Approval was assigned to Maria Bevilacqua on Record AMUS-23-1
Apr 28, 2023 at 8:34 am	Maria Bevilacqua approved approval step City Clerk Approval on Record AMUS-23-1
Apr 28, 2023 at 8:34 am	approval step Police Department Approval was assigned to Kevin Lynch on Record AMUS-23-1

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Coin-Operated Amusement Device Payment	Paid	Apr 24, 2023 at 11:14 am	Apr 28, 2023 at 8:33 am	-	-
 City Clerk Approval	Complete	Apr 28, 2023 at 8:33 am	Apr 28, 2023 at 8:34 am	Maria Bevilacqua	-
 Police Department Approval	Active	Apr 28, 2023 at 8:34 am	-	Kevin Lynch	-
 City Council Approval	Inactive	-	-	-	-
 Coin-Operated Amusement Device Permit Issued	Inactive	-	-	-	-



Tim Ferguson

Email Address

tferguson@demoulasmarketbasket.com (mailto:tferguson@demoulasmarketbasket.com)

Phone Number

978-372-1515

Address

285 Lincoln Ave, Haverhill, Ma 01830

Guests

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

Guest's Email

Enter guest's email here...

Grant Access

No guests with access to this record yet

11.11.4.1

Taxi Driver License · Add to a project



Expiration Date

Active



TDL-23-6

HAV CITY CLERK MAY 023 AM 0341

**Details**

Submitted on Jan 30, 2023 at 10:13 am

**Attachments**

1 file

**Activity Feed**

Latest activity on Mar 3, 2023

**Applicant**

Windy Smith

**Location**

145 WINTER ST Unit Unit B, Haverhill, MA 1830

Timeline

Add New ▾

Police Fee

Paid Jan 30, 2023 at 10:33 am

Annual License Fee

Paid Feb 13, 2023 at 3:39 pm

Police Department Approval

Completed Mar 3, 2023 at 11:55 am

City Clerk Review

In Progress

Taxi Driver License

Document

Police Department Approval

● Complete ▾

Complete

Assignee

 Kevin Lynch

Due date

 None



Kevin Lynch

Remove Comment • Mar 3, 2023 at 11:55 am

Approved

This step was assigned to Kevin Lynch - Feb 13, 2023 at 3:39 pm
Kevin Lynch approved this step - Mar 3, 2023 at 11:55 am



City of Haverhill, MA

05/03/2023

TDL-23-6

Taxi Driver License

Status: Active**Date Created:** Jan 30, 2023**Applicant**

Windy Smith
windymuniz173@icloud.com
115 Lowell Ave
Haverhill, MA 01832
9786013920

Primary Location

145 WINTER ST Unit Unit B
Unit Unit B
Haverhill, MA 1830

Owner:

145 WINTER STREET LLC
138 CEDAR ST #1 HAVERHILL, MA 1830

Application Form**Social Security Number**

--

MA Driver's license

s70187067

Applicant Home Address

115 Lowell Ave

Business Address Street

127 white st

Business Address City

haverhill

Business Address City


haverhill

Business Address Zipcode

01830

Business Phone

9783777785

Attachments CCF_000072.pdf






Uploaded by Windy Smith on Jan 30, 2023 at 10:13 am

History

Date	Activity
Jan 30, 2023 at 10:10 am	Windy Smith started a draft of Record TDL-23-6
Jan 30, 2023 at 10:11 am	Windy Smith altered Record TDL-23-6, changed ownerName from "123 WHITE STREET, LLC" to "127 WHITE STREET, LLC"
Jan 30, 2023 at 10:13 am	Windy Smith submitted Record TDL-23-6
Jan 30, 2023 at 10:33 am	completed payment step Police Fee on Record TDL-23-6
Feb 13, 2023 at 3:39 pm	completed payment step Annual License Fee on Record TDL-23-6
Feb 13, 2023 at 3:39 pm	approval step Police Department Approval was assigned to Kevin Lynch on Record TDL-23-6

Date	Activity
Mar 3, 2023 at 11:55 am	Kevin Lynch approved approval step Police Department Approval on Record TDL-23-6
Mar 3, 2023 at 11:55 am	inspection step City Clerk Review was assigned to Maria Bevilacqua on Record TDL-23-6
May 3, 2023 at 3:31 pm	Kaitlin Wright moved Record TDL-23-6 from 127 WHITE ST, , Haverhill MA 1830 to 145 WINTER ST, Unit BHaverhill MA 1830

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Police Fee	Paid	Jan 30, 2023 at 10:13 am	Jan 30, 2023 at 10:33 am	-	-
 Annual License Fee	Paid	Jan 30, 2023 at 10:13 am	Feb 13, 2023 at 3:39 pm	-	-
 Police Department Approval	Complete	Feb 13, 2023 at 3:39 pm	Mar 3, 2023 at 11:55 am	Kevin Lynch	-
 City Clerk Review	Active	Mar 3, 2023 at 11:55 am	-	Maria Bevilacqua	-
 Taxi Driver License	Inactive	-	-	-	-

