



**CITY OF HAVERHILL
CITY COUNCIL AGENDA**

Tuesday, May 20, 2025, at 7:00 PM

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

In-Person/Remote Meeting

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

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING

5. COMMUNICATIONS FROM THE MAYOR:

5.1. Mayor Barrett and Economic Development Director William Pillsbury wish to introduce Judi Barrett as the City of Haverhill's new *Fiscal Impact Consultant*

5.2. Mayor Barrett submits an Order authorizing the City Council to accept a gift of \$100.00 for the *Spring Fling Luncheon* at the Citizens Center from *Sacred Hearts Parish* to the Council on Aging Department

5.2.1. Order – Gift Acceptance of \$100.00 from *Sacred Hearts Church* to the Council on Aging Department for the *Spring Fling Luncheon*



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5.3. Mayor Barrett submits an Order authorizing the City Council to accept a gift of \$600.00 for the *Spring Fling Luncheon* at the Citizens Center from *PrideStar/Trinity EMS* to the Council on Aging Department

5.3.1. Order -Gift acceptance of \$600.00 from *PrideStar/Trinity EMS* to be used for the *Spring Fling Luncheon* at the Citizens Center to be used by the Council on Aging Department

5.4. Mayor Barrett and Councillor Hobbs-Everett submit A City Ordinance relating to *Council on Youth Needs*

5.4.1. Ordinance re: Article III Council on Youth Needs - Amend Chapter 25, Article 3, Sections 14 through 18

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

6.1. Council President Sullivan and Councillor Ferreira welcome members of the *Haverhill Pride Planning Committee* to speak about Haverhill's first *Pride Parade*, scheduled for Saturday, June 7, 2025

7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

8.1. Robert E Ward, DPW Director, submits an Order relating to *Phase I Locke Street CSO Sewer Separation Project*, authorizing the Mayor to acquire permanent and temporary easements over 134 Hale st and execute any documents necessary to effectuate the acquisition of the easements

8.1.1. Order – City Council on behalf of the City, votes to authorize the Mayor to acquire permanent and temporary easements from the 134 Hale Street Realty Trust and further authorize Mayor to execute any documents necessary to effectuate the acquisition of the easements



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8.2. Kaitlin M Wright, City Clerk, requests approval to establish a fee for issuing a personal kennel license and a commercial kennel license and submits an Order for these fees

8.2.1. Order relating to fees charged by the City Clerk for issuing personal and commercial kennel license

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

10. HEARINGS AND RELATED ORDERS:

10.1. CCSP 25-1, Document 32; Attorney Magliochetti representing *Astro Enterprise LLC*, requests to build a 4-unit condo building at 0 Nichols st in the RU Zone – (residential urban density)

Continued from March 25th

Recommendation from Planning Director to open the public hearing and table the hearing again to a date specific (as the application remains incomplete)

11. APPOINTMENTS:

11.1. **Confirming Appointments**

11.1.1. *Central Parking District Commission - reappointments:*

Josiah Morrow, 24 Rutherford av, 1 yr term, expires 5/31/2026

Joseph Romatelli, 62 Washington st, 2 yr term, expires 5/31/2027

Nomsa Ncube, 67 Washington st, 2 yr term, expires 5/31/2027

Karl Brunelle, 52 Washington st, 3 yr term, expires 5/31/2028

To Be Confirmed

11.2. **Non-Confirming Appointments:**

11.2.1. *Harbor Commission - reappointments:*

William Laliberty, 31 Whitney st

Jeremiah McCarthy, 7 Brickett av

Alison Colby Campbell

all to expire May 31, 2026

11.3. **Constables**

11.4. **Resignations:**



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12. PETITIONS:

- 12.1. CCSP 25-5: Special Permit Hearing request from Gary Morris requesting to have 4 permanent storage units at his property, 10 Old Amesbury Line rd Hearing June 17, 2025
- 12.2. Zoning Hearing request from Christine Kwitchoff for the Citizens to Keep Amesbury rd a Residential Neighborhood, requesting to reassign the zoning of the following 3 contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium**:
230 Amesbury rd, Parcel #465-4-1
240 Amesbury rd, Parcel 465-4-4 Refer to Planning Board &
250 Amesbury rd, Parcel 465-4-3 Council Hearing July 8, 2025
- 12.3. Applications Handicap Parking Sign: *with Police approval*
- 12.4. Amusement/Event Application: *with Police approval*
- 12.4.1. EVNT 25-14: Tyler Kimball for Muddy Princess Corp requesting 5K event to raise awareness of local farm operations being held June 14th & 15th, from 8 am to 5 pm, on 791 East Broadway, *Kimball Farm*
- 12.4.2. EVNT 25-16: Hailey Moschella for Creative Haverhill requesting *Haverhill Art Walk*, being held on Businesses, alleyways and public spaces along Washington st and parts of Wingate st, on June 7th from 12:30 pm to 6:00 pm and also requests to close half of Wingate st (up to the parking lot so it will be accessible for parking), and also requests any additional fees be waived
- 12.4.3. EVNT 25-18: Hailey Moschella for *Wisteria Montessori School*, requesting to hold the 5th *Annual Boardwalk Block Party* on the grass at *Harbor Place*, 2 Merrimack st, 3 pm to 6 pm on September 6th
- 12.5. Auctioneer License:



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-
- 12.6. **Tag Days:** *with Police approval*
- 12.7. **One Day Liquor License** – *with License Commission & HPD approval*
- 12.8. **ANNUAL LICENSE RENEWALS:**
- 12.8.1. **Hawker Peddlers License- Fixed location** – *w/Police approval*
- 12.8.2. **Coin-Op License Renewals** – *with Police approval*
- 12.8.3. **Christmas Tree Vendor** – *with Police approval*
- 12.8.4. **Taxi Driver Licenses for 2024:** *with Police approval*
- 12.8.5. **Taxi/Limousine License** *with Police approval*
- 12.8.5.1. TLLB 25-2; New England Health Transportation Inc, Victor Gonzalez, 143 Essex st, Suite 721, 3 Vehicles
- 12.8.6. **Junk Dealer /Collector License** - *with Police approval*
- 12.8.7. **Pool/Billiard**
- 12.8.8. **Bowling**
- 12.8.9. **Sunday Bowling**
- 12.8.10. **Buy & Sell Second Hand Articles** *with Police approval*
- 12.8.11. **Buy & Sell Second Hand Clothing** *with Police approval*
- 12.8.12. **Pawnbroker license** - *with police approval*
- 12.8.13. **Fortune Teller** *with - Police approval*
- 12.8.14. **Buy & Sell Old Gold** – *with Police approval*
- 12.8.15. **Roller Skating Rink**
- 12.8.16. **Sunday Skating**
- 12.8.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
- 12.8.18. **Limousine/Livery License/Chair Cars** *with Police approval*

13.MOTIONS AND ORDERS:

14.ORDINANCES (FILE 10 DAYS):

- 14.1. Corrected Ordinance re: Vehicles and Traffic – No Parking – Bridge st both sides, entire length (Merrimack st/Water st to Middlesex st) File 10 days
- 14.2. Ordinance re: Vehicles and Traffic – Add Handicap Parking for 9 Bartlett st File 10 days



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15.COMMUNICATIONS FROM COUNCILORS:

16. UNFINISHED BUSINESS OF PRECEEDING MEETING:

16.1. Document 11-G; Ordinance re: Vehicles and Traffic; Add
handicap parking for 212 Wilson st *Filed 5/8/2025*

16.2. Document 49-C; Ordinance re: Vehicles and Traffic; No
Parking – east side, entire length of Marshall st *Filed 5/8/2025*

17.RESOLUTIONS AND PROCLAMATIONS:

17.1. Mayor Barrett requests to present a proclamation recognizing
May 2025 as *Mental Health Awareness Month* in the City of Haverhil

18.COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

19.DOCUMENTS REFERRED TO COMMITTEE STUDY

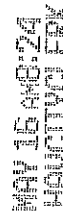
20.LONG TERM MATTERS STUDY LIST

21.ADJOURN:



MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS



5.1
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.CITYOFHAVERHILL.COM

May 15, 2025

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

From: Mayor Melinda E. Barrett

RE: Introduction of Judi Barrett- Fiscal Impact Consultant

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

I, Mayor Barrett and Economic Development Director William Pillsbury wish to introduce Judi Barrett as the City of Haverhill's new Fiscal Impact Consultant.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em



MELINDA E. BARRETT
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

512
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
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May 15, 2025

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

From: Mayor Melinda E. Barrett

RE: Order Authorizing City Council to Accept \$100.00 Gift for Spring Fling Luncheon at Citizen Center to Council on Aging Department.

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

Please see attached an order authorizing the City Council to accept a gift of \$100.00 dollars for the Spring Fling Luncheon at the Citizens Center from Sacred Hearts Parish to the Council on Aging Department.

I recommend approval.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em



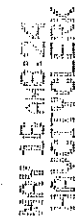
Document

5,211

CITY OF HAVERHILL

In Municipal Council

Ordered:



GIFT ACCEPTANCE

At a regularly convened meeting of the City Council of the City of Haverhill, held on the 20th day of May 2025, it was voted as follows:

That the City Council of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City votes to accept a gift of one hundred dollars (\$100.00) for the Spring Fling Luncheon at the Citizens Center. Consistent with the purpose of the donation, as stated in the letter from Sacred Hearts Church addressed to the City of Haverhill dated May 2025, the Gift shall be used by the Council on Aging Department.

YEAS: _____

NAYS: _____

ABSENT: _____

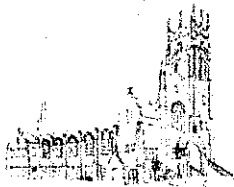
PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor



Sacred Hearts Parish

48 South Chestnut Street, Bradford, Massachusetts 01835 • Tel: (978) 373-1281 • Fax: (978) 374-3043

5/9/2025

Paola,

Sacred Hearts Parish is honored
to support the COA's Spring
luncheon.

Peace

Fr John Delaney

SACRED HEARTS PARISH
48 SOUTH CHESTNUT STREET
BRADFORD, MASSACHUSETTS 01835



53-7005/2113

31830

05/08/2025

PAY TO THE
ORDER OF

Haverhill Council on Aging

One Hundred Dollars

Haverhill Council on Aging
4 Summer St.
Haverhill, MA 01830
United States

\$ **100.00**

DOLLARS

Security features. Details on back.



John W. Delany
AUTHORIZED SIGNATURE

MEMO





MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

513

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
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MAYOR@HAVERHILLMA.GOV
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May 15, 2025

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

From: Mayor Melinda E. Barrett

RE: Order Authorizing City Council to Accept \$600.00 Gift for Spring Fling Luncheon at Citizen Center to Council on Aging Department.

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

Please see attached an order authorizing the City Council to accept a gift of \$600.00 dollars for Spring Fling Luncheon at the Citizens Center from PrideStar/Trinity EMS to Council on Aging Department.

I recommend approval.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em



Document

CITY OF HAVERHILL

In Municipal Council

5,3,1

Ordered:

GIFT ACCEPTANCE

At a regularly convened meeting of the City Council of the City of Haverhill, held on the 20th day of May 2025, it was voted as follows:

That the City Council of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City votes to accept a gift of six hundred dollars (\$600.00) for the Spring Fling Luncheon at the Citizens Center. Consistent with the purpose of the donation, as stated in the letter from PrideStar/Trinity EMS addressed to the City of Haverhill dated May 2025, the Gift shall be used by the Council on Aging Department.

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor

5/9/25

PrideStar/Trinity EVMS is
donating \$600.00 for the Haverhill
Council on Aging Spring Flag
PARTY on 5/16/2025...

John Chemaly
PSP
PrideStar/Trinity

JOHN P CHEMALY
PO BOX 187
LOWELL, MA 01853-0187

53-274/113 2288

DATE 5/8/25

PAY TO THE ORDER OF Haverhill Council on Aging \$ 600.00

Six Hundred ⁰⁰/₁₀₀ DOLLARS

Heat Reactive Ink

EPB
Enterprise Bank
Enterprise Bank & Trust Company
LOWELL, MASSACHUSETTS

MEMO
donation

NP

LOOK FOR FRAUD-DETERING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

5/9/25

PrideStar/Trinity EMS is
donating \$600.00 for the Haverhill
Council on Aging Spring Flag
Party on 5/16/2025...

John Cleaver
SRP
PrideStar/Trinity

JOHN P CHEMALY

PO BOX 187

LOWELL, MA 01853-0187

53-274/113

2288

DATE

5/8/25

PAY TO THE
ORDER OF

Haverhill Council du Aris \$ 600.00

DOLLARS

Heat
Reactive
Ink
←

Enterprise
Bank

Enterprise Bank & Trust Company
LOWELL, MASSACHUSETTS

MEMO

Signature

Signature

MP

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

5.4
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
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MAYOR@CITYOFHAVERHILL.COM
WWW.CITYOFHAVERHILL.COM

May 16, 2025

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

From: Mayor Melinda E. Barrett

Re: City Ordinance Amending Chapter 25, Article 3,
Sections 14 through 18, Council on Youth Needs

Dear Mr. President and Members of the City Council:

I and Councilor Hobbs-Everett hereby submit a City Ordinance to amend Chapter 25, Article 3, Sections 14 through 18, Council on Youth Needs.

I recommend approval.

Sincerely,

Melinda E. Barrett
Mayor



Document

CITY OF HAVERHILL

In Municipal Council

File 10 DAYS

5,4,1

5,4,1

Ordered:

MUNICIPAL ORDINANCE

CHAPTER 25

COUNCILS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 25. Councils, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows;

ARTICLE III
Council on Youth Needs

§ 25-14. Establishment.

There is hereby established in the City of Haverhill a Council on Youth Needs to be entitled "Haverhill Council on Youth Needs."

§ 25-15. Membership; terms; vacancies.

- A. Said Council shall consist of 5 members who shall be appointed by the Mayor to serve without compensation. The membership shall include residents of Haverhill representing grades 5-12. Representatives of the City Council, appointed by the City Council President, and the City's Recreation Department and School Department shall serve as ex-officio members. The Mayor shall designate a member as Chairperson.
- B. Members shall serve for a term of one year.
- C. Vacancies shall be filled for the then unexpired term.

§ 25-16. Powers and duties; conduct of activities; records and reports.

- A. The powers and duties of said Council shall be to address the total needs of the youth of the City of Haverhill, including, without hereby limiting, planning activities, providing direction for obtaining summer employment, scholarship information, counseling and any other avenues that would serve to provide for the needs of the youth in the City of Haverhill.
- B. For the purposes aforesaid, the Council may conduct its activities on public property under the control of other officers or boards, with the consent of such officers or boards, or on private property with the consent of the owners; provided, however that the Mayor approves the use of any such property.

- C. The Council shall keep a record of its doings and, at the close of each municipal year, shall make a report thereof to the Mayor and City Council of its accounts and proceedings and an account of its receipts for the calendar year. All receipts collected by the Council shall be paid to the City Treasurer. The Council shall cooperate and coordinate its functions with any federal, state, and or municipal, agency or with any private nonprofit agency concerned with the welfare of the Youth of the City of Haverhill for the purpose of accomplishing the powers and duties above set forth.

§ 25-17. Rules and Regulations.

Said Council shall make such rules and regulations as may be necessary to establish the time and place of meetings, the election and duties of officers, the preparation and submission of reports and the manner of conducting meetings and keeping records.

§ 25-18. Limitation of powers and duties.

Notwithstanding anything hereinabove contained to the contrary, said Council shall not have the power and/or duties to address needs that are being addressed by other commissions, councils, committees, task forces or similar bodies within the City of Haverhill.

APPROVED AS TO LEGALITY:

City Solicitor

COUNCILS

ARTICLE III
Council on Youth Needs

§ 25-14. Establishment.

There is hereby established in the City of Haverhill a Council on Youth Needs to be entitled "Haverhill Council on Youth Needs."

§ 25-15. Membership; terms; vacancies.