11.11.4.2

Taxi Driver License · Add to a project

 **Expiration Date**

Active



TDL-23-8

HAV CITY CLERK MAY 3 2023 PM 3:41



Details

Submitted on Jan 30, 2023 at 11:04 am



Attachments

1 file



Activity Feed

Latest activity on May 3, 2023



Applicant

Nicole Siney

 0



Location

145 WINTER ST Unit Unit B, Haverhill, MA 1830

Timeline

Add New ▾

Police Fee

Paid Jan 30, 2023 at 11:05 am

Annual License Fee

Paid Feb 13, 2023 at 3:46 pm

Police Department Approval

Completed Mar 3, 2023 at 11:56 am

City Clerk Review

In Progress

Taxi Driver License

Document

Police Department Approval



Complete ▾

Complete

Assignee

 Kevin Lynch

Due date

 None



Kevin Lynch

Remove Comment • Mar 3, 2023 at 11:56 am

Approved

This step was assigned to Kevin Lynch - Feb 13, 2023 at 3:46 pm
Kevin Lynch approved this step - Mar 3, 2023 at 11:56 am



City of Haverhill, MA

05/03/2023

TDL-23-8**Taxi Driver License****Status:** Active**Date Created:** Jan 30, 2023**Applicant**

Nicole Siney
nicolesiney25@icloud.com
11 Charles St
Haverhill, mass 01830
9788729312

Primary Location

145 WINTER ST Unit Unit B
Unit Unit B
Haverhill, MA 1830

Owner:

145 WINTER STREET LLC
138 CEDAR ST #1 HAVERHILL, MA 1830

Application Form**Social Security Number**

--

MA Driver's license

s05245605

Applicant Home Address

11 Charles St

Business Address Street

127 white st

Business Address City

127 white st

Business Address City

haverhill

Business Address Zipcode

01830

Business Phone

9783777785

Attachments

CCF_000074.pdf

Uploaded by Nicole Siney on Jan 30, 2023 at 11:03 am

History**Date****Activity**

Jan 30, 2023 at 11:00 am

Nicole Siney started a draft of Record TDL-23-8

Jan 30, 2023 at 11:01 am

Nicole Siney altered Record TDL-23-8, changed ownerName from "123 WHITE STREET, LLC" to "127 WHITE STREET, LLC"

Jan 30, 2023 at 11:01 am

Nicole Siney altered Record TDL-23-8, changed ownerPostalCode from "1831" to "1830 "

Jan 30, 2023 at 11:04 am

Nicole Siney submitted Record TDL-23-8

Jan 30, 2023 at 11:05 am






completed payment step Police Fee on Record TDL-23-8

Feb 13, 2023 at 3:46 pm

completed payment step Annual License Fee on Record TDL-23-8

Date	Activity
Feb 13, 2023 at 3:46 pm	approval step Police Department Approval was assigned to Kevin Lynch on Record TDL-23-8
Mar 3, 2023 at 11:56 am	Kevin Lynch approved approval step Police Department Approval on Record TDL-23-8
Mar 3, 2023 at 11:56 am	inspection step City Clerk Review was assigned to Maria Bevilacqua on Record TDL-23-8
May 3, 2023 at 3:30 pm	Kaitlin Wright moved Record TDL-23-8 from 127 WHITE ST, , Haverhill MA 1830 to 145 WINTER ST, Unit B Haverhill MA 1830

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Police Fee	Paid	Jan 30, 2023 at 11:04 am	Jan 30, 2023 at 11:05 am	-	-
 Annual License Fee	Paid	Jan 30, 2023 at 11:04 am	Feb 13, 2023 at 3:46 pm	-	-
 Police Department Approval	Complete	Feb 13, 2023 at 3:46 pm	Mar 3, 2023 at 11:56 am	Kevin Lynch	-
 City Clerk Review	Active	Mar 3, 2023 at 11:56 am	-	Maria Bevilacqua	-
 Taxi Driver License	Inactive	-	-	-	-

11.11.4.3

Taxi Driver License · Add to a project



Expiration Date

Active



TDL-23-10

HAV CITY CLERK MAY 3/23 PM 3:42



Details

Submitted on Jan 30, 2023 at 4:15 pm



Attachments

1 file



Activity Feed

Latest activity on May 3, 2023



Applicant

Steve pefine

0



Location

145 WINTER ST Unit Unit B, Haverhill, MA 1830

Timeline

Add New ▾

Police Fee

Paid Jan 30, 2023 at 4:16 pm

Annual License Fee

Paid Feb 16, 2023 at 11:36 am

Police Department Approval

Completed Mar 3, 2023 at 11:57 am

City Clerk Review

In Progress

Taxi Driver License

Document

Police Department Approval



● Complete ▾

Complete

Assignee

Kevin Lynch

Due date

 None



Kevin Lynch

Remove Comment • Mar 3, 2023 at 11:57 am

Approved



City of Haverhill, MA

05/03/2023

TDL-23-10**Taxi Driver License****Status:** Active**Date Created:** Jan 30, 2023**Applicant**