- A. Said Council shall consist of ~~10~~ **5** members who shall be appointed by the Mayor to serve without compensation. The membership shall include ~~not less than six students or persons between the ages of 12 and 18 residents of Haverhill representing grades 5-12. The remaining 4 members shall be appointed from the general public.~~ Representatives of the **City Council, appointed by the City Council President, and the City's Recreation Department and School Department** shall serve as ex-officio members. The Mayor shall designate a member as Chairperson.
- B. Members ~~initially appointed~~ shall serve for ~~terms as follows a term of one year.:~~
- ~~(1) Four members for terms of three years.~~
- ~~(2) Three members for terms of two years.~~
- ~~(3) Three members for terms of one year.~~
- C. ~~Successors of said members shall thereafter be appointed for a term of three years each.~~ Vacancies shall be filled for the then unexpired term.

§ 25-16. Powers and duties; conduct of activities; records and reports.

- A. The powers and duties of said Council shall be to address the total needs of the youth of the City of Haverhill, including, without hereby limiting, planning activities, providing direction for obtaining summer employment, scholarship information, counseling and any other avenues that would serve to provide for the needs of the youth in the City of Haverhill.
- B. For the purposes aforesaid, the Council may conduct its activities ~~on property under its control,~~ on ~~other~~ public property under the control of other officers or boards, with the consent of such officers or boards, or on private property with the consent of the owners; provided, however that the Mayor ~~and the City Council~~ approves the use of any such property.
- C. ~~The Council shall submit a quarterly progress report to the Mayor and the City Council.~~ The

Council shall keep a record of its doings and, at the close of each municipal year, shall make a report thereof to the Mayor and City Council of its accounts and proceedings ~~and of the condition of any buildings under its control~~ and an account of its receipts for the calendar year. All receipts collected by the Council shall be paid to the City Treasurer. The Council shall cooperate and coordinate its functions with any federal, state, ~~and/or municipal, state or federal~~ agency or with any private nonprofit agency concerned with the welfare of the Youth of the City of Haverhill for the purpose of accomplishing the powers and duties above set forth.

§ 25-17. Rules and Regulations.

Said Council shall make such rules and regulations as may be necessary to establish the time and place of meetings, the election and duties of officers, the preparation and submission of reports and the manner of conducting meetings and keeping records.

§ 25-18. Limitation of powers and duties.

Notwithstanding anything hereinabove contained to the contrary, said Council shall not have the power and/or duties to address needs that are being addressed by other commissions, councils, committees, task forces or similar bodies within the City of Haverhill.

CITY COUNCIL

Thomas J. Sullivan, President

Timothy J. Jordan, Vice President

John A. Michitson

Colin F. LePage

Melissa J. Lewandowski

Catherine P. Rogers

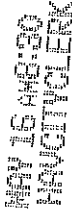
Shaun P. Toohey

Michael S. McGonagle

Katrina Hobbs Everett

Devan Ferreira

Ralph T. Basiliere



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

CITYCOUNCIL@HAVERHILLMA.GOV

611

May 15, 2025

TO: Members of the City Council:

Council President Sullivan and Councilor Ferreira welcome members of the Haverhill Pride Planning Committee to speak about Haverhill's first Pride Parade, scheduled for Saturday June 7, 2025.

Thomas J. Sullivan

President Thomas J. Sullivan

(LAR)

Devan Ferreira

Councilor Devan Ferreira

(LAR)

(meeting: 5.20.25)



Haverhill

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

May 14, 2025

8.1

To: The Honorable Melinda E. Barrett
Mayor of Haverhill

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

Subject: Phase 1 Locke Street CSO Sewer Separation Project
Easement Acquisition for Hale Street Drainage Outfall

Attached please find a City Council Order authorizing the Mayor to acquire permanent and temporary easements over 134 Hale Street and execute any documents necessary to effectuate the acquisition of the easements. The property owner, 134 Hale Street Realty Trust, has agreed to the acquisition and signed the attached Grant of Permanent and Temporary Easements, Settlement and Release Agreement, and Subordination Agreement.

These easements are necessary to facilitate the construction and long-term maintenance of twin 60-inch storm drain pipe casings with 48-inch HDPE pipes, and to allow temporary construction access to the project site. The easements were negotiated with the 134 Hale Street Realty Trust, and the total compensation amount of \$95,731.00 has been agreed upon in the executed settlement documents. This is the appraised value of the easements.

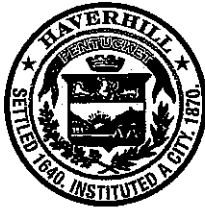
If you approve of the acquisition of these easements, please forward the documents to the City Clerk to be placed on the City Council meeting agenda for their consideration and approval at the next available meeting. The order would authorize you, as Mayor, to formally acquire the easements and execute all related instruments necessary to effectuate the transaction.

Please contact me if you have any questions or require further clarification.

Attachments:

- City Council Order
- Grant of Permanent and Temporary Easements
- Settlement and Release Agreement
- Subordination Agreement

Cc: Christine Lindberg, Chief of Staff, clindberg@haverhillma.gov
Joseph Ruotolo, Esq., joe@mtclawyers.com
Paul Jessel, Collections System Supervisor, pjessel@haverhillma.gov



MELINDA E. BARRETT
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

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

8.1

May 15, 2025

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

From Mayor Melinda E. Barrett

RE: Order to Accept Grant of Easement – 134 Hale Street

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

Please see attached an order authorizing the Mayor to acquire permanent and temporary easements over 134 Hale Street, Haverhill. This order requires a two-thirds majority vote by the City Council.

I recommend approval.


Sincerely,


Melinda E. Barrett

Mayor

MEB/em

8,1,1

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

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

CITY OF HAVERHILL

HAVERHILL CITY COUNCIL

At a regularly convened meeting of the City Council of the City of Haverhill, held on the ____ day of _____, 2025, it was voted as follows:

That the City Council of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City votes to authorize the Mayor to acquire permanent and temporary easements from the 134 Hale Street Realty Trust which are shown on the plan entitled "Easement Plan for City of Haverhill Over Land of 134 Hale Street Realty Trust (the "Plan") prepared by Doucet Survey, LLC, dated May 24, 2024 appended hereto, for purposes of staging, constructing, repairing and maintaining sewer, utility and water pipelines and accessing storm drain casings, for the amount of \$95,731.00;

And further to authorize the Mayor to execute any document necessary to effectuate the acquisition of the easements including, but not limited to an Easement Agreement and a Settlement and Release Agreement, and to take any other action necessary or convenient to carry out this vote.

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor

GRANT OF PERMANENT and TEMPORARY EASEMENTS

The undersigned, MARK C. PISTONE, TRUSTEE OF THE 134 HALE STREET REALTY TRUST, with a mailing address of 29 Lyons Farm Road, Haverhill, MA 01835 (hereinafter "Grantor") for consideration of ninety-five thousand seven hundred thirty one (\$95,731) and the City of Haverhill, a municipal corporation having a usual place of business at 4 Summer Street, Haverhill, MA 01830 (hereinafter "Grantee") hereby enter into this Grant of Easement as of this 4 day of May, 2025.

WHEREAS, Grantor is the owner of parcels of real property known and numbered as 134 Hale Street, Haverhill, MA. First Lot: Map-601, Block-451, Lot 2. For title reference see Deed recorded at South District Registry of Deeds, Book 32906, Page 121; and

WHEREAS, Grantor is the owner of parcels of real property known and numbered as 134 Hale Street, Haverhill, MA. Second Lot: Map-601, Block-451, Lot 2A. For title reference see Deed recorded at South District Registry of Deeds, Book 32906, Page 118 (collectively, "Grantor's Property"); and

WHEREAS, Grantee has requested access and construction easement in, on and over Grantor's Property, as shown on a plan by Doucet Survey, LLC, 102 Kent Place, Newmarket, NH 03857, entitled "EASEMENT PLAN FOR CITY OF HAVERHILL OVER LAND OF 134 HALE STREET REALTY TRUST (TAX MAP 601, LOT 451-2) 134 HALE STREET HAVERHILL, MASSACHUSETTS," and dated May 24, 2024, and revised June 19, 2024, recorded herewith as **Exhibit 1**; and

WHEREAS, said easement areas are shown on Exhibit 1 as: "TEMPORARY CONSTRUCTION EASEMENT TAX MAP 601, LOT 451-2," containing 987 square feet more or less ("Temporary Easement 2"); "UTILITY EASEMENT TAX MAP 601, LOT 451-2," containing 1,909 square feet more or less ("Permanent Easement 2"); "UTILITY EASEMENT TAX MAP 601, LOT 451-2A," containing 2,642 square feet more or less ("Permanent Easement 2A"); and "TEMPORARY CONSTRUCTION EASEMENT TAX MAP 601, LOT 451-2A," containing 761 square feet more or less ("Temporary Easement 2A"); and

WHEREAS, the parties hereto desire to make certain agreements regarding the temporary access and construction easement.

NOW THEREFORE, for good and valuable consideration, the respective receipts of which are hereby acknowledged, the parties agree as follows:

1. Property Subject to Permanent Easement 2, shown on Exhibit 1 as "UTILITY EASEMENT TAX MAP 601, LOT 451-2."

Beginning at a nail westerly of Hale Street in the City of Haverhill, County of Essex, State of Massachusetts, said nail being the apparent common property line between land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2) and other land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2A), and further being described as being S 70° 37' 20" W, a distance of 95.34' from a nail on the westerly side of Hale Street, as shown on the hereinafter referenced plan.

Thence along said apparent property line between lands of said 134 Hale Street Realty Trust the following two (2) courses;

S 15° 27' 03" E, a distance of 16.84' to a point;

Thence S 70° 37' 20" W, a distance of 5.95' to a point at the apparent land now of Hale Street Bridge, LLC (Tax Map 601, Lot 451-1A);

Thence along said land of Hale Street Bridge, LLC the following course;

S 70° 37' 20" W, a distance of 68.28' to a point at the apparent land now of Massachusetts Bay Transportation Authority (Tax Map 601, Lot 453-2A);

Thence along said land of Massachusetts Bay Transportation Authority the following course;

N 21° 41' 20" W, a distance of 25.86' to a point, said point is further described as being S 21° 41' 20" E, a distance of 86.29' from a rebar as shown on the hereinafter referenced plan;

Thence N 71° 30' 04" E, a distance of 70.46' to a point;

Thence continuing N 71° 30' 04" E, a distance of 6.52' to a point;

Thence S 15° 27' 03" E, a distance of 7.88' to the point of beginning.

Said area contains 1,909± square feet or 0.04± acres.

Reference is hereby made to the "UTILITY EASEMENT TAX MAP 601, LOT 451-2" as shown on a plan by Doucet Survey, LLC, 102 Kent Place, Newmarket, NH 03857, entitled "EASEMENT PLAN FOR CITY OF HAVERHILL OVER LAND OF 134 HALE STREET REALTY TRUST (TAX MAP 601, LOT 451-2) 134 HALE STREET HAVERHILL, MASSACHUSETTS," and dated May 24, 2024, and revised June 19, 2024.

2. Property Subject to Permanent Easement 2A, shown on Exhibit 1 as "UTILITY EASEMENT TAX MAP 601, LOT 451-2A."

Beginning at a nail on the westerly side of Hale Street in the City of Haverhill, County of Essex, State of Massachusetts, said nail being the apparent common property line between land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2A) and other

land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2), as shown on the hereinafter referenced plan.

Thence along said Hale Street the following course;

S 15° 27' 03" E, a distance of 28.46' to a point;

Thence S 70° 49' 20" W, a distance of 75.85' to a point;

Thence N 88° 56' 52" W, a distance of 24.64' to a point;

Thence S 71° 27' 47" W, a distance of 0.84' to a point;

Thence continuing S 71° 27' 47" W, a distance of 0.89' to a point at land now of Hale Street Bridge, LLC (Tax Map 601, Lot 451-1A); said point is further described as being N 15° 27' 03" W, a distance of 80.58' from a rebar as shown on the hereinafter referenced plan;

Thence along said land of Hale Street Bridge, LLC the following course;

Thence N 15° 27' 03" W, a distance of 2.70' to a point at other land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2);

Thence along the other land of said 134 Hale Street Realty Trust the following three (3) courses;

N 70° 37' 20" E, a distance of 5.95' to a point;

Thence N 15° 27' 03" W, a distance of 16.84' to a nail as shown on the hereinafter referenced plan;

Thence N 70° 37' 20" E, a distance of 95.34' to the point of beginning.

Said area contains 2,642± square feet or 0.06± acres.

Reference is hereby made to the "UTILITY EASEMENT TAX MAP 601, LOT 451-2A" as shown on a plan by Doucet Survey, LLC, 102 Kent Place, Newmarket, NH 03857, entitled "EASEMENT PLAN FOR CITY OF HAVERHILL OVER LAND OF 134 HALE STREET REALTY TRUST (TAX MAP 601, LOT 451-2) 134 HALE STREET HAVERHILL, MASSACHUSETTS," and dated May 24, 2024, and revised June 19, 2024.

3. Property Subject to Temporary Easement 2, shown on Exhibit 1 as "TEMPORARY CONSTRUCTION EASEMENT FOR TAX MAP 601, LOT 451-2."

Beginning at a nail on the westerly side of Hale Street in the City of Haverhill, County of Essex, State of Massachusetts, said point is further described as being the apparent common property line between land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2) and other land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2A), as shown on the hereinafter referenced plan.

Thence along said apparent property line between lands of said 134 Hale Street Realty Trust the following course;

S 70° 37' 20" W, a distance of 95.34' to a nail as shown on the hereinafter referenced plan;

Thence N 15° 27' 03" W, a distance of 7.88' to a point;

Thence S 71° 30' 04" W, a distance of 6.52' to a point;

Thence N 18° 29' 56" W, a distance of 3.13' to a point, said point is further described as being S 60° 41' 22" E, a distance of 112.06' from a rebar as shown on the hereinafter referenced plan.

Thence N 71° 30' 04" E, a distance of 53.48' to a point;
Thence N 72° 03' 49" E, a distance of 48.43' to a point at Hale Street;
Thence along Hale Street S 15° 27' 03" E, a distance of 9.07' to the point of beginning.

Said area contains 987± square feet or 0.02± acres.

Reference is hereby made to the "UTILITY EASEMENT TAX MAP 601, LOT 451-2" as shown on a plan by Doucet Survey, LLC, 102 Kent Place, Newmarket, NH 03857, entitled "EASEMENT PLAN FOR CITY OF HAVERHILL OVER LAND OF 134 HALE STREET REALTY TRUST (TAX MAP 601, LOT 451-2) 134 HALE STREET HAVERHILL, MASSACHUSETTS," and dated May 24, 2024, and revised June 19, 2024.

4. Property Subject to Temporary Easement 2A, shown on Exhibit 1 as "TEMPORARY CONSTRUCTION EASEMENT FOR TAX MAP 601, LOT 451-2A."

Beginning at a point on the westerly side of Hale Street in the City of Haverhill, County of Essex, State of Massachusetts, said point is further described as being S 15° 27' 03" E, a distance of 28.46' from a nail at the apparent common property line between land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2A) and other land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2), as shown on the hereinafter referenced plan.

Thence along said Hale Street S 15° 27' 03" E, a distance of 7.52' to a point, said point is further described as being N 50° 06' 52" W, a distance of 68.91' from a rebar, and further described as being N 15° 27' 03" W, a distance of 75.29' from a nail as shown on the hereinafter referenced plan;

Thence S 72° 04' 20" W, a distance of 46.71' to a point;

Thence S 71° 30' 04" W, a distance of 52.80' to a point;

Thence N 18° 29' 56" W, a distance of 14.40' to a point;

Thence N 71° 27' 47" E, a distance of 0.84' to a point;

Thence S 88° 56' 52" E, a distance of 24.64' to a point;

Thence N 70° 49' 20" E, a distance of 75.85' to the point of beginning.

Said easement area contains 761± square feet or 0.02± acres.

Reference is hereby made to the "UTILITY EASEMENT TAX MAP 601, LOT 451-2" as shown on a plan by Doucet Survey, LLC, 102 Kent Place, Newmarket, NH 03857, entitled "EASEMENT PLAN FOR CITY OF HAVERHILL OVER LAND OF 134 HALE STREET REALTY TRUST (TAX MAP 601, LOT 451-2) 134 HALE STREET HAVERHILL, MASSACHUSETTS," and dated May 24, 2024, and revised June 19, 2024.

5. Scope of Permanent Easements. The Grantor does hereby grant to Grantee a right of permanent non-exclusive access and construction easements, Permanent Easements 2 and 2A on the Grantor's property as shown on Exhibit 1 hereto, for the purpose of staging, constructing, repairing, and maintaining sewer, utility and water pipelines, specifically twin 60-inch storm drain casing with 48-inch HDPE pipe installed inside,

together with all structures appurtenant thereto, with the right to enter from time-to-time upon said land in order to repair, relay or make changes in said pipelines and structures as the City may deem proper. Within the Easement Area, the Grantee may keep materials and equipment during construction. Said Permanent Easements 2 and 2A shall run with the land and be subject to all matters of record.

6. **Scope of Temporary Easements.** The Grantor does further hereby grant to Grantee a right of temporary non-exclusive access and construction easements, Temporary Easements 2 and 2A on the Grantor's property as shown on Exhibit 1 hereto, as reasonably necessary for the purpose of staging and access for construction twin 60-inch storm drain casing with 48-inch HDPE pipe installed inside, including the temporary (i) storage and staging of tools, materials and equipment, (ii) construction laydown, (iii) parking of construction crew vehicles, (iv) vehicular and pedestrian access and access for rigging and material handling, (v) placement of other temporary facilities reasonably necessary to construct, erect, install and remove sewer, utility, and water pipelines, and (vi) all other activities appurtenant thereto. The foregoing notwithstanding, Grantee shall not obstruct access to the remainder of Grantor's Property, or interfere with or disrupt Grantor's use thereof or operations therein, including, but not limited to, maintenance and inspection of the Easement Areas. Grantee shall immediately restore the Temporary Easements Areas to the condition they were in prior to Grantee's use. Subject to all matters of record.
7. **Term of Temporary Easements.** This Grant of Temporary Easements shall be deemed to expire upon the Grantee's completion of such portion(s) of the Project as requiring access to and/or use of the Temporary Easements or on Three years after the City execute a Contract, whichever shall first occur; provided, however, that the aforesaid term may be extended with the consent of the Grantor, but only upon modification hereof signed by the Grantor and duly-recorded with the Southern Essex District Registry of Deeds.
8. The City of Haverhill through its City Council and Mayor have authorized acceptance of this Permanent and Temporary Easements Agreement and the Haverhill City Solicitor has given her opinion that this is a contract legally enforceable against the City of Haverhill.
9. All use of the Easement shall be planned and executed to cause minimal disruption to the Grantor and the other occupants of the property, and shall not materially and unreasonably interfere with Grantor and the other occupants' use and enjoyment of the property or their activities on such property. All use shall be performed (i) expeditiously and in a workerlike, safe and efficient manner; (ii) in compliance with all requirements of applicable statutes, regulations, ordinances and codes (including ordinances relating to noise and work hours), and (iii) in such a way as to reasonably minimize interference with the occupants of said property.
10. The Grantee shall, at its sole cost and expense, repair any damage to the Grantor's property if the same is caused by Grantee, including but not limited to restoring and/or replacing with equivalent materials any landscaping that is removed or

disturbed, replacing and restoring with equivalent materials any fencing that is removed and/or damaged, and backfilling and restoring any disturbed areas on the property. Notwithstanding the foregoing, in the event the Grantor has constructed hardscape or walls or other similar improvements, the Grantee shall only be required to replace any ground covering or planting materials in accordance herewith.

11. The Easement granted hereunder is non-exclusive and shall be exercisable in common with others entitled to use any property to which this Grant of Easement is applicable. The Grantor hereto expressly reserves and retains the right to use or to grant to others the right to use the surface and subsurface of, and the air space above, the Easement Area, provided that any such use shall not materially and adversely jeopardize or interfere with the exercise of the rights granted in this Grant of Easement. The Grantor agrees that it shall not construct or cause to be constructed any structures upon the Permanent Easement Areas.
12. The Grantee shall be responsible for full payment to any contractors, subcontractors and other parties performing work for Grantee. In the event that any such contractor, subcontractor or other party files a lien against the property of Grantor, then Grantee shall, within thirty (30) days of receipt of notice of such lien, discharge such lien.
13. The Grantee shall provide to the Grantor evidence of insurance for the Grantee and its contractors in commercially reasonable amounts and types for such work and shall name the Grantor as additional insured.
14. The Grantee to the extent permitted by law shall indemnify and hold harmless the Grantor from and against any and all actions, causes of actions, suits, demands, claims, damages, injuries, losses, expenses, fees or costs (including reasonable attorneys' fees) arising out of or in connection with (i) any injury to persons or property occurring on the Easement Area, (ii) the use of the Easement, and/or (iii) any breach by the Grantee of its obligations under this Grant of Easement.
15. This Grant of Permanent and Temporary Easements may be executed and acknowledged in multiple counterparts, which when assembled shall constitute a single fully executed document.
16. Except as otherwise expressly set forth in this Agreement, no amendments or modifications of this Agreement shall be effective without the prior written consent of each party at the time of such amendment or modification.
17. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be declared to be invalid or unenforceable, then the remainder of this Agreement shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

18. This Grant of Permanent and Temporary Easements shall run with the land and be binding upon and inure to the benefit of the respective successors and assigns of the parties to this Grant of Permanent and Temporary Easements.

19. This Agreement shall be construed and interpreted under the laws of the Commonwealth of Massachusetts.

WITNESS our hands and seals this 8 day of May, 2025.

134 HALE STREET REALTY TRUST CITY OF HAVERHILL

By: [Signature]
MARK C. PISTONE, TRUSTEE

By: MARK C. PISTONE
Print Name:

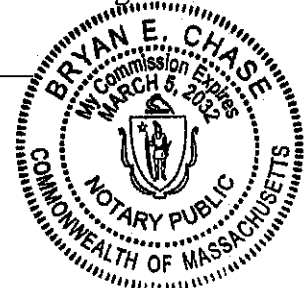
Title: Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 8 day of May, 2025, before me, the undersigned Notary Public, personally appeared **Mark C. Pistone**, proved to me through satisfactory evidence of identification, which was a Gov. Pic, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of aforesaid Trust.

[Signature]
Notary Public
My Commission Expires:



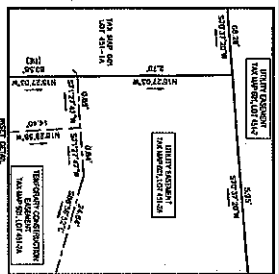
COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this _____ day of _____, 2025, before me, the undersigned Notary Public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, 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.

Notary Public
My Commission Expires:

Exhibit 1

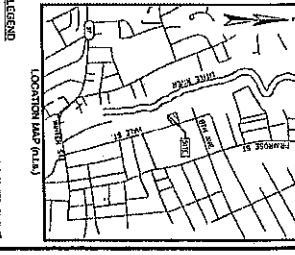
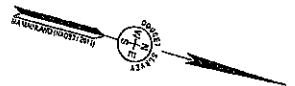
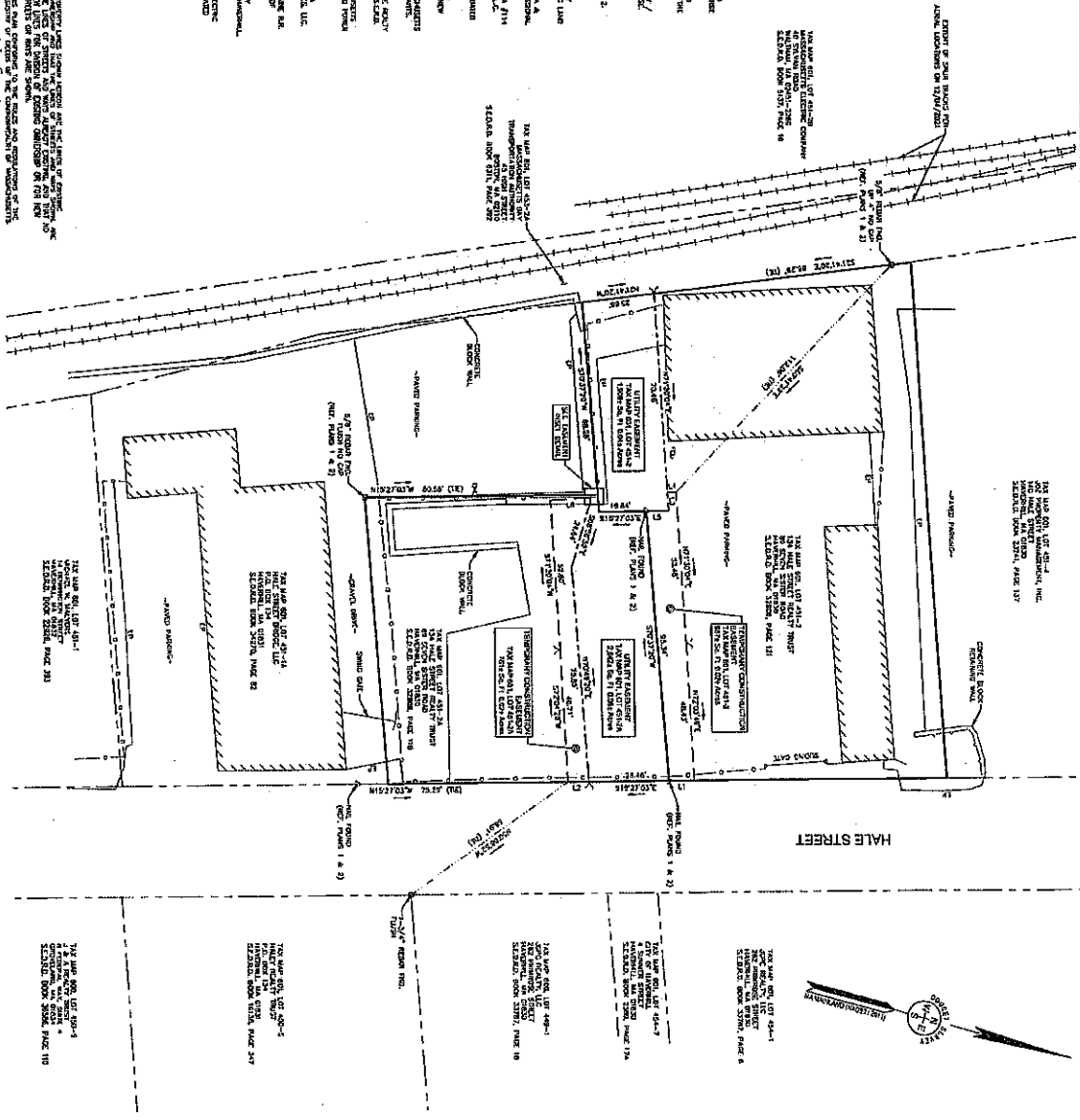


NOTES:
1. THE MAP IS FOR THE CITY OF HAVERHILL, MASSACHUSETTS.
2. THE MAP IS FOR THE CITY OF HAVERHILL, MASSACHUSETTS.
3. THE MAP IS FOR THE CITY OF HAVERHILL, MASSACHUSETTS.
4. THE MAP IS FOR THE CITY OF HAVERHILL, MASSACHUSETTS.
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12. THE MAP IS FOR THE CITY OF HAVERHILL, MASSACHUSETTS.



HAVERHILL, MASSACHUSETTS
CITY OF HAVERHILL
CITY ENGINEER
CITY OF HAVERHILL, MASSACHUSETTS
CITY ENGINEER
CITY OF HAVERHILL, MASSACHUSETTS
CITY ENGINEER



LEGEND
--- PROPERTY LINE
--- EASEMENT
--- STREET
--- RAILROAD
--- WATER
--- OTHER

LINE	DATE
1	1/1/2011
2	1/1/2011
3	1/1/2011
4	1/1/2011
5	1/1/2011
6	1/1/2011
7	1/1/2011
8	1/1/2011
9	1/1/2011
10	1/1/2011

SCALE: 1" = 50'

EASEMENT PLAN
FOR
CITY OF HAVERHILL
OVER LAND OF
134 HALE STREET WEST TRUST
(TAX MAP 601, LOTS 451-2 & 451-2A)
HAVERHILL, MASSACHUSETTS

DATE	1/1/2011
BY	HAVERHILL, MASSACHUSETTS
FOR	134 HALE STREET WEST TRUST
SCALE	1" = 50'
PROJECT	HAVERHILL, MASSACHUSETTS
DATE	1/1/2011
BY	HAVERHILL, MASSACHUSETTS
FOR	134 HALE STREET WEST TRUST
SCALE	1" = 50'
PROJECT	HAVERHILL, MASSACHUSETTS



SETTLEMENT AND RELEASE AGREEMENT

This Settlement Agreement is made and entered into by and between 134 Hale Street Realty Trust, Mark C. Pistone, Trustee (the "Owner"), and the City of Haverhill, by and through its Mayor (collectively the "City").

WHEREAS, the City seeks temporary and permanent access and construction easements in, on and over Owner's property, numbered as 134 Hale Street, Haverhill, Massachusetts and further designated as Map 601, Block 451, Lots 2 and 2A ("the Property") for the purposes of staging, constructing, repairing and maintaining sewer, utility and water pipelines, and for staging and accessing storm drain casings;

WHEREAS, there is a dispute as to the scope and value of the easements sought by the City;

WHEREAS, the City has caused to be drafted a plan by Doucet Survey, LLC, 102 Kent Place, Newmarket, NH, entitled "EASEMENT PLAN FOR CITY OF HAVERHILL OVER LAND OF 134 HALE STREET REALTY TRUST (TAX MAP 601, LOT 451-2) 134 HALE STREET HAVERHILL MASSACHUSETTS", dated May 24, 2024, and revised June 19, 2024 ("the Plan"), which identifies the easement areas; and

WHEREAS, the parties wish to resolve the disputes set forth above.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and for the mutual covenants and promises set forth below, the Parties do hereby mutually agree as follows:

The City will pay to the Owner a total of \$95,731.00, said amount to be paid within ten (10) business days of the full execution of this Agreement, representing the full and fair cash value of the following permanent and temporary easements:

a. Map 601, Block 451, Lot 2:

- i. A permanent easement identified on the Plan as "UTILITY EASEMENT TAX MAP 601, LOT 451-2", bounded and described as follows:

Beginning at a nail westerly of Hale Street in the City of Haverhill, County of Essex, State of Massachusetts, said nail being the apparent common property line between land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2) and other land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2A), and further being described as being S 70° 37' 20" W, a distance of 95.34' from a nail on the westerly side of Hale Street, as shown on the hereinafter referenced plan.

Thence along said apparent property line between lands of said 134 Hale Street Realty Trust the following two (2) courses;

S 15° 27' 03" E, a distance of 16.84' to a point;

Thence S 70° 37' 20" W, a distance of 5.95' to a point at the apparent land now of Hale Street Bridge, LLC (Tax Map 601, Lot 451-1A);

Thence along said land of Hale Street Bridge, LLC the following course;

S 70° 37' 20" W, a distance of 68.28' to a point at the apparent land now of Massachusetts Bay Transportation Authority (Tax Map 601, Lot 453-2A);

Thence along said land of Massachusetts Bay Transportation Authority the following course;
N 21° 41' 20" W, a distance of 25.86' to a point, said point is further described as being S 21° 41' 20" E, a distance of 86.29' from a rebar as shown on the hereinafter referenced plan;

Thence N 71° 30' 04" E, a distance of 70.46' to a point;

Thence continuing N 71° 30' 04" E, a distance of 6.52' to a point;

Thence S 15° 27' 03" E, a distance of 7.88' to the point of beginning.

Said area contains 1,909± square feet or 0.04± acres.

- ii. A temporary easement identified on the Plan as "TEMPORARY CONSTRUCTION EASEMENT FOR TAX MAP 601, LOT 451-2", bounded and described as follows:

Beginning at a nail on the westerly side of Hale Street in the City of Haverhill, County of Essex, State of Massachusetts, said point is further described as being the apparent common property line between land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2) and other land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2A), as shown on the hereinafter referenced plan.