Steve pefine
windysmith72@yahoo.com
52 washinton st
ha
Haverhill, mass 01832
8574520409

Primary Location

145 WINTER ST Unit Unit B
Unit Unit B
Haverhill, MA 1830

Owner:

145 WINTER STREET LLC
138 CEDAR ST #1 HAVERHILL, MA 1830

Application Form**Social Security Number**

--

MA Driver's license

s58325171

Applicant Home Address

52 washington st

Business Address Street

127 white st

Business Address City

haverhill

Business Address City


haverhill

Business Address Zipcode

01832

Business Phone

9783777785

Attachments CCF_000076.pdf

Uploaded by Steve pefine on Jan 30, 2023 at 4:14 pm

History**Date**

Jan 30, 2023 at 4:10 pm

Jan 30, 2023 at 4:15 pm

Jan 30, 2023 at 4:16 pm

Feb 16, 2023 at 11:36 am

Feb 16, 2023 at 11:37 am

Mar 3, 2023 at 11:57 am

Activity

Steve pefine started a draft of Record TDL-23-10

Steve pefine submitted Record TDL-23-10

completed payment step Police Fee on Record TDL-23-10






completed payment step Annual License Fee on Record TDL-23-10

approval step Police Department Approval was assigned to Kevin Lynch on Record TDL-23-10

Kevin Lynch approved approval step Police Department Approval on Record TDL-23-10

Date	Activity
Mar 3, 2023 at 11:57 am	inspection step City Clerk Review was assigned to Maria Bevilacqua on Record TDL-23-10
May 3, 2023 at 3:30 pm	Kaitlin Wright moved Record TDL-23-10 from 127 WHITE ST, , Haverhill MA 1830 to 145 WINTER ST, Unit B Haverhill MA 1830

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Police Fee	Paid	Jan 30, 2023 at 4:15 pm	Jan 30, 2023 at 4:16 pm	-	-
 Annual License Fee	Paid	Jan 30, 2023 at 4:15 pm	Feb 16, 2023 at 11:36 am	-	-
 Police Department Approval	Complete	Feb 16, 2023 at 11:37 am	Mar 3, 2023 at 11:57 am	Kevin Lynch	-
 City Clerk Review	Active	Mar 3, 2023 at 11:57 am	-	Maria Bevilacqua	-
 Taxi Driver License	Inactive	-	-	-	-

11.11.4.4

Taxi Driver License · Add to a project



Expiration Date

Active

**TDL-23-22**

Haverhill City Clerk May 3, 2023 9:43 AM

**Details**

Submitted on Mar 8, 2023 at 9:41 am

**Attachments**

1 file

**Activity Feed**

Latest activity on May 3, 2023

**Applicant**

Daniel Merchant

**Location**

103 FREEMONT ST, Haverhill, MA 1832

Timeline

Add New ▾

Police Fee

Paid Mar 8, 2023 at 9:43 am

Annual License Fee

Paid Mar 8, 2023 at 9:44 am

Police Department Approval

Completed May 3, 2023 at 9:09 am

City Clerk Review

In Progress

Taxi Driver License

Document

Application Form

 Social Security Number *

MA Driver's license *

Nhl12479013

Applicant Home Address *

103 freemont st Haverhill mass

Business Address Street *

21 white st

Business Address City *

Haverhill

Business Address City *

21 white st

Business Address Zipcode *

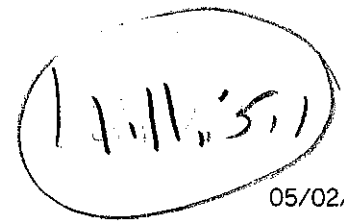
01832

Business Phone *

978-373-3511



City of Haverhill, MA



05/02/2023

TLLB-23-3**Taxi/Limousine Business License****Status:** Active**Date Created:** Apr 3, 2023**Applicant**

Wisvel Joseph
haverhilltaxi77@gmail.com
145 winter street unit B
Haverhill, MA 01830
19786013996

Primary Location

145 WINTER ST Unit Unit B
Unit Unit B
Haverhill, MA 1830

Owner:

145 WINTER STREET LLC
138 CEDAR ST #1 HAVERHILL, MA 01830

Applicant Information**Relationship to Owner**

Owner

HAV CITY CLERK MAY 2'23 AM 11:23

Business Information**Business Name**

Haverhill Taxi L.L.C

Business Phone

978-377-7785

Business Address

145 Winter St

Business City

Haverhill

Business State

MA

Business Zip

01830

Legal Structure

Limited Liability Company

Number of Employees

25

Business Type

Taxi

Total Number of Vehicles

25

Number of Taxis

10

Number of Limosines

0

Vehicle Information**Vehicle Make**

Dodge

Vehicle Model

Grand Caravan

Vehicle Year

2011

Was Vehicle Purchased New?