Thence along said apparent property line between lands of said 134 Hale Street Realty Trust the following course;

S 70° 37' 20" W, a distance of 95.34' to a nail as shown on the hereinafter referenced plan;

Thence N 15° 27' 03" W, a distance of 7.88' to a point;

Thence S 71° 30' 04" W, a distance of 6.52' to a point;

Thence N 18° 29' 56" W, a distance of 3.13' to a point, said point is further described as being S 60° 41' 22" E, a distance of 112.06' from a rebar as shown on the hereinafter referenced plan.

Thence N 71° 30' 04" E, a distance of 53.48' to a point;

Thence N 72° 03' 49" E, a distance of 48.43' to a point at Hale Street;

Thence along Hale Street S 15° 27' 03" E, a distance of 9.07' to the point of beginning.

Said area contains 987± square feet or 0.02± acres.

b. Map 601, Block 451, Lot 2A:

- i. A permanent easement identified on the Plan as "UTILITY EASEMENT TAX MAP 601, LOT 451-2A", bounded and described as follows:

Beginning at a nail on the westerly side of Hale Street in the City of Haverhill, County of Essex, State of Massachusetts, said nail being the apparent common property line between land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2A) and other land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2), as shown on the hereinafter referenced plan.

Thence along said Hale Street the following course;

S 15° 27' 03" E, a distance of 28.46' to a point;

Thence S 70° 49' 20" W, a distance of 75.85' to a point;

Thence N 88° 56' 52" W, a distance of 24.64' to a point;

Thence S 71° 27' 47" W, a distance of 0.84' to a point;

Thence continuing S 71° 27' 47" W, a distance of 0.89' to a point at land now of Hale Street Bridge, LLC (Tax Map 601, Lot 451-1A); said point is further described as being N 15° 27' 03" W, a distance of 80.58' from a rebar as shown on the hereinafter referenced plan;

Thence along said land of Hale Street Bridge, LLC the following course;

Thence N 15° 27' 03" W, a distance of 2.70' to a point at other land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2);

Thence along the other land of said 134 Hale Street Realty Trust the following three (3) courses;

N 70° 37' 20" E, a distance of 5.95' to a point;

Thence N 15° 27' 03" W, a distance of 16.84' to a nail as shown on the hereinafter referenced plan;

Thence N 70° 37' 20" E, a distance of 95.34' to the point of beginning.

Said area contains 2,642± square feet or 0.06± acres.

- ii. A temporary easement identified on the Plan as "TEMPORARY CONSTRUCTION EASEMENT FOR TAX MAP 601, LOT 451-2A", bounded and described as follows:

Beginning at a point on the westerly side of Hale Street in the City of Haverhill, County of Essex, State of Massachusetts, said point is further described as being S 15° 27' 03" E, a distance of 28.46' from a nail at the apparent common property line between land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2A) and other land now of 134 Hale Street Realty Trust (Tax Map 601, Lot 451-2), as shown on the hereinafter referenced plan.

Thence along said Hale Street S 15° 27' 03" E, a distance of 7.52' to a point, said point is further described as being N 50° 06' 52" W, a distance of 68.91' from a rebar, and further described as being N 15° 27' 03" W, a distance of 75.29' from a nail as shown on the hereinafter referenced plan;

Thence S 72° 04' 20" W, a distance of 46.71' to a point;

Thence S 71° 30' 04" W, a distance of 52.80' to a point;

Thence N 18° 29' 56" W, a distance of 14.40' to a point;

Thence N 71° 27' 47" E, a distance of 0.84' to a point;

Thence S 88° 56' 52" E, a distance of 24.64' to a point;

Thence N 70° 49' 20" E, a distance of 75.85' to the point of beginning.

Said easement area contains 761± square feet or 0.02± acres.

2. The parties shall cause a Grant of Permanent and Temporary Easements in the form attached hereto as **Exhibit 1**, and the Plan to be recorded in the Essex (South) Registry of Deeds, within thirty (30) days of the full execution of this Agreement.

3. Owner shall have the right to assign its rights in the proceeds of the grant of the foregoing easements in advance of the closing of the conveyance thereof. The Owner shall provide notice in writing to the City at least five business days in advance of the conveyance of said assignment.
4. In exchange for the foregoing, the Owner releases, acquits, and forever discharges the City, individually and collectively, from any and all liabilities, claims, demands, charges, complaints, actions and causes of action, which have been, could have been or could be asserted, from the beginning of time to the present, in any way relating to or arising from the rights of the City in the use and of the value of the permanent and temporary easements identified herein and in **Exhibit 1** and the Plan referenced therein and appended thereto.
5. The Owner represents and warrants that it holds sole and exclusive title to the fee in the Property described above and that it has not assigned its rights, title, or interests in such property nor is it encumbered in any way except as set forth herein in an in **Exhibit 1**.
6. This Agreement may be canceled, changed, modified, or amended in whole or in part only by written instrument executed by all Parties.
7. Invalidity of any of the provisions contained in this Agreement, or of the application thereof to any person, by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person or circumstances and the same shall remain in full force and effect so long as the general intent and purpose of this Agreement can be carried out.

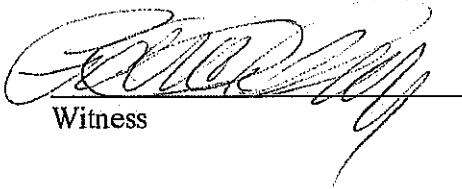
8. This Agreement contains all the representations and the entire Agreement between the Parties hereto with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole according to their common meaning and not strictly for or against any party.
9. This Agreement shall be construed in accordance with the laws of the Commonwealth of Massachusetts and any applicable federal laws and regulations.
10. The Parties acknowledge that the covenants and releases contained herein provide good and sufficient consideration for every promise, duty, release, obligation, agreement and right contained in the Agreement.
11. Each party to this Agreement acknowledges that it has had the opportunity to receive advice from competent legal counsel with respect to the decision to enter into this Agreement. Each party further acknowledges that this Agreement is the product of an arms-length negotiation and that each party reviewed and contributed to this Agreement and that this Agreement shall not be interpreted against any supposed drafter.
12. This Agreement shall be binding upon and inure to the benefit of the Parties' successors and assigns. The Owner agrees that it shall fully inform and review this Agreement with its contractors and successors and assigns for whom the Owner shall be fully responsible in the event there is any violation of this Agreement.
13. The Parties each represent and warrant that the persons executing this Agreement on their behalf have been authorized to execute and to bind them to this Agreement, and that all actions necessary to confer such authority upon those individuals have been taken.

14. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute a single Agreement.

IN WITNESS WHEREOF the Parties hereto execute this Agreement this 27th day of February, 2025.

134 Hale Street Realty Trust

By:


Witness


Mark C. Pistone, Trustee

City of Haverhill
By:

Witness

Mayor
Duly Authorized

Exhibit 1



SUBORDINATION AGREEMENT

WHEREAS, Robert P. Pistone and Margaret A. Pistone, whose address is 29 Lyons Farm Road Haverhill, MA 01835, is the mortgagee named in and present holder of a mortgage and security agreement from Marc C. Pistone, Trustee of the 134 Hale Street Realty Trust u/d/t dated November 7, 2011, and recorded with the Essex South Registry of Deeds (the "Registry") in Book 31701, Page 182, concerning land located at 134 Hale Street Haverhill, Massachusetts (the "Mortgage"); and

WHEREAS, Marc C. Pistone, Trustee of the 134 Hale Street Realty Trust u/d/t dated November 7, 2011, did grant an easement in, through, under, over, across and upon portions of the land subject to the above referenced mortgage to the City of Haverhill, a municipal corporation having a usual place of business at 4 Summer Street, Haverhill, MA 01830 by an Easement Agreement dated _____, 2025 recorded herewith (the "Easement"); and

NOW THEREFORE, for consideration paid, the receipt whereof is hereby acknowledged, Robert P. Pistone and Margaret A. Pistone their successors and assigns, will hold said Mortgage subject to said Easement and that in the event of foreclosure of said Mortgage, the purchaser or purchasers at the foreclosure sale and their successors in title, shall receive and hold said premises subject to the terms of said Easement, in like manner, as though said Easement had been granted prior to the date on which said Mortgage was given.

Witness my hand and seal this 14th day of February, 2025

Robert P Pistone
Robert P. Pistone

Rockingham ss.
State of New Hampshire
~~COMMONWEALTH OF MASSACHUSETTS~~

On this 14th day of February, 2025, before me, the undersigned Notary Public, personally appeared Robert P. Pistone, who proved to me through satisfactory evidence of identification, which was, Drivers Lic to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

PATRICE DARBY
COMMISSIONER OF DEEDS
State of New Hampshire
My Commission Expires
April 6, 2027

[Signature]
Notary Public:
My commission expires:

Witness my hand and seal this 14th day of February, 2025

Margaret A. Pistone
Margaret A. Pistone

Rockingham ss.
State of New Hampshire
~~COMMONWEALTH OF MASSACHUSETTS~~

On this 14th day of Feb, 2025, before me, the undersigned Notary Public, personally appeared Margaret A. Pistone, who proved to me through satisfactory evidence of identification, which was, Drivers Lic to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

PATRICE DARBY
COMMISSIONER OF DEEDS
State of New Hampshire
My Commission Expires
April 6, 2027

[Signature]
Notary Public:
My commission expires:

134 HALE STREET REALTY TRUST
Trustees' Certificate

Name of Trust: 134 Hale Street Realty Trust

Dated: November 7, 2011

Mark C. Pistone, as Trustee of the 134 Hale Street Realty Trust, u/d/t dated November 7, 2011, (the "Trust") as the original Trustee, certify as follows:

- a) Mark C. Pistone is the current trustee of the Trust.
- b) The Trust has not been amended, revoked, or terminated and remains in full force and effect.
- c) The Trustee of the Trust has the authority to act with respect to real estate owned by the Trust, and have full and absolute power under said Trust to convey any interest in real estate and improvements thereon held in said Trust, specifically to grant an easement to the City of Haverhill on property located at 134 Hale Street Haverhill, Massachusetts (the "Premises") and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof;
- d) There are no facts which constitute conditions precedent to acts by the trustees or which are in any other manner germane to affairs of the Trust; and
- e) Any party interested in title to the real property held by the Trustee(s) may rely on the continuing existence of the trust until the recording of a certificate or document establishing the termination of the trust.

Executed as a sealed instrument under the pains and penalties of perjury on the 13th day
of Feb, 2025

Mark C. Pistone

Mark C. Pistone, Trustee

COMMONWEALTH OF MASSACHUSETTS

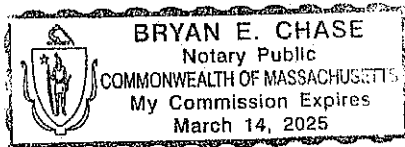
Essex, ss.

On this 13 day of Feb, 2025, before me, the undersigned notary public, Mark C. Pistone, as Trustee of 134 Hale Street Realty Trust personally appeared, proved to me through satisfactory evidence of identification, which was done, to be the person who signed the preceding or attached document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

[Signature]

Notary Public

My Commission Expires:



DIRECTION OF PROCEEDS

I, Mark C. Pistone, Trustee of the 134 Hale Street Realty Trust, instruct the proceeds check for the grant of easements on 134 Hale Street, Haverhill, MA be made payable to, delivered to, and accepted by Margaret Pistone, holder of a mortgage on said property.



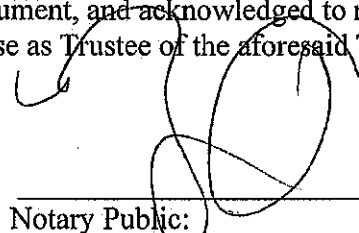
Mark C. Pistone, Trustee

Dated: 2/13, 2025

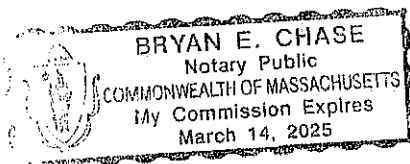
COMMONWEALTH OF MASSACHUSETTS

ss.

On this 13 day of Feb, 2025, before me, the undersigned Notary Public, personally appeared Mark C. Pistone, who proved to me through satisfactory evidence of identification, which was, down to to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as Trustee of the aforesaid Trust.



Notary Public:
My commission expires:





CITY OF HAVERHILL
MASSACHUSETTS
Office of the City Clerk

4 Summer St
Room 118
Haverhill, MA 01830
Phone: 978-374-2312
Fax: 978-973-8490
www.cityofhaverhill.com

Kaitlin M. Wright
City Clerk

Rose Leonard-Flynn
Assistant City Clerk

8.2

May 9, 2025

Dear President Sullivan and Members of the Haverhill City Council,

I am requesting approval to establish a fee for issuing a personal kennel license and a commercial kennel license. Presently, we do not have a fee for this in our fee schedule. The Commonwealth recently enacted "Ollie's Law", which creates a licensing and enforcement scheme concerning dog kennels. It further grants additional protections to dogs.

On the May 13th agenda, the Council voted to place on file for at least 10 days, the ordinance creating the licensing structure and responsibilities to the city to follow in accordance with "Ollie's Law". This ordinance will come back for a Council vote on June 3rd. However, a fee schedule needed to be established for kennel licenses set forth in the ordinance and this order would establish the fees for kennel licenses.

My office has researched what other communities charge for kennel licenses and opted to charge \$150 for a residential kennel (4-9 dogs) and \$200 for a commercial kennel (10 or more dogs), with a \$50 late fee if the application is received after May 31st of each calendar year.

I am available to answer any questions. Thank you for your consideration.

Respectfully,

Kaitlin M. Wright, CMC
City Clerk

MAY 9 PM 3:28
HMCITYCLERK

8,2,1



Document

CITY OF HAVERHILL

In Municipal Council

Ordered:

CITY COUNCIL

AN ORDER RELATING TO FEES FOR ISSUING PERSONAL AND COMMERCIAL KENNEL LICENSES

BE IT ORDERED by the City Council of the City of Haverhill that Document #87 of June 30, 2015, as amended, being an order relating to certain fees charged by the City Clerk, be amended by adding the following two items:

- 64. For issuing a personal kennel license, as defined in Mass. General Laws Ch. 140, section 136A
 - 1. Late Fee, after May 31st annually \$150.00
\$50.00

- 65. For issuing a commercial breeder kennel license, commercial boarding or training kennel license, and a veterinary kennel license, all as defined in Mass. General Laws Ch. 140, section 136A, except there shall be no fee for kennel licenses issued to a domestic charitable corporation incorporated exclusively for the purpose of protecting animals from cruelty, neglect or abuse or for the relief of suffering
 - 1. Late Fee, after May 31st annually \$200.00
\$50.00

HAU CITY CLERK MAY 18 '25 935

APPROVED AS TO LEGALITY:

City Solicitor

IN CITY COUNCIL: _____, 2025

Voted

Attest:

Approved:

City Clerk

Mayor

City Council Special Permit · Add to a project

*Hearing***Expiration Date****Active****Request Changes**

(/#/explore/request-changes/192535)

⋮

CCSP-25-1*March 25, 2025***Details**

Submitted on Jan 15, 2025 at 1:11 pm

10.11**Attachments**

12 files

FEB 4 AM 11:32
HAVCITYCLERK**Activity Feed**

Latest activity on Feb 03, 2025

**Applicant**

Paul Magliocchetti

0

**Location**

0 NICHOLS ST, Haverhill, MA 01830

View By

Edit Workflow

**Special Permit Filing Fee**

Paid Jan 15, 2025 at 1:13 pm

IN CITY COUNCIL: February 11 2025
VOTED: that COUNCIL HEARING BE HELD
MARCH 25 2025**Legal Notice Fee**

Paid Jan 18, 2025 at 3:48 pm

Attest:

Kathleen Wright

City Clerk

IN CITY COUNCIL: MARCH 25, 2025
VOTED: Cont'd to May 20, 2025**Planning Director Review**

Completed Feb 03, 2025 at 1:52 pm

Attest:

Kathleen Wright

WP

City Clerk

**City Clerk Review - Hearing Dates Set**

In Progress

MB



Haverhill

Economic Development and Planning

Phone: 978-374-2330

wpillsbury@HaverhillMA.gov

10.1

DATE: May 16, 2025

MAY 15 PM 3:17
HVCITYCLERK

MEMO TO: City Council President Thomas Sullivan and members of the Haverhill City Council

FROM: William Pillsbury, Economic Development and Planning Director

RE: Special Permit (CCSP-25-1) 9-11 Nichols Street. 4units

In reference to the proposed project at 9-11 Nichols Street (CCSP-25-1) I wish to provide the City council the following information and recommendation. **The application as filed remains incomplete—no new filings were brought forth for review** pursuant to the city council rules and regulations for special permits (Doc 92-B).

The applicant was informed upon filing as follows: ok to proceed to setting a hearing date, However applicant shall prior to the hearing file documentation demonstrating how the project complies with recently approved city council rules and regulations for special permits (see doc 92-B) by providing all information necessary for the council to make the required findings detailed in the rules. The city council retains the right to reject as incomplete any application which does not address the applicable review criteria. Detailed narratives shall be filed with the application to accomplish this requirement.



The applicant was provided a copy of Doc 92-B by the city clerk but no additional information was filed as required. As such I recommend that the city council continue the previously opened public hearing and declare the application continuing to be incomplete and table the hearing again to a date specific recommended by the city clerk to afford the applicant the opportunity to comply with the required filing under the city council rules.

RECOMMENDATION: Continue the previously opened public hearing and based on the fact that the application remains incomplete, table the hearing again to a date specific (recommended by the city clerk) to afford the applicant the opportunity to provide the required information necessary to constitute a complete application pursuant to Doc.92-B.

City Council Special Permit**CCSP-25-1**

Submitted On: Jan 15, 2025

Applicant

 Paul Magliocchetti
 978-373-9161
@ pmagliocchetti@ssjmattorneys.com

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

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

Attorney/Agent

Applicant Business/Firm Phone

9783739161

Applicant Business/Firm City

Haverhill

Applicant Business/Firm Zip

01830

Client Business Name

Astro Enterprise LLC

Client Email

pmagliocchetti@ssjmattorneys.com

Client City

Boxford

Client Zip

01921

Client Business Structure

Limited Liability Corporation (LLC)

Applicant Business/Firm Name

Paul Magliocchetti

Applicant Business/Firm Address

70 Bailey Boulevard

Applicant Business/Firm State

MA

Client Name

Astro Enterprise LLC

Client Phone

9789028411

Client Address

351 Main Street

Client State

MA

Client County

Essex

New Field

—

Property Information**Proposed Housing Plan Name**

9-11 Nichols Street

How Long Owned by Current Owner?

1 year

Lot Dimension(s)

56x106

Zoning District Where Property Located

RU - Residential Urban Density

Proposed Street Name(s)

Nichols

Type of Dwelling(s) Planned in Project

Multi-Family

Registry Plat Number, Block & Lot

608-485-6&7

Deed Recorded in Essex South Registry: Block Number

41836

Thoroughly Describe the Reason(s) for thre Special Permit

Build a 4-unit condominium building on the lot

Property Description

A level rectangular lot in the RU zone

Current Property Use

Vacant

TOTAL Number of Units Planned

4

TOTAL Number of Parking Spaces Planned

4

Planned Lot Use**Lot Number**

Lot 1

Lot Plat Number, Bock, Lot

608,485,6&7

Lot Dimensions

56x106

Number of Existing Buildings on Lot

0

Size of Existing Building(s) on Lot

0

Number of Buildings Planned for Lot

1

Size of Proposed Building(s)

0

Number of Families to be Accommodated

4

Extent of Proposed Alterations

New Construction: Residential

IF OTHER ALTERATIONS, Please Describe

0

Types of Units Planned on Lot

Condominiums (for sale)

Number of Units Planned on Lot

4

Special Circumstances**Building Coverage**

--

Dimensional Variance

--

Front Yard Setback

--

Side Yard Setback

--

Rear Yard Setback

--

Lot Frontage

--

Lot Depth

--

Lot Area

--

Building Height

--

Floor Area Ratio

--

Open Space

--

Sign Size

--

Other

--

Parking

--

Use

--

Hearing Waiver

Agrees

No

Agreement & Signature

Agrees

true

PLEASE READ



Planning Director Review

Record No. CCSP-25-1

Status Completed

Became Active January 18, 2025

Assignee William Pillsbury

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmatorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

February 3, 2025 at 1:31 pm

@William Pillsbury Please review. I cannot set a date until I receive your review. Thank you!

William Pillsbury

February 3, 2025 at 1:52 pm

ok to proceed to setting a hearing date, However applicant shall prior to the hearing file documentation demonstrating how the project complies with recently approved city council rules and regulations for special permits (see doc 92-B) by providing all information necessary for the council to make the required findings detailed in the rules. The city council retains the right to reject as incomplete any application which does not address the applicable review criteria. Detailed narratives shall be filed with the application to accomplish this requirement.

Paul Magliocchetti

February 3, 2025 at 1:57 pm

Bill, where do I find doc 92-B?

Kaitlin Wright

February 3, 2025 at 2:01 pm

Paul, I will upload a copy of it to the attachments here and notify you once it has been uploaded.

Kaitlin Wright

February 3, 2025 at 3:07 pm

Paul, doc 92-B has been uploaded.

Step Activity

OpenGov system activated this step

01/18/2025 at 3:48 pm

OpenGov system assigned this step to William Pillsbury

01/18/2025 at 3:48 pm

William Pillsbury approved this step

02/03/2025 at 1:52 pm



City Clerk Review - Hearing Dates Set

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Maria Bevilacqua

Due Date None





Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

 Paul Magliocchetti
 978-373-9161
 pmagliocchetti@ssjmattoorneys.com
 70 Bailey Boulevard
Haverhill, MA 01830

Messages

Kaitlin Wright

February 3, 2025 at 1:55 pm

Paul, we are scheduling into late March, early April. Do any of the following dates work for you? March 25, April 1, April 8, and April 15?

Paul Magliocchetti

February 3, 2025 at 1:59 pm

March 25th works.

Kaitlin Wright

February 3, 2025 at 3:08 pm

Hearing will be scheduled for March 25th, will be announced at February 11th meeting.

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Maria
Bevilacqua

02/03/2025 at 1:52 pm

Kaitlin Wright approved this step

02/25/2025 at 7:24 pm



Conservation Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Robert Moore

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Robert Moore

February 3, 2025 at 4:08 pm

n/a

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Robert Moore

02/03/2025 at 1:52 pm

Robert Moore approved this step

02/03/2025 at 4:08 pm



Engineering Department Review

Record No. CCSP-25-1

Status Active

Became Active February 3, 2025

Assignee John Pettis

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

February 25, 2025 at 7:24 pm

Please review - this is coming before Council on March 25th.

Kaitlin Wright

March 18, 2025 at 7:32 pm

@John Pettis please review ASAP - this is coming before Council next week on March 25th.

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to John Pettis

02/03/2025 at 1:52 pm



Fire1 Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Eric Tarpy

Due Date None





Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

 Paul Magliocchetti
 978-373-9161
 pmagliocchetti@ssjmattoorneys.com
 70 Bailey Boulevard
Haverhill, MA 01830

Messages

Eric Tarpy

February 4, 2025 at 3:41 pm

In addition to Fire 2 comments- trash plan needs to be acceptable to Fire Dept and Board of Health. Trash receptacles cannot be placed between the 2 buildings due to limited distance between buildings.

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Eric Tarpy

02/03/2025 at 1:52 pm

Eric Tarpy approved this step

02/04/2025 at 3:41 pm



Fire2 Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Robert Irvine

Due Date None




Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

 Paul Magliocchetti
 978-373-9161
 pmagliocchetti@ssjmattoorneys.com
 70 Bailey Boulevard
Haverhill, MA 01830

Messages

Robert Irvine

February 3, 2025 at 2:41 pm

The planning, design and construction of new buildings, renovation of existing buildings and structures to provide egress facilities, fire protection and built-in fire protection equipment shall be in accordance with 780 CMR; and any alterations, additions or changes in buildings required by the provisions of 527 CMR which in the scope of 780 CMR, 10 th edition, shall be made in accordance therewith.

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

This building shall require a NFPA 13 sprinkler system.

Please show that snow storage areas or snow removal procedures are noted

No bark mulch within 18" of the foundation will be allowed

Tom Bridgewater

March 20, 2025 at 2:37 pm

This was approved by ZBA and if CC approves this application i will enforce any conditions that CC will put on this

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Robert Irvine

02/03/2025 at 1:52 pm

Robert Irvine approved this step

02/03/2025 at 2:42 pm



Health Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Mark Tolman

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Mark Tolman

February 4, 2025 at 3:33 pm

Hi Paul,

Rubbish containers must be used and stored in an area away from the buildings for the following reasons.

- 1) Storing rubbish in totters against the building is a fire safety and hazard issue.
- 2) Storing totters will also be encroaching into the egresses and right of ways etc..
- 3) storing the totters under and around the windows on the side of the buildings are unsanitary and will attract rodents and produce odors etc..

If recycling totters are to be used they are to be stored next to the containers.

Any other questions or comments let me know.

Mark

Mark Tolman

February 4, 2025 at 3:46 pm

In addition to the comments made a trash plan needs to be submitted, reviewed and approved by this department and the Fire Department.

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Bonnie Dufresne

02/03/2025 at 1:52 pm

Bonnie Dufresne reassigned this step from Bonnie Dufresne to Mark Tolman

02/03/2025 at 1:58 pm

Mark Tolman approved this step

02/04/2025 at 3:33 pm



Police Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Kevin Lynch

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

February 25, 2025 at 7:25 pm

Please review - this is coming before Council on March 25th.

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Kevin Lynch

02/03/2025 at 1:52 pm

Kevin Lynch approved this step

02/18/2025 at 2:11 pm

Kevin Lynch reactivated this step

02/18/2025 at 2:12 pm

Kevin Lynch approved this step

02/26/2025 at 1:32 pm



School Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Margaret Marotta

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

February 25, 2025 at 7:25 pm

Please review - this is coming before Council on March 25th.

Margaret Marotta

February 28, 2025 at 2:57 pm

Unclear how many units the existing multifamily dwelling is. The proposed property is 4 units. This should have minimal impact on schools- that sad the district as a whole is at capacity across all schools and actively seeking MSBA support and leased space to alleviate overcrowding

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Michael
Pfifferling

02/03/2025 at 1:52 pm

Kaitlin Wright reassigned this step from Michael
Pfifferling to Margaret Marotta

02/25/2025 at 7:25 pm

Margaret Marotta approved this step

02/28/2025 at 2:57 pm



Storm Water Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Robert Moore

Due Date None





Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

 Paul Magliocchetti
 978-373-9161
 pmagliocchetti@ssjmattoorneys.com
 70 Bailey Boulevard
Haverhill, MA 01830

Messages

Robert Moore

February 3, 2025 at 4:09 pm

Limit of Disturbance less than 1 acre. C. 219 n/a

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Robert Moore

02/03/2025 at 1:52 pm

Robert Moore approved this step

02/03/2025 at 4:09 pm



Water/Wastewater Review

Record No. CCSP-25-1

Status Active

Became Active February 3, 2025

Assignee Robert Ward

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

February 25, 2025 at 7:25 pm

Please review - this is coming before Council on March 25th.

Kaitlin Wright

March 18, 2025 at 7:33 pm

@Robert Ward please review ASAP - this is coming before Council next week on March 25th.

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Robert Ward

02/03/2025 at 1:52 pm



Water Supply Review

Record No. CCSP-25-1

Status Active

Became Active February 3, 2025

Assignee Robert Ward

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti

978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

February 25, 2025 at 7:25 pm

Please review - this is coming before Council on March 25th.

Kaitlin Wright

March 18, 2025 at 7:33 pm

@Robert Ward please review ASAP - this is coming before Council next week on March 25th.

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Robert Ward

02/03/2025 at 1:52 pm



Building Inspector Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Tom Bridgewater

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmatorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

February 25, 2025 at 7:26 pm

Please review - this is coming before Council on March 25th.

Kaitlin Wright

March 18, 2025 at 7:33 pm

@Tom Bridgewater please review ASAP - this is coming before Council next week on March 25th.

Tom Bridgewater

March 20, 2025 at 2:43 pm

Ok for agenda, if CC approves with conditions Inspectional Services will enforce before any Occupancy permit will be issued.

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Tom
Bridgewater

02/03/2025 at 1:52 pm

Tom Bridgewater approved this step

03/20/2025 at 2:38 pm



First Ad Placement

Record No.CCSP-25-1

Status Completed

Became Active Unknown

Assignee Maria Bevilacqua

Due Date None





Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE,LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

 Paul Magliocchetti
 978-373-9161
 pmagliocchetti@ssjmattorneys.com
 70 Bailey Boulevard
Haverhill, MA 01830

Messages

Maria Bevilacqua

February 4, 2025 at 11:57 am

March 6 2025

Step Activity

Maria Bevilacqua assigned this step to Maria
Bevilacqua

02/04/2025 at 11:57 am

Kaitlin Wright altered approval step First Ad
Placement, changed status from Inactive to Complete

02/25/2025 at 7:26 pm



Placed on Agenda

Record No. CCSP-25-1

Status Completed

Became Active Unknown

Assignee Maria Bevilacqua

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Maria Bevilacqua

February 4, 2025 at 11:58 am

on agenda for Feb 11 2025

Step Activity

Maria Bevilacqua assigned this step to Maria
Bevilacqua

02/04/2025 at 11:58 am

Kaitlin Wright altered approval step Placed on Agenda,
changed status from Inactive to Complete

02/25/2025 at 7:26 pm



Abutter Notification

Record No. CCSP-25-1

Status Completed

Became Active February 25, 2025

Assignee Maria Bevilacqua

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

March 18, 2025 at 7:34 pm

@Maria Bevilacqua what is the status on the abutters notification?

Maria Bevilacqua Internal

March 19, 2025 at 9:19 am

Abutters notices mailed for March 6th - first ad March 6

Step Activity

Kaitlin Wright assigned this step to Maria Bevilacqua

02/25/2025 at 7:26 pm

Kaitlin Wright activated this step

02/25/2025 at 7:26 pm

Maria Bevilacqua approved this step

03/19/2025 at 9:19 am



Second Ad Placement

Record No. CCSP-25-1

Status Completed

Became Active February 25, 2025

Assignee Maria Bevilacqua

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti

978-373-9161

@ pmagliocchetti@ssjmattoorneys.com

70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

March 18, 2025 at 7:35 pm

@Maria Bevilacqua please update this step with information about the second ad placement dates. Also upload the ad to portal.

Maria Bevilacqua Internal

March 19, 2025 at 9:20 am

First ad March 6 and second ad March 13th

Step Activity

Kaitlin Wright assigned this step to Maria Bevilacqua

02/25/2025 at 7:26 pm

Kaitlin Wright activated this step

02/25/2025 at 7:26 pm

Maria Bevilacqua approved this step

03/19/2025 at 9:20 am



Haverhill

AD
Trew
Boone

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

February 4, 2025

PUBLIC HEARING

City Council Chambers, City Hall, Room 202, 4 Summer st

Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (virtual/in person), on Tuesday, March 25, 2025 at 7:00 PM on a request from Attorney Paul Magliocchetti for Astro Enterprise, LLC to build a 4-unit condominium building at 0 Nichols st-in the RU zone (residential urban density)

(Residents who are interested in commenting on this item can either (1) Attend in person (Council Chambers, Room 202) or (2) Attend remotely using the link provided on the public meeting calendar on the City's website.)

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

Advertise: March 6 & March 13, 2025
Gazette

Kaitlin M. Wright

Kaitlin M Wright
City Clerk

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



RICHARD J. SHEEHAN, JR.
TIMOTHY J. SCHIAVONI
ROBERT A. JUTRAS
PAUL A. MAGLIOCCHETTI
SONJA STARINS
THOMAS C. TRETTER
WILLIAM D. CHASE
STEPHEN R. AGNATOVECH

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

VIA UPLOAD

January 15, 2025

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

**RE: Application for a Special Permit
To Construct A 4-Unit Multi Family Dwelling
In the RU Zone
Owner/Applicant is Astro Enterprise, LLC
Property: 9-11 Nichols Street (Map 608, Block 485, Lots 6-7)**

The Owner and Applicant Astro Enterprise, LLC, a Massachusetts Limited Liability Company with an address at 351 Main Street, Boxford, MA 01921, submits this application to the City Council for a Special Permit pursuant to the City of Haverhill Zoning Ordinance Chapter 255. The Applicant wishes to construct a 4-unit residential dwelling on property it owns at Nichols Street, as shown on Site Plan and Floor Plans filed herewith. The Applicant intends to establish 4 condominium units pursuant to MGL Ch. 1839a).