Yes

Vehicle Color

Black

Vehicle License Number

104165

Vehicle Make

Dodge

Vehicle Model

Grand Caravan

Vehicle Year
2013

Was Vehicle Purchased New?
Yes

Vehicle Color
Black

Vehicle License Number
105125

Vehicle Make
Dodge

Vehicle Model
Grand Caravan

Vehicle Year
2013

Was Vehicle Purchased New?
Yes

Vehicle Color
Black

Vehicle License Number
105102

Vehicle Make
Dodge

Vehicle Model
Grand Caravan

Vehicle Year
2010

Was Vehicle Purchased New?
Yes

Vehicle Color
black

Vehicle License Number
105116

Vehicle Make
Dodge

Vehicle Model
Grand Caravan

Vehicle Year
2011

Was Vehicle Purchased New?
Yes

Vehicle Color
blue

Vehicle License Number
102087

Vehicle Make
Subaru

Vehicle Model
outback

Vehicle Year
2011

Was Vehicle Purchased New?
Yes

Vehicle Color
red

Vehicle License Number
110185

Vehicle Make
Dodge

Vehicle Model
Grand Caravan

Vehicle Year
2012

Was Vehicle Purchased New?
Yes

Vehicle Color
black

Vehicle License Number
107851

Vehicle Make
Subaru

Vehicle Model
outback

Vehicle Year
2012

Was Vehicle Purchased New?
Yes

Vehicle Color
blue

Vehicle License Number
104968

Vehicle Make	Vehicle Model
Subaru	outback
Vehicle Year	Was Vehicle Purchased New?
2013	Yes
Vehicle Color	Vehicle License Number
white	104168

Vehicle Make	Vehicle Model
Chrysler	Town and Country
Vehicle Year	Was Vehicle Purchased New?
2014	Yes
Vehicle Color	Vehicle License Number
Black	110125