A 4-unit dwelling is allowed in the RU zone with a Special Permit from the City Council (see attached Table of Use and Parking Regulations). The variances required for this development have been obtained from the Haverhill Zoning Board of Appeals and the decision has been recorded at the Essex South Registry of Deeds (see attached Decision). The proposed 4-unit condominium development is the best use for the property and the neighborhood where it is situated.

The neighborhood is densely populated with other multifamily dwellings. Just recently, this Council approved the expansion of a 12-unit apartment building to a 16-unit apartment building at 71 Portland Street. The additional condominium units provided by this development will be consistent with the neighborhood, and create home ownership opportunities for the City. In addition, the development will not affect the character of the neighborhood, has ample onsite parking, and will bring added tax revenue to the City.

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

The property, once built out, will greatly improve the currently vacant parcel which is being used as a parking lot, and add value to the surrounding properties. The granting of the relief sought may be given without nullifying or substantially derogating from the intent or purpose of the zoning ordinance. Furthermore, the proposed use and structure will not cause substantial detriment to the neighborhood or the City, taking into account the Characteristics of the site and of the proposal in relation to that site.

The Applicant meets all the requirements under City of Haverhill Zoning Ordinance Ch. 255, Sec. 10.4.2 for a Special Permit:

1. Community needs are served by the proposal which adds needed housing in the City and creates new home ownership opportunities;
2. The property is currently used as a parking lot, and the development, which includes parking, will not be detrimental to traffic, pedestrian flow, and safety, including parking and loading;
3. The neighborhood has adequate infrastructure for utilities and other public services;
4. The new condominium homes in the neighborhood will be attractive to Buyers that fit in with the neighborhood character and social structures;
5. There are no obvious impacts to the natural environment since the 4-unit building will be situated in a densely populated neighborhood on a lot which is currently used as a parking lot; and
6. The development of 4 new condominium units will have a positive fiscal impact on the City's tax base which will contribute to supporting City services.

The Applicant respectfully requests that the City Council approve this Application for a Special Permit for the development of a 4-unit dwelling at 9-11 Nichols Street.

Respectfully submitted,

Paul A. Magliocchetti

Paul A. Magliocchetti, Esquire
pmagliocchetti@ssjmattorneys.com



SO.ESSEX #357 Bk:41836 Pg:441
10/31/2023 03:01 PM DEED Pg 1/3
eRecorded

Return to:
Law Office of Richard Shea, P.C.
1A Commons Drive, Unit 5
Londonderry, NH 03053

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 10/31/2023 03:01 PM
ID: 1595440 Doc# 20231031003570
Fee: \$3,830.40 Cons: \$840,000.00

QUITCLAIM DEED

Goldwetha Properties Solutions, LLC, a Massachusetts Limited Liability Company with a principal address of 185 Somerset Ave, Winthrop, MA, for consideration paid, and in full consideration of Nine Hundred Thirty Five Thousand Dollars (\$935,000.00) grant to Astro Enterprise, LLC, with a principal place of business at 351 Main Street, Boxford, MA 01921

With Quitclaim Covenants:

9-11 NICHOLS STREET, HAVERHILL, MA 01830

The land situated in Haverhill, Essex County, Massachusetts, being 9-11 Nichols Street, bounded and described as follows:

NORTHERLY: by land now or formerly of Eaton, 104 feet;
EASTERLY: by land now or formerly of Howe, 53 feet;
SOUTHERLY: by land now or formerly of Nutter, 109 feet; and
WESTERLY by Nichols Street, 50 feet.

13-15 NICHOLS STREET, HAVERHILL, MA 01839

A certain parcel of land with the buildings thereon, situated in Haverhill, Essex County, Massachusetts, more particularly described as follows:

Beginning at the Southwesterly corner thereof by Nichols Street and by land now or formerly of Frontingham, thence running

EASTERLY: by the last mentioned land, 103 and 7/10 feet to land now or formerly of Atwood; thence
NORTHERLY: by the land last mentioned, 62 feet to an angle, thence still by land last mentioned in a line parallel with and six feet from the Southerly underpinning of a barn on said Atwood land, 26 feet to land now or formerly of Hodgdon; thence

Property Address: 9-11 Nichols St and 13-15 Nichols St, Haverhill, MA 01830

SOUTHERLY: by land last mentioned, 4 and 6/10 feet;

WESTERLY: 73 feet, all by said land now or formerly of Hodgdon to said Nichols Street;
and thence

SOUTHERLY: by said Nichols Street, 54 and 5.10 feet to said land now or formerly of
Frontingham and the point begun at.

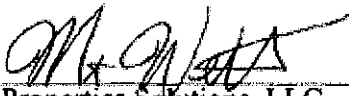
Subject to a reservation to James D. Shultz, Trustee and his heirs and assigns of the right to access to two parking spaces at the premises, 13-15 Nichols Street for the benefit of the premises at 17 Nichols Steet. Said spaces to be kept in good repair and unobstructed by the Grantee and his heirs and assigns.

Being the same premises conveyed to the grantors herein by deed from Stephen Belfiore, dated November 15, 2022 and recorded with Essex South County Registry of Deeds at Book 41304, Page 124.

This conveyance does not constitute the sale or transfer of all or substantially all of the Grantor's assets within the Commonwealth of Massachusetts.

SIGNATURE PAGE TO FOLLOW

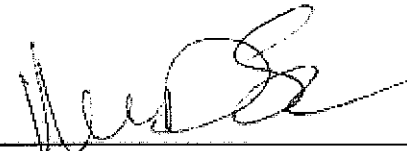
Executed under seal as of this 30 day of October 2023


Goldwetha Properties Solutions, LLC
by: Michael Wetherbee, Manager

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this 30 day of October 2023 before me, the undersigned notary public, personally appeared Michael Wetherbee, Manager of Goldwetha Properties Solutions, LLC, proved to me through satisfactory evidence, which were Government Issued Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily, as his free act and deed, for its stated purpose.



Notary Public
My commission expires:

RICHARD D. SHEA
Notary Public
State of New Hampshire
My Commission Expires
February 17, 2025

[illegible]

BUILDING CODES

ICC INTERNATIONAL BUILDING CODE 2015 W/ AMENDMENTS TWO (2) OR MORE
ICC INTERNATIONAL ENERGY CONSERVATION CODE 2015
ICC INTERNATIONAL EXISTING BUILDING CODE 2015

BUILDING CONSTRUCTION Classification:

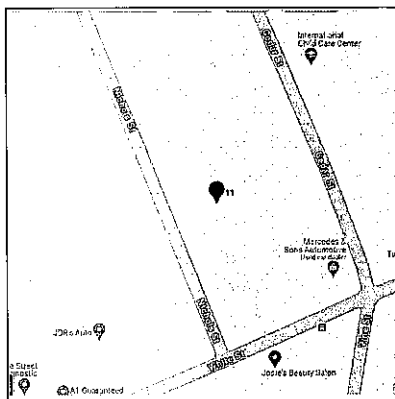
BUILDING TYPE SA

MINIMUM REQUIREMENTS

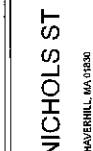
PRIMARY STRUCTURAL FRAME 1 HOUR
READY TO WALLS AND PARTITIONS
EXTERIOR 1 HOUR
INTERIOR 1 HOUR
HOLDING WALLS AND PARTITIONS
EXTERIOR 1 HOUR
INTERIOR 2 HOUR

FLOOR CONSTRUCTION AND SECONDARY MEMBERS 1 HOUR
ROOF CONSTRUCTION AND SECONDARY MEMBERS 1 HOUR
PROPOSED BUILDING MUST HAVE SPRINKLER SYSTEM,
FIRE ALARM SYSTEM AND SMOKE DETECTOR SYSTEM

SHEET INDEX		
ARCHITECTURAL	GLAZINGS	A-01
COVER SHEET	15/NEWS	A-08
GENERAL NOTES		A-01
NOTE PLAN		A-01
FLOOR PLANS		A-02
FLOOR PLANS		A-03
BUILDING SECTIONS		A-04



PERMIT SET



COVER SHEET	
-------------	--





DEMORLA
DESIGN LLC
135-140 TOWN STREET
HAVERHILL, MA 01830
WWW.DEMORLA.COM

Civil Engineer/Contractor
JAMES W. WOOD

PROPERTY OWNER
ASTRO ENTERPRISES LLC

9-11 NICHOLS ST
HAVERHILL, MA 01830

NOTES:
PERMITS MUST BE OBTAINED

SCALE: 1"=20'
SCALE: 1"=20' HALF STATED

REVISIONS:
1. SUBMITTAL
2.

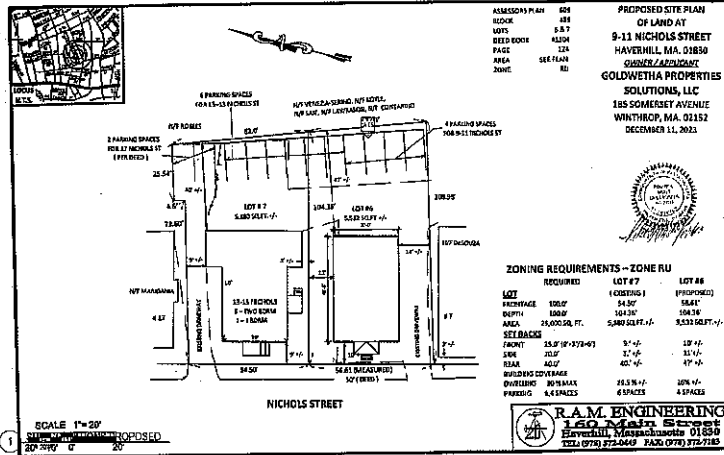
PROJECT STATUS

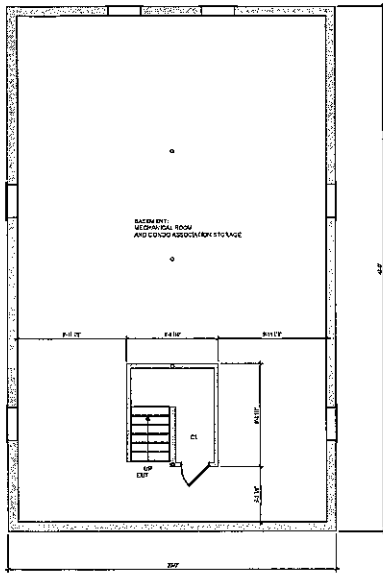
10011014

DATE

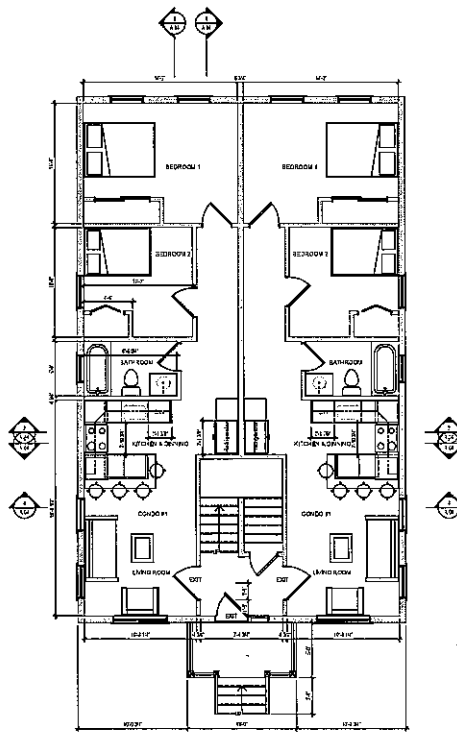
SITE PLAN

Design A 01





1 BASEMENT PROPOSED
1/4" = 1'-0"



2 FIRST FLOOR PROPOSED
1/4" = 1'-0"



REGISTERED PROFESSIONAL ARCHITECT
MASSACHUSETTS REG. NO. 10000
WWW.DEMORLA.COM

DR. GENERAL CONTRACTOR
JAMES WATSON

PROPERTY OWNER
AMERIS LIVING TRUST, LLC

9-11 NICHOLS ST
LANSING, MI 48203

NOTES

PERMITS MUST BE OBTAINED

SCALE: 1/4" = 1'-0" (ALL DIMENSIONS)

REVISIONS

1. Supersede 01/01/2017

2.

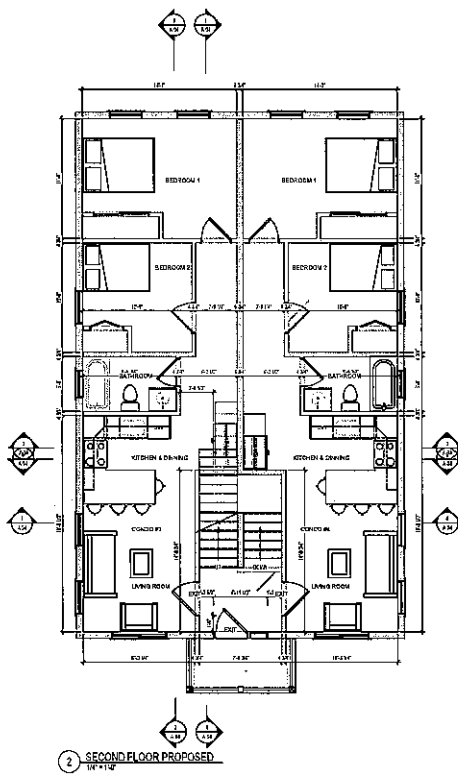
PROJECT STATUS

DATE: 01/01/2017

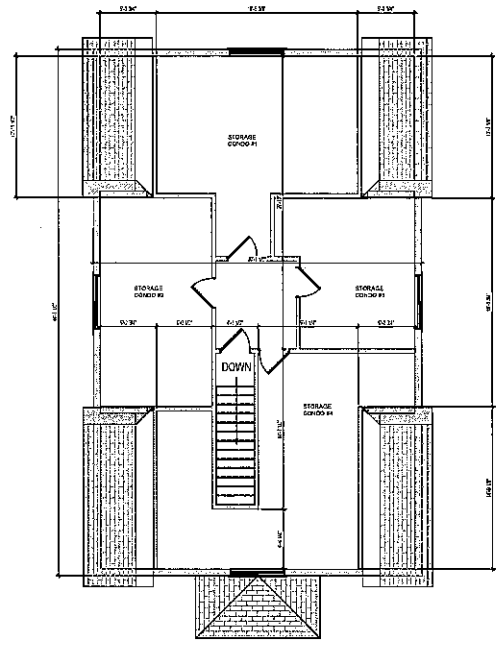
FILE: 1

FLOOR PLAN

Design: A 02



2 SECOND FLOOR PROPOSED
1/8" = 1'-0"



3 ATTIC LEVEL
1/8" = 1'-0"



DEMORLA
DESIGN BUILD
ALWAYS BEHOLD
ALWAYS BEHOLD
ALWAYS BEHOLD

C/S GENERAL CONTRACTOR
UNANIMATED
PROPERTY OWNER
AFTER CONSTRUCTION LLC

9-11 NICHOLS ST
HAVERHILL, MA 01830

SCALE: AS SHOWN
SCALE: 1/8" = 1'-0"

REVISIONS
1. 10/20/2018 DRAFT
2.

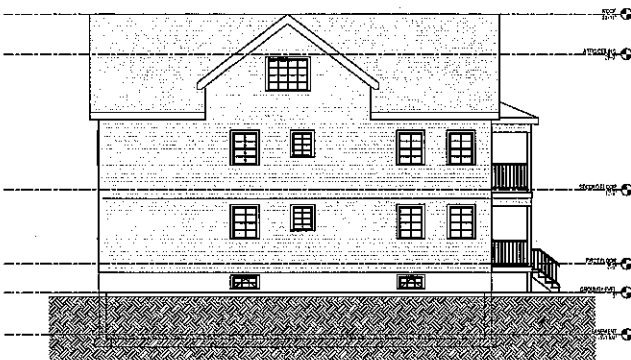
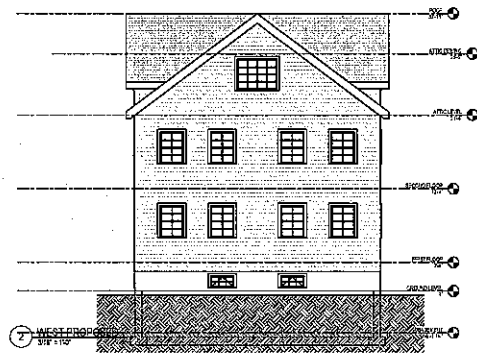
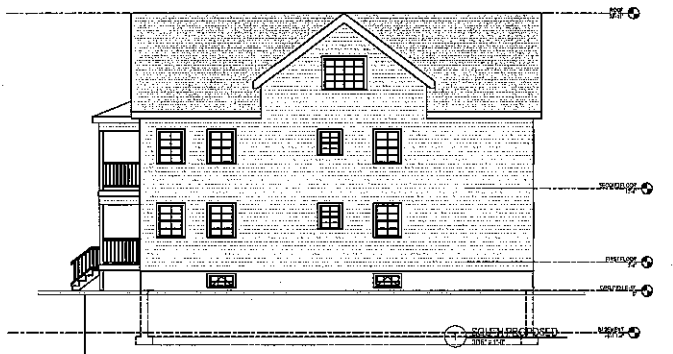
PROJECT STATUS
SCHEDULE
A-03

FLOOR PLAN
A-03



PROJECT STATUS	
SYMBOL	
NAME	
BUILDING SECTION	
Designer	A 04





DEMOLA
DESIGN & BUILD

REGISTERED ARCHITECT
ALFONSO L. DEMOLA, AIA
THOMAS L. DEMOLA, AIA

FOR GENERAL CONTRACTOR

UNWATED

PROPERTY OWNER:
ARMA ENTERPRISES LLC

9-11 NICHOLS ST

HAVERHILL, MA 01930

NOTES

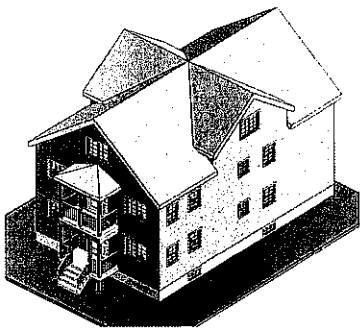
PERMITS MUST BE OBTAINED

SCALE: 1/8" = 1'-0" AS SHOWN
SCALE: 1/4" = 1'-0" AS SHOWN

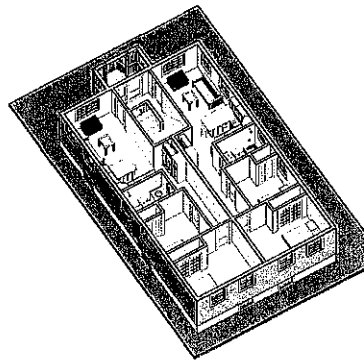
REVISIONS

1. 1/10/2024 DRAFT

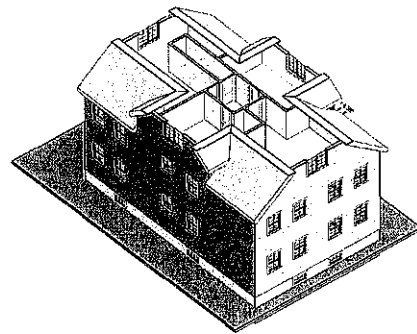
2.



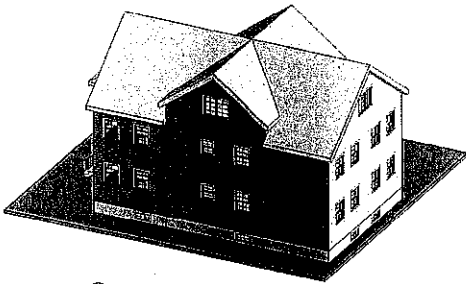
1 RDI Copy 1



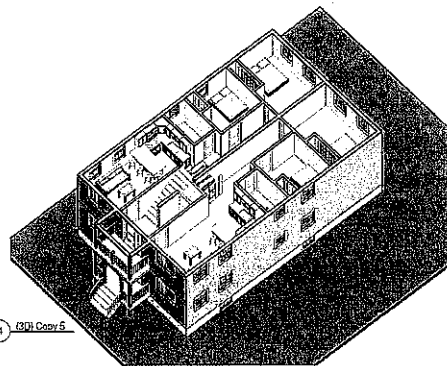
3 RDI Copy 6



5 RDI Copy 4



2 RDI Copy 2



4 RDI Copy 5



DEMORLA
DESIGN & BUILD

REVISED DISPLAY
REQUIREMENT
ALL MATERIALS & METHODS
WARRANTED FOR
10 YEARS

10% GENERAL CONTRACTOR
/MANAGED

PROPERTY OWNER
AND/OR CONTRACTOR, LLC

9-11 NICHOLS ST

HAVERHILL, MA 01830

NOTES
PERMITS MUST BE OBTAINED

SCALE: 1/8" = 1'-0" (AS SHOWN)
SCALE: 1/8" = 1'-0" (AS SHOWN)

REVISIONS

1. 11/20/2018 HRAFT

2

PROJECT STATUS

APPROVED

DATE

REVISIONS

DESIGNER

A 06



ALAN@DEMORLA.COM
TEL: 617-441-0000
WWW.DEMORLA.COM

C.R. GENERAL CONTRACTOR
JUNY MATCO

PROPERTY OWNER
AERO INTERNATIONAL



9-11 NICHOLS ST
HAVERHILL, MA 01830

NOTES
FIGURES MUST BE OFF/ON

SCALE: 1/8" = 1'-0"
SCALE: 1/16" = 1'-0"

REVISIONS

1. 01/03/2014

2.

PROJECT STATUS

01/03/2014

A.P.W.

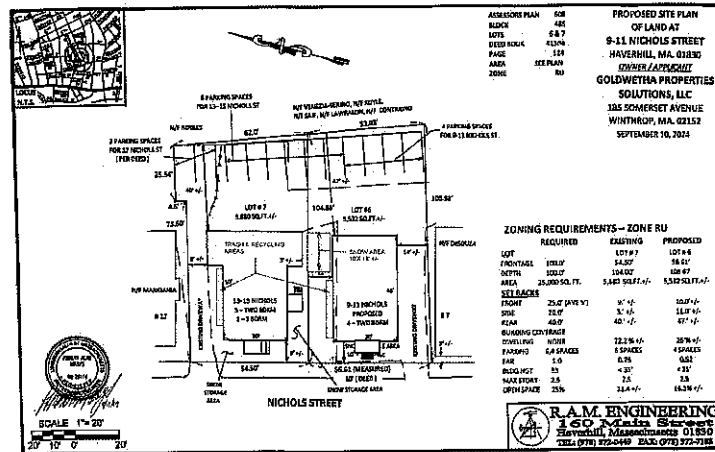
FRAMING PLAN

Design S 01

DEL GENERAL CONTRATADOR
JUAN MATEO

PROPERTY OWNED BY:
ASTRO ENTERPRISES LLC.

9-11 NICHOLS ST
HAVERHILL, MA 01830



1 SITE CONDITIONS PROPOSED

NOTES:
PERMITS MUST BE OBTAINED

SCALE: 3/4"=1'-0" AS STATED
SCALE: 1/4"=1'-0" HALF SCALED

REVISION

1. 01/02/2011 YD34ET

2	
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PROJECT STATUS	

Author	
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015-214



CITY OF HAVERHILL
BOARD OF APPEALS FOR ZONES
CITY HALL - 4 SUMMER STREET

NOTICE OF DECISION

YOU ARE HEREBY NOTIFIED OF THE DECISION OF THE BOARD OF APPEALS ON THE APPLICATION OF:

Astro Enterprise, LLC

BOA 24-28

APPLICANT AND (OWNER IF DIFFERENT)

13 Nichols Street

608

485

6 & 7

SITE LOCATION

ASSESSOR'S MAP

BLOCK

PARCEL NUMBER

DEED OF PROPERTY RECORDED IN: SOUTHERN ESSEX Book: 41304 Page: 124

This was filed with the Board on 8/14/2024 as signified by the City Clerk's date stamp.

The BOARD, as authorized by §15, Chapter 40A of the M.G.L. held a PUBLIC HEARING on:
October 16, 2024

DATE OF HEARING (CONTINUANCE IF APPLICABLE)

The BOARD'S DECISION by vote to GRANT ~~DENY~~ said application is as follows:
RECORD OF PROCEEDINGS: SEE BELOW MOTION*:

STIPULATION (S):

MOTION MADE BY: Brown SECOND: Soraghan

VOTE ON MOTION WITH WITHOUT STIPULATIONS:

BOARD	Absent	Yes	No	Abstain	Not Sitting
CHAIRPERSON MORIARTY		✓			
MEMBER SORAGHAN		✓			
MEMBER BROWN		✓			
MEMBER VATHALLY					✓
MEMBER BEVILACQUA		✓			
ASSOC. MEMBER MATIAS					
ASSOC. MEMBER ORTIZ		✓			

THE BOARD CITES THE FOLLOWING AS REASON (S) FOR ITS DECISION:

Astro Enterprise, LLC for Nichols Street (Map 608, Block 485, Lots 6 & 7)

Applicant seeks following dimensional variances to create new building lot and construct new four-family dwelling in a RU zone. Requested relief include variances for Lot 6 include lot area (5,532 sf where 25,000 sf is required), lot frontage (56.81 ft where 100 ft is required), and front setback (10 ft where 25 ft is required), and side setback (11 ft where 20 ft is required) Proposed Lot 7 shall include existing six-family dwelling. Requested variances for Lot 7 include lot area (5,680 sf where 25,000 sf is required), lot frontage (54.5 where 100 ft is required), and side setback (3 ft where 20 ft is required). (BOA 24-28)

No members of the public spoke in opposition to the application. The Applicant informed the Board that the proposed dwelling units will be sold as condominiums. The Applicant noted that wheeled trash cars shall be stored on the left side of the structure and snow storage areas are designated in the front of the property. Snow shall be trucked off-site when needed during significant storm events. The Board found that the application meets the requirements of 255-10.2.2(2). The Board granted the requested variances on a vote of 5 - 0.

An Appeal of this Decision shall be made pursuant to §17 of Chapter 40A and shall be filed with Superior or District Court within twenty (20) days after the date of filing of the above cited decision with the Office of the City Clerk. Procedural appeals shall be taken in accordance with §17 of Chapter 40A.

October 16, 2024

DATE

CHAIRPERSON

[Signature]

[Signature]
Laurie Bevilacqua
[Signature]

*See record of evidence, findings of fact and detailed record of proceedings of the Board of Appeals presented at the hearing and filed with the City Clerk and Planning Board, which is being incorporated herein by reference and considered a part thereof.

Send to:
Attorney Paul Magliocchetti
70 Bailey Boulevard
Haverhill, MA 01830

CERTIFICATION OF DECISION

I, the City Clerk of the City of Haverhill, hereby certify that the Board of Appeals DECISION AND NOTICE OF DECISION on the application of:

Astro Enterprise, LLC

AND (OWNER IF DIFFERENT)

For a Special Permit and/or Variance for the location at:

13 Nichols Street

STREET NAME AND NUMBER

Has been filed with this Office on: HAU CITY CLERK OCT30'24 PM 1:32

And that;

- (1) Twenty (20) days from the date the decision was filed have elapsed and this Office within the 20-day appeal has received no appeal notice to the District or Superior Court.
- (2) If an appeal has been taken, notice has been received that said appeal has been dismissed or denied.
- (3) The application was denied.

The Board Clerk will file in this office, evidence that the DECISION, NOTICE OF DECISION, and CERTIFICATION OF DECISION of the Board has been duly recorded and indexed in the Grantor Index under the name of the owner of record (registered land to be noted on the Owner's Certificate of Title) and the Essex County South District Registry of Deeds.

A fee of ten dollars (\$10.00) has been paid by the applicant and a copy of this Certification will be transmitted to the Board of Appeals.

Kaitlin M. Wright

CITY CLERK

HAU CITY CLERK NOV20'24 10:40

DATE

I hereby agree to record this DECISION, NOTICE OF DECISION, and CERTIFICATION OF DECISION at the Registry of Deeds as required and in compliance with Chapter 40A of the M.G.L.

I agree to file evidence with the City Clerk attesting that said DECISION, NOTICE OF DECISION and CERTIFICATION OF DECISION has been duly recorded as cited above.

Jim M. Deery

BOARD OF APPEALS CLERK

HAU CITY CLERK NOV20'24 10:40

DATE

NOTE: IF THE RIGHTS AUTHORIZED BY VARIANCE, CERTAIN SPECIAL PERMITS, AND FINDINGS OF THE BOARD OF APPEALS ARE NOT EXERCISED WITHIN ONE YEAR OF THE GRANT OF SUCH BOARD'S ACTIONS, SAID RIGHTS SHALL LAPSE.

ZONING

255 Attachment 1

APPENDIX A
TABLE 1: TABLE OF USE AND PARKING REGULATIONS

[Amended 8-8-1972 by Doc. 197; 8-14-1973 by Doc. 188; 9-17-1974 by Doc. 210-C; 8-12-1975 by Doc. 160-C; 10-12-1976 by Doc. 135-C; 3-22-1977 by Doc. 8-C; 6-6-1978 by Doc. 103-C; 12-18-1979 by Doc. 270-C; 6-10-1980 by Doc. 89-C; 1-12-1982 by Doc. 206-C; 5-11-1982 by Doc. 94; 5-24-1983 by Doc. 65-B; 8-23-1983 by Doc. 56-E; 12-27-1983 by Doc. 184-C; 6-10-1992 by Doc. 52-C; 6-14-1994 by Doc. 59-B; 4-25-1995 by Doc. 48-B; 10-27-1998 by Doc. 128-B; 6-27-2000 by Doc. 79-L; 1-23-2001 by Doc. 137-B; 8-14-2001 by Doc. 97-C; 8-26-2003 by Doc. 104-B; 4-27-2004 by Doc. 42-B; 2-8-2005 by Doc. 159-B; 3-22-2005 by Doc. 26-B; 6-28-2005 by Doc. 81-B (as corrected 6-27-2006); 10-18-2005 by Doc. 137-B; 2-28-2006 by Doc. 19-BB; 6-10-2008 by Doc. 61-B; 3-9-2010 by Doc. 4-B; 8-10-2010 by Doc. 17-GGG; 6-11-2013 by Doc. 62-B; 8-25-2015 by Doc. 99-B; 1-30-2018 by Doc. 130-B; 3-12-2019 by Doc. 25; 3-12-2019 by Doc. 25-B; 11-10-2020 by Doc. 40-B; 5-10-2022 by Doc. 41-B]

Table of Abbreviations:	
Y = Allowed	
N = Prohibited	
BA = Allowed with Special Permit by Board of Appeals	
CC = Allowed with Special Permit by City Council	

A. RESIDENTIAL USES	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
1. One-family detached dwelling	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	A
2. Two-family dwelling	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	A
3. Three-family dwelling	N	N	N	N	CC	CC	N	N	CC	N	N	N	N	N	K
4. Multifamily dwelling	N	N	N	N	CC	CC	CC	N	CC	CC	N	N	N	N	K ³
5. Flexible development	CC	CC	CC	CC	N	N	CC	N	N	N	N	N	N	N	A
6. Lodging, boarding, or rooming house	N	N	N	N	BA	BA	N	N	BA	BA	N	N	BA	N	A
7. Congregate care housing	CC	CC	CC	CC	CC	CC	N	N	N	N	CM	N	N	N	J
8. Fraternity or sorority housing, off campus	N	N	N	N	BA	BA	N	N	BA	N	N	N	N	N	A
9. Bed-and-breakfast establishment	N	CC	CC	CC	CC	CC	Y	Y	N	CC	N	N	N	N	L
10. Long-term care facility	N	CC	N	CC	CC	CC	N	CC	CC	CC	Y	N	CC	N	Q
11. Assisted living residence	N	CC	N	CC	CC	CC	N	CC	CC	CC	Y	N	CC	N	Q
12. Expansion of a residential dwelling to contain up to 6 dwelling units where no exterior structural changes are required	N	N	N	N	BA	A	N	N	BA	BA	N	N	N	N	A