Signature**Agree****Attachments**

reg 7.png

Uploaded by Wisvel Joseph on Apr 3, 2023 at 12:17 pm



HAV TAXI REGISTRATIONS.pdf

Uploaded by Kaitlin Wright on Apr 4, 2023 at 1:18 pm



reg 2.png

Uploaded by Wisvel Joseph on Apr 3, 2023 at 12:16 pm



reg 2.png

Uploaded by Wisvel Joseph on Apr 3, 2023 at 12:16 pm



reg 3.png

Uploaded by Wisvel Joseph on Apr 3, 2023 at 12:16 pm



reg 4.png

Uploaded by Wisvel Joseph on Apr 3, 2023 at 12:16 pm



reg 5.png

Uploaded by Wisvel Joseph on Apr 3, 2023 at 12:17 pm



reg 6.png

Uploaded by Wisvel Joseph on Apr 3, 2023 at 12:17 pm



reg 7.png

Uploaded by Wisvel Joseph on Apr 3, 2023 at 12:17 pm



reg 8.png

Uploaded by Wisvel Joseph on Apr 3, 2023 at 12:17 pm



reg 9.jpeg






Uploaded by Wisvel Joseph on Apr 3, 2023 at 12:17 pm

History

Date	Activity
Apr 3, 2023 at 12:07 pm	Wisvel Joseph started a draft of Record TLLB-23-3
Apr 3, 2023 at 12:08 pm	Wisvel Joseph altered Record TLLB-23-3, changed ownerPostalCode from "1830" to "01830"
Apr 3, 2023 at 12:16 pm	Wisvel Joseph added attachment reg 2.png to Record TLLB-23-3
Apr 3, 2023 at 12:16 pm	Wisvel Joseph added attachment reg 2.png to Record TLLB-23-3
Apr 3, 2023 at 12:16 pm	Wisvel Joseph added attachment reg 3.png to Record TLLB-23-3
Apr 3, 2023 at 12:16 pm	Wisvel Joseph added attachment reg 4.png to Record TLLB-23-3
Apr 3, 2023 at 12:17 pm	Wisvel Joseph added attachment reg 5.png to Record TLLB-23-3
Apr 3, 2023 at 12:17 pm	Wisvel Joseph added attachment reg 6.png to Record TLLB-23-3
Apr 3, 2023 at 12:17 pm	Wisvel Joseph added attachment reg 7.png to Record TLLB-23-3
Apr 3, 2023 at 12:17 pm	Wisvel Joseph added attachment reg 8.png to Record TLLB-23-3
Apr 3, 2023 at 12:17 pm	Wisvel Joseph added attachment reg 9.jpeg to Record TLLB-23-3
Apr 3, 2023 at 12:18 pm	Wisvel Joseph submitted Record TLLB-23-3
Apr 3, 2023 at 1:01 pm	completed payment step Taxi/Limosine Business License Application Fee on Record TLLB-23-3
Apr 3, 2023 at 1:01 pm	approval step City Clerk Approval was assigned to Maria Bevilacqua on Record TLLB-23-3
Apr 3, 2023 at 1:03 pm	Kaitlin Wright changed Business State from "mass" to "MA" on Record TLLB-23-3
Apr 3, 2023 at 1:06 pm	Kaitlin Wright added multi-entry field Vehicle Model to Record TLLB-23-3
Apr 3, 2023 at 1:06 pm	Kaitlin Wright added multi-entry field Was Vehicle Purchased New? to Record TLLB-23-3
Apr 3, 2023 at 1:06 pm	Kaitlin Wright added multi-entry field Vehicle Color to Record TLLB-23-3
Apr 3, 2023 at 1:06 pm	Kaitlin Wright added multi-entry field Vehicle Make to Record TLLB-23-3
Apr 3, 2023 at 1:06 pm	Kaitlin Wright added multi-entry field Vehicle License Number to Record TLLB-23-3
Apr 3, 2023 at 1:06 pm	Kaitlin Wright added multi-entry field Vehicle Year to Record TLLB-23-3
Apr 3, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle Make, changed value from "Dodg" to "Dodge" on Record TLLB-23-3
Apr 3, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle Model, changed value from "Gracar" to "Grand Caravan" on Record TLLB-23-3
Apr 3, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle Make, changed value from "Dodg" to "Dodge" on Record TLLB-23-3
Apr 3, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle Model, changed value from "Grandc" to "Grand Caravan" on Record TLLB-23-3
Apr 3, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle Make, changed value from "Dodg" to "Dodge" on Record TLLB-23-3
Apr 3, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle Model, changed value from "Grand" to "Grand Caravan" on Record TLLB-23-3
Apr 3, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle Make, changed value from "dodg" to "Dodge" on Record TLLB-23-3
Apr 3, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle Model, changed value from "Grandc" to "Grand Caravan" on Record TLLB-23-3
Apr 3, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle Make, changed value from "Dodg" to "Dodge" on Record TLLB-23-3
Apr 3, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle Model, changed value from "Grand" to "Grand Caravan" on Record TLLB-23-3
Apr 3, 2023 at 1:09 pm	Kaitlin Wright altered multi-entry field Vehicle Make, changed value from "suba" to "Subaru" on Record TLLB-23-3
Apr 3, 2023 at 1:09 pm	Kaitlin Wright altered multi-entry field Vehicle Make, changed value from "dodg" to "Dodge" on Record TLLB-23-3
Apr 3, 2023 at 1:09 pm	Kaitlin Wright altered multi-entry field Vehicle Model, changed value from "grand" to "Grand Caravan" on Record TLLB-23-3

Date	Activity
Apr 4, 2023 at 12:59 pm	Kaitlin Wright altered multi-entry field Vehicle License Number, changed value from "still need" to "110125" on Record TLLB-23-3
Apr 4, 2023 at 1:00 pm	Kaitlin Wright altered multi-entry field Vehicle License Number, changed value from "4s4brbgcxc3230797" to "104168" on Record TLLB-23-3
Apr 4, 2023 at 1:01 pm	Kaitlin Wright altered multi-entry field Vehicle License Number, changed value from "4s4brbgcxc3230797" to "104968" on Record TLLB-23-3
Apr 4, 2023 at 1:02 pm	Kaitlin Wright altered multi-entry field Vehicle License Number, changed value from "4s4brbac4b3347234" to "110185" on Record TLLB-23-3
Apr 4, 2023 at 1:03 pm	Kaitlin Wright altered multi-entry field Vehicle License Number, changed value from "cb213227" to "107851" on Record TLLB-23-3
Apr 4, 2023 at 1:03 pm	Kaitlin Wright altered multi-entry field Vehicle Make, changed value from "suba" to "Subaru" on Record TLLB-23-3
Apr 4, 2023 at 1:03 pm	Kaitlin Wright altered multi-entry field Vehicle Make, changed value from "suba" to "Subaru" on Record TLLB-23-3
Apr 4, 2023 at 1:04 pm	Kaitlin Wright altered multi-entry field Vehicle License Number, changed value from "CD527805" to "102087" on Record TLLB-23-3
Apr 4, 2023 at 1:05 pm	Kaitlin Wright altered multi-entry field Vehicle License Number, changed value from "cb213089" to "105116" on Record TLLB-23-3
Apr 4, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle License Number, changed value from "cb213270" to "105102" on Record TLLB-23-3
Apr 4, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle License Number, changed value from "b329576" to "105125" on Record TLLB-23-3
Apr 4, 2023 at 1:08 pm	Kaitlin Wright altered multi-entry field Vehicle License Number, changed value from "Bv702064" to "104165" on Record TLLB-23-3
Apr 12, 2023 at 1:16 pm	Kaitlin Wright assigned approval step City Clerk Approval to Kaitlin Wright on Record TLLB-23-3
Apr 12, 2023 at 1:16 pm	Kaitlin Wright approved approval step City Clerk Approval on Record TLLB-23-3
Apr 12, 2023 at 1:16 pm	approval step Police Approval was assigned to Kevin Lynch on Record TLLB-23-3
May 2, 2023 at 8:31 am	Kevin Lynch approved approval step Police Approval on Record TLLB-23-3
May 2, 2023 at 8:31 am	approval step City Council Approval was assigned to Maria Bevilacqua on Record TLLB-23-3

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Taxi/Limosine Business License Application Fee	Paid	Apr 3, 2023 at 12:18 pm	Apr 3, 2023 at 1:01 pm	-	-
 City Clerk Approval	Complete	Apr 3, 2023 at 1:01 pm	Apr 12, 2023 at 1:16 pm	Kaitlin Wright	-
 Police Approval	Complete	Apr 12, 2023 at 1:16 pm	May 2, 2023 at 8:31 am	Kevin Lynch	-
 City Council Approval	Active	May 2, 2023 at 8:31 am	-	Maria Bevilacqua	-
 Taxi/Limosine Business License Issued	Inactive	-	-	-	-

12,751

Taxi/Limousine Business License · Add to a project

3110420042024

Complete



TLLB-23-3

HAY CITY CLERK MAY 3/23 9:10:00

**Details**

Submitted on Apr 3, 2023 at 12:18 pm

**Attachments**

11 files

**Activity Feed**

Latest activity on May 3, 2023

**Applicant**

Wisvel Joseph

**Location**

145 WINTER ST Unit Unit B, Haverhill, MA 1830

Timeline**Taxi/Limosine Business License Application Fee**

Paid Apr 3, 2023 at 1:01 pm

City Clerk Approval

Completed Apr 12, 2023 at 1:16 pm

**Police Approval**

Completed May 2, 2023 at 8:31 am

**Taxi/Limosine Business License**

Is [REDACTED]

**City Council Approval**

In Progress

**View Profile**

Assignee

 Kevin Lynch

Due date



None



Kevin Lynch

May 2, 2023 at 8:31 am

Inspection completed and passed.

This step was assigned to Kevin Lynch - Apr 12, 2023 at 1:16 pm
Kevin Lynch approved this step - May 2, 2023 at 8:31 am

Assignee

 Kaitlin Wright

Due date



None

**Kaitlin Wright** ✓

Remove Comment • May 5, 2023 at 9:09 am

As per our meeting in mid March with myself, Tom Bridgewater and Richard MacDonald of Inspectional Services, Sgt. Lynch and Officer Phair, license will be granted for a six month period (expiration mid September 2023), with renewal contingent on finding an appropriately zoned lot to store taxis. Current business property (145b Winter St) is zoned CC and is used for office use only, no space for cars. Transportation services is only allowed in CH, CG, CC, BA, and BG zones with Board of Appeals approval. Wisvel must find a location to store his cars within this six month period that is appropriately zoned or license will be revoked.

This step was assigned to Maria Bevilacqua - Apr 3, 2023 at 1:01 pm

Kaitlin Wright assigned this step to Kaitlin Wright - Apr 12, 2023 at 1:16 pm

Kaitlin Wright approved this step - Apr 12, 2023 at 1:16 pm

**Wisvel Joseph****Email Address**

haverhilltaxi77@gmail.com (mailto:haverhilltaxi77@gmail.com)

Phone Number

19786013996

Address

145 winter street unit B, Haverhill, MA 01830

Guests

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

Guest's Email**Grant Access****No guests with access to this record yet**

Due date



None

Fees

Taxi/Limousine Business License Fee

\$1,500.00

Total Fees**\$1,500.00**

Payments

Date	Method	Note	Amount	
Apr. 3, 2023	Check ##2455		\$1,500.00	⋮

Kaitlin Wright processed a \$1500.00 payment - Apr 3, 2023 at 1:01 pm



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the sum of **\$35,000** be transferred from the **Vehicle Maintenance Salaries Account (1010000.1.0425.5110)** to the **Vehicle Maintenance Electricity & Heat Accounts – Electricity \$15,000 and Heat \$20,000.**

12.1

HAVERHILL CITY CLERK MAY 4/23 AM 9:04



Haverhill

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

May 4, 2023

To: The Honorable James J. Fiorentini
Mayor of Haverhill

From: Robert E. Ward *R. Ward*
DPW Director

Subject: Request to Transfer Water Funds

I am writing to request approval for the transfer of \$35,000.00 from the Vehicle Maint Salaries and Wages account (1010000.1.0425.5110) to the following accounts.

Transfer To	Line Item	Amount
Vehicle Maint Electricity	1010000.1.0425.5211	\$15,000.00
Vehicle Maint Heat	1010000.1.0425.5212	\$20,000.00

The funds will be used to pay for increased heating and electricity costs at the Highway maintenance facility. We expect this transfer will cover these costs for the remainder of the fiscal year.

If acceptable, please forward the attached City Council Order to the City Clerk to place it on the City Council agenda for approval.

If you need additional information, do not hesitate to call me at extension 2328 or via email at rward@haverhillwater.com.

Attachment

cc: Angel A. Perkins, City Auditor/Finance Director, aperkins@cityofhaverhill.com
Yenise Rozon, CMMC, Treasurer/Collector, yrozon@cityofhaverhill.com
Patricia J. Martel, Deputy Finance Director, pmartel@cityofhaverhill.com
Allana J. McOsker, WWTP Finance/Project, ajmcosker@haverhillwater.com

JAMES J. FIORENTINI
MAYOR



**CITY OF HAVERHILL
MASSACHUSETTS**

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

May 4, 2023

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

RE: Order to transfer \$35,000 from Vehicle Maintenance Salaries Account to the Vehicle Maintenance Electricity (\$15,000) & Heat (\$20,000) Accounts

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

Please see attached an order to transfer \$35,000 from Vehicle Maintenance Salaries Account to & Vehicle Maintenance Electricity (\$15,000) & Heat (\$20,000) Accounts to pay for increased heating and electricity costs. I recommend approval.

Very truly yours,

James J. Fiorentini
Mayor

JJF/lyf

CITY COUNCIL

Timothy J. Jordan
President

John A. Michitson
Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.COM

CITYCNCL@CITYOFHAVERHILL.COM

HAVERHILL CITY CLERK MAY 10 2023

May 4, 2023

To: President and Members of the City Council:

Council President Jordan, Council Vice President Michitson, and Councilor Lewandowski request an update from the Mayor on meeting with Eliot last week regarding improving Community Behavioral Health Center services to Haverhill and update on increasing the city's investment in the NFI partnership.

Timothy J. Jordan /s/

Council President Timothy J. Jordan

John A. Michitson /s/

Council Vice President John A. Michitson

Melissa J. Lewandowski /s/

City Councilor Melissa J. Lewandowski

(meeting 5.9.2023)

1611

Children's Mental Health Week 2023 Proclamation

Whereas, according to the United States Department of Health and Human Services, one in five children is diagnosed with a mental health condition; and

Whereas, good mental health is a key component in a child's healthy development and Children's Mental Health Week shines the light on this important matter; and

Whereas, research has shown that early identification and treatment of mental health conditions among children and youth, and the involvement of family members in their care and treatment, provide children and youth better opportunities for full and meaningful lives; and

Whereas, early identification and treatment includes timely services and supports for children and youth from a fully integrated team of diverse resources including their families, physicians, schools, and local communities; and

Whereas, appropriate treatment is family-driven, youth-guided, culturally appropriate, and equitable across varying communities and populations; and

Whereas, appropriately treating the mental health needs of children, youth, and families today is fundamental to the future of our nation, and to the Commonwealth of Massachusetts;

Now, Therefore, Mayor James J. Fiorentini and the Haverhill City Council, do hereby proclaim **May 7th – 13th, 2023 as Children's Mental Health Week** and urge our citizens, businesses, and organizations to promote this year's theme:

Accept, Advocate, Act – Because Awareness is Not Enough

in order to help increase access to appropriate treatment and support for children, youth, and their families with mental health needs.

On this 9th day of May, 2023


Mayor James J. Fiorentini


Timothy J. Jordan, Council President



Council Vice President John A. Michitson
Councilor Melinda E. Barrett
Councilor Joseph J. Bevilacqua
Councilor Thomas J. Sullivan
Councilor Melissa J. Lewandowski
Councilor Michael McGonagle
Councilor Catherine P. Rogers
Councilor Shaun P. Toohey

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CITY HALL, ROOM 204
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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

DOCUMENTS REFERRED TO COMMITTEE STUDY

38-D	Communication from Councillors Sullivan and Barrett requesting an update on City's emergency management plan and status of working generators in all public building in City	Public Safety	3/20/18 1/23/19
79-F	Communication from Councillor Sullivan requesting to introduce Kathleen Fitts, Gale Park Assoc. to request the city replace the Gale Park Fountain in fiscal year 20	NRPP	6/25/19
79-T	Communication from Councillors Sullivan and Barrett re: discussion with VINFEN & Haverhill Police Dept. regarding incident in neighborhood of 20 Westland Ter. group home on 7/5 and steps being taken to better supervise residents and reduce police calls to residence	Public Safety	7/23/19
89-V	Communication from Councillor McGonagle requesting a discussion about school bus safety	Public Safety	9/17/19
11	Communication from Councilor Jordan requesting to introduce Steve Costa of Citizens for Haverhill Fire to discuss Mayor's CIP and occupational cancer	Public Safety	1/7/20
34-P	Communication from Councillor Sullivan requesting a discussion regarding the disposal of cremated remains on public property	NRPP	3/17/20
69-O	Communication from President Barrett and Councillor Sullivan requesting discussion on illegal fireworks in the City	Public Safety	7/28/20
86-D	Communication from Councillor Michitson requesting to address economic development ideas resulting from the pandemic	Planning & Dev.	8/11/20
86-F	Communication from Council President Barrett and Councillor LePage requesting discussion pertaining to utilization of UV-C disinfection fixtures in public buildings	A & F	8/25/20
89-C	Mayor Fiorentini submits final recommendations of Matrix Company	NRPP	9/15/20
91	Petition from Wady & Jewnifer Grullon requesting to purchase city property that abuts their property at 14 Silver Birch Ln; Assessor's Map 574, Block 1 Lot 7	NRPP	9/15/20
91-B	Petition from the Biggart Family requesting to purchase 2 parcels of land that abuts their property at 30 Belvidere Rd., Assessor's Map 409, Block 114, Lot 9; and Map 409, Block 1A, Lot 1 that includes conservation land, but only the portion zone RMD (Residential Medium Density)		9/22/20
55-I	Communication from Council President Barrett and Councillor McGonagle requesting to introduce Don Jarvis, Keith Gopsill and Mike Ingham to discuss becoming a Purple Heart Community	NRPP	12/15/20
91-C	Petition of Michael DeLuca requesting to purchase surplus city land on River St., Map 538, Block 419B, Lots 20, 21, 22, 23	NRPP	12/15/20
27-E	Communication from Councillor Sullivan requesting to introduce Debbie Lyons, to explain having legal permitting system as it relates to establishing permitting/licensing process to allow for "Bow Hunter Tree Stands" to be placed on trees on City properties when hunting is allowed in season	NRPP	3/2/21

27-J	Communication from Councillor Michitson requesting to re-start discussion on way ahead for residential zoning in Haverhill	Planning & Dev.	3/9/21
50	Councillor Jordan requests on behalf of Tom Riley, 195 Kingsbury Ave., to have city surplus land that abuts his property, Map 768, Block 50, Lot 85A on Lincolnshire Ave.	NRPP	4/6/21
27-X	Councillor Daly O'Brien requests discussion re: cars parking on Concord St. sidewalks and possibility of city providing off-street parking	NRPP	4/6/21
50-U	President Barrett and Vice President LePage request discussion about composting options	Citizens Outreach	5/18/21
50-W	Councillor McGonagle requests to discuss an option to reward first responders and frontline workers to receive bonus for working through pandemic	Public Safety	5/18/21
63-S	Councillor Daly O'Brien discuss sending intent of closing Washington St. for trial period to make it pedestrian walkway	Citizens Outreach	8/24/21
91-G	Councillors LePage and Macek request to move and correct procedure error on Rules and Regulations	A & F	9/28/21
92-G	Councillor Daly O'Brien requests providing shaded areas in our City playgrounds	Citizens Outreach	10/19/21
94	Councillor Macek process of private profit organizations using public property	A&F	10/19/21
91-P	Councillor Michitson requests city adjust its process on how it handles 61A process	Planning & Dev.	12/7/21
5-B	Councillor Barrett discussion to establish a design & review board	Planning & Dev.	1/11/22
5-C	Councillor Barrett discussion for specific items and what levels need to be sent to Council for approval	Planning & Dev.	1/11/22
5-F	Councillor Michitson request study between Mayor and City Council budgetary powers	Citizens Outreach	1/25/22
5-G	Councillor Michitson request adjusts process on how it handles 61, 61A, and 61B	Planning & Dev.	2/1/22
5-W	Communication from Councillor Sullivan and Councillor Lewandowski to discuss Atherton Housing parking needs downtown.	NRPP	4/5/22
118-G	Communication from Vice President Michitson to send to develop city policies to incentivize Building & business park developers to use sustainable & environmentally friendly practices.	Planning & Dev	10/25/22
19-C	Communication from Councillor Sullivan regarding ongoing dog waste problems throughout Downtown	NRPP	1/31/23
21-B	Councillor Barrett motion to send Inclusionary Zoning Ordinance to committee	A&F	3/7/23
9F	Council Vice President Michitson motion to send Fire Study recommendations to committee	Public Safety	3/7/23