HAVERHILL CODE

B. COMMUNITY USES	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
1. Museum	BA	BA	BA	BA	BA	BA	Y	Y	Y	Y	N	Y	Y	BA	D
2. Historical association or society	BA	BA	BA	BA	BA	Y	Y	Y	Y	Y	N	Y	Y	N	E
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H
4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	L,M
5. Child-care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	O,—
6. City governmental building, unless otherwise specified	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	E
7. City auditorium	N	N	N	N	N	BA	N	Y	Y	Y	N	Y	Y	N	H
8. City equipment garage	BA	N	N	N	N	BA	N	Y	Y	Y	N	N	Y	Y	F
9. City or nonprofit cemetery, including crematorium therein	BA	Y	Y	Y	Y	Y	N	N	N	Y	N	N	N	N	None
10. City parking lot or structure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
11. Essential services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
12. Private utility, overhead transmission line (15 kilovolts or over), substation, transformer station or similar facility or building	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	BA	BA	None
13. Power plant, sewage treatment plant, refuse facility and solid waste disposal facility as defined in MGL c. 16, s. 18, and assigned under the provisions of MGL c. 111, s. 150A	CC	CC	N	N	N	N	N	N	N	N	N	N	Y	Y	O
14. Hospital	BA	BA	N	N	BA	BA	N	BA	BA	BA	Y	N	BA	CC	R
15. Psychiatric hospital or clinic	N	N	N	N	CC	CC	N	N	CC	CC	Y	CC	N	N	R
16. Privately operated detention center or jail	N	N	N	N	N	N	N	CC	N	CC	N	N	N	N	R,O
17. Drug or alcohol rehabilitation facility	N	N	N	N	CC	CC	N	N	CC	CC	Y	N	N	N	R
18. Safe injection facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

ZONING

C. AGRICULTURAL USES		RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
1.	Agriculture, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None
2.	Raising and keeping of livestock, horses and poultry, not including the raising of swine or fur animals for commercial use, nonexempt	BA	Y	Y	N	N	N	N	N	N	N	N	N	N	BA	None
3.	Commercial stable, nonexempt	BA	Y	N	N	N	N	N	BA	N	N	N	N	N	N	D
4.	Greenhouse or stand for wholesale and retail sale of agricultural or farm products raised primarily on the same premises, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	S
5.	Greenhouse or stand for wholesale and retail sale of agricultural or farm products raised primarily on the same premises, nonexempt	P	Y	Y	N	N	N	Y	Y	Y	N	N	N	N	N	S
6.	Nursery, including outdoor storage, nonexempt	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	D

HAVERHILL CODE

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
D. RECREATIONAL USES															
1. Indoor recreation facility operated by governmental unit	CC	CC	CC	CC	CC	Y	CC	Y	Y	Y	N	Y	CC	CC	F
2. Outdoor recreation facility operated by governmental unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
3. Golf course and associated clubhouse	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	B
4. Hunting club and/or target range (rifle, pistol, shotgun and/or bow), subject to the standards specified by the National Rifle Association	BA	BA	N	N	N	N	N	N	N	N	N	N	N	N	T
5. Tennis club, swim club and/or fishing club, outdoor except for accessory buildings	BA	BA	N	N	BA	BA	Y	Y	Y	Y	N	Y	N	N	T
6. Nonprofit day camp or other nonprofit camp	BA	BA	N	N	N	N	N	N	N	N	N	N	N	N	G
7. Noncommercial forestry and growing of all vegetation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
8. Recreational facility (indoor and operated for profit or nonprofit, including such items as stadium, race track, sports pavilion, etc.), unless otherwise specified	N	N	N	N	N	N	N	CC	CC	CC	N	CC	CC	CC	E

ZONING

E. OFFICE USES	KS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
1. Office, general or business	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	E
2. Bank and other financial institution	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	D
3. Office, professional	N	N	N	N	N	BA	Y	Y	Y	Y	N	Y	Y	Y	D,E
4. Office, medical or dental office or clinic	N	N	N	N	N	BA	Y	Y	Y	Y	Y	Y	Y	Y	C

HAVERHILL CODE

F. RETAIL AND SERVICE USES	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
1. General retail and business, business and/or consumer service establishments, unless otherwise specified (See auto-oriented and/or bulk storage activities, and entertainment, eating and/or drinking establishments)	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	C
2. Retail use in excess of 50,000 square feet of gross floor area	N	N	N	N	N	N	CC	Y	CC	CC	N	N	N	N	C
3. Convenience retail	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	C,D
4. Personal service establishment	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	C
5. Health care services	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	C
6. Heating and air conditioning, sales and installation	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	E
7. Antique sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	D
8. Furniture sales	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	D,-
9. Furniture, nonretail	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	D
10. Landscaping and gardening equipment, retail sales (no outdoor storage)	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	D
11. Lumber and/or building materials sales	N	N	N	N	N	N	N	BA	BA	N	N	N	Y	Y	G
12. Miscellaneous business machines, computer and equipment repair service	N	N	N	N	N	N	N	Y	Y	Y	N	N	BA	Y	E
13. Monument and tombstone sales	N	N	N	N	N	N	N	BA	BA	N	N	N	N	N	F
14. Sales by vending machine as principal use	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	U
15. Swimming pools and related equipment sales	N	N	N	N	N	N	N	Y	Y	N	N	N	BA	N	E
16. Body art establishment, subject to compliance with Board of Health Regulations	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	

ZONING

G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
1. Restaurant, coffee shop, diner, luncheonette, and sandwich shop, without drive-through	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	V
2. Restaurant, coffee shop, diner, luncheonette, and sandwich shop, with drive-through	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	W
3. Amusement facility and/or amusement park and/or amusement arcade (except in the CBD)	N	N	N	N	N	N	N	BA	BA	N	N	N	BA	BA	B
4. Cocktail lounge or bar, with no live entertainment and/or dancing *Special permit from BA required in Washington Street Historic District	N	N	N	N	N	N	BA	Y	Y	Y*	N	N	Y	N	V
5. Cocktail lounge or bar, with live entertainment and/or dancing	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	V
6. Cafeteria	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	V
7. Dairy bar, without drive-through	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	V
8. Dairy bar, with drive-through	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	W
9. Membership club, lodge or society	N	N	N	N	N	N	N	Y	Y	Y	N	N	CC	N	V
10. Motion picture or theatre establishment, indoor	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	V
11. Motion picture or theatre establishment, outdoor	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	None, Y
12. Pool hall	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	N	D
13. Bowling alleys	N	N	N	N	N	N	N	Y	Y	Y	N	N	BA	N	X
14. Adult use (see § 7.9)	N	N	N	N	N	N	N	N	CC	N	N	N	CC	N	C

HAVERHILL CODE

H. MOTOR VEHICLE AND MARINE RELATED USES	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
1. Motor vehicle station (fuel/service station), not to include the sale of more than 1 vehicle at any one time	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	C
2. Motor vehicle body and paint shop (no outdoor storage of equipment or parts and not to include the sale of more than 1 vehicle at any one time)	N	N	N	N	N	N	N	Y	BA	BA	N	N	N	N	D
3. Motor vehicle dealer, new and/or used, sales and/or rentals, includes usual motor vehicle body and repair services	N	N	N	N	N	N	N	CC	CC	CC	N	N	CC	N	E
4. Motor vehicle garage (general repairs, no outdoor storage of equipment or parts and not to include the sale of more than 1 vehicle at any one time)	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	D
5. Motor vehicle supplies, parts and accessories, retail sales (no outdoor storage)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	E
6. Motor vehicle wash	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	F
7. Motorcycle sales and service	N	N	N	N	N	N	N	Y	BA	N	N	N	N	N	F
8. Mobile home and/or trailer sales and/or rental (not to be occupied on the site)	N	N	N	N	N	N	N	Y	BA	N	N	N	N	N	E
9. Truck sales or rental	N	N	N	N	N	N	N	Y	BA	N	N	N	N	N	F
10. Heavy equipment sales or rental	N	N	N	N	N	N	N	Y	BA	N	N	N	Y	Y	F
11. Boat marina and supply sales	CC	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	F

ZONING

1. MISCELLANEOUS COMMERCIAL USES	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
1. Blueprinting, photostating, or custom printing	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	E
2. Business machine and equipment repair service	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	E
3. Catering service	N	N	N	N	N	N	N	BA	BA	BA	N	N	Y	Y	F
4. Commercial parking lot or structures	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	N	None
5. Contractors	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	None
6. Delivery service and/or parcel post processing plant	N	N	N	N	N	N	N	BA	BA	N	N	N	Y	Y	E
7. Dry-cleaning and/or linen supply processing plant	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	D
8. Dry-cleaning pickup station	N	N	N	N	N	N	BA	BA	BA	BA	N	BA	BA	BA	C
9. Dry-cleaning pickup station and processing facility not to exceed 4,000 square feet gross floor area	N	N	N	N	N	N	BA	BA	BA	BA	N	BA	BA	BA	C
10. Fuel distributor	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	E
11. Fuel storage tanks (aboveground) for fuel distribution	N	N	N	N	N	N	N	BA	BA	N	N	N	BA	N	E
12. Funeral home or establishment	N	N	N	N	BA	BA	N	Y	Y	Y	N	N	N	N	D
13. Home-improvement contractor, cabinet maker, kitchen or bathroom equipment sales, electrical or plumbing shop (with no outdoor storage)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	E
14. Home-improvement contractor, cabinet maker, kitchen or bathroom equipment sales, electrical or plumbing shop (with outdoor storage)	N	N	N	N	N	N	N	BA	BA	N	N	N	Y	N	E
15. Hotel or motel	N	N	N	N	N	N	N	CC	CC	CC	N	CC	CC	CC	J
16. Janitorial service firm	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	F
17. Landscaping service company	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	E
18. Landscaping/snow plowing	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	None
19. Professional and/or business schools for profit (includes dance, music, art, other professional and/or business schools)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	I
20. Trade school, for profit	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	Y	I
21. Animal day clinic	N	N	N	N	N	N	N	BA	N	N	N	N	N	N	D

HAVERHILL CODE

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
I. MISCELLANEOUS															
COMMERCIAL USES (cont'd)															
22. Kennel or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	BA	BA	N	N	N	N	N	BA	N	N	N	N	N	N	D
23. Commercial communications and/or television tower, provided that it shall be at least 500 feet from any R District	BA	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA	None

ZONING

J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
1. Removal of sand, gravel, quarry or other raw material	N	CC	N	N	N	N	N	N	N	N	N	N	N	CC	O
2. Low level radioactive waste disposal and/or treatment facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
3. Processing and treating of raw materials, including operations appurtenant to the taking, grading, drying, sorting, crushing, grinding and milling operations	N	N	N	N	N	N	N	N	N	N	N	N	N	CC	O
4. Construction industry, including suppliers	N	N	N	N	N	N	N	BA	N	N	N	N	Y	Y	O
5. Manufacturing, assembling and/or processing of manufactured products	N	N	N	N	N	N	N	Y	N	BA	N	N	Y	Y	O
6. Laboratory for research and development work or establishment engaged in specialized manufacturing, and uses accessory thereto, provided that all activities shall be conducted within enclosed structures	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	O
7. Corporate headquarters or research center	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	O
8. Bakery plant	N	N	N	N	N	N	N	N	N	BA	N	N	Y	Y	O
9. Railroad yard and railway express service	N	N	N	N	N	N	N	N	N	Y	N	N	Y	Y	F
10. Truck terminal, motor freight terminal, warehousing	N	N	N	N	N	N	N	BA	N	N	N	N	Y	Y	O
11. Interstate truck terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	BA	O
12. Bus or railroad passenger terminal	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	B
13. Airport or heliport	N	N	N	N	N	N	N	CC	CC	N	N	CC	CC	CC	B
14. Other transportation service	N	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	N	B
15. Wholesale operation	N	N	N	N	N	N	N	Y	Y	Y	N	BA	Y	Y	F
16. Mini- or self-storage warehouse	N	N	N	N	N	N	N	BA	N	N	N	N	BA	BA	G

HAVERHILL CODE

J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES (cont'd)	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
17. Open storage of raw materials, furnished goods or construction equipment and structures for storing such equipment, provided that it shall be screened from outside view and all entrances shall have a solid gate at least 6 feet in height	N	N	N	N	N	N	N	N	N	N	N	N	BA	BA	None
18. Junkyard, provided that it is enclosed by a 6-foot masonry wall with solid gates and no repair or storage is carried on outside such wall	N	N	N	N	N	N	N	N	N	N	N	N	BA	N	Z
19. Hazardous waste treatment, disposal and/or storage facility as defined under Massachusetts Department of Environmental Quality Engineering (Protection) Hazardous Waste Regulations 310 CMR 30.00 et seq. shall not be permitted as a sole and principal use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	—

ZONING

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
K. ACCESSORY USES															
1. Accessory apartment	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N	N	J
2. Accessory dwelling unit in a commercial or industrial area for a caretaker or resident employee	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	None
3. Home occupation	BA	BA	BA	BA	BA	BA	Y	Y	Y	N	N	N	N	N	D
4. Family day-care home, small	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
5. Family day-care home, large	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	BA	BA	None
6. Adult day-care home	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	None
7. Accessory activities of corporate headquarters, research facility, office, utility company, printing operation, motor vehicle repair or service, but no outdoor storage	N	N	N	N	N	N	N	Y	Y	Y	N	Y	BA	Y	None
8. Accessory building such as a private garage, playhouse, greenhouse, toolshed or similar accessory structures, subject to provisions of Section 4.0	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None
9. Accessory swimming pool, subject to provisions of Section 4.0	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None
10. Accessory private garage for not more than 3 noncommercial motor vehicles and, except on a farm, not more than 2-ton rated or less in size commercial motor vehicle	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
11. Accessory storage of commercial vehicle, exceeding 24 feet in length or 2-ton rating	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	None
12. Accessory storage of 1 trailer, 1 unregistered automobile and/or boat:															

HAVERHILL CODE

K. ACCESSORY USES (cont'd)	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
A. Within any R or S District, provided that it shall be stored within a principal or an accessory building or if stored outdoors not within the required front yard or within required side yards, and it shall not be used for dwelling or sleeping purposes	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	None
B. Within any C or I District, provided that it shall not be used for dwelling or sleeping purposes	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	None
13. A trailer or mobile home for each contractor or subcontractor for temporary use on a construction site subject to Section 3.2.2.1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
14. Temporary mobile home subject to Section 3.2.2.3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	J
15. Wall, fence or similar man-made enclosure without the use of barbed or razor wire, provided that it be:															
A. Not more than 6 feet in height	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	None
B. Not more than 10 feet in height, provided that nonresidential use shall limit such enclosures to not more than 6 feet in height except by special permit	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	None
16. Up to 3 lodgers or boarders in an existing dwelling, provided that the exterior of the structure is not altered	N	N	N	N	BA	BA	Y	Y	Y	Y	N	N	N	N	M
17. Accessory telephone answering service, provided that there is no exterior alteration that would serve to change the character of the structure and it does not occupy more than 25% of the gross floor area	BA	BA	BA	BA	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
18. Accessory retail or wholesale business activity selling products produced in part or in whole on the premises, provided that such activity does not occupy more than 25% of the gross floor area	N	N	N	N	N	N	N	N	N	Y	N	BA	Y	Y	None

ZONING

K. ACCESSORY USES (cont'd)	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
19. Accessory keeping of birds or animals as domestic pets, subject to approval by the Board of Health	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
20. Any accessory activities necessary in connection with scientific research or scientific development or related productions	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	Y	BA	BA	BA	None
21. (Reserved)															
22. Storage containers and structures, subject to compliance with § 3.2.4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None

Notes to Use Table

- A. With the exception of Interstate Route 495, no automobile service station shall be built within a 500-foot radius of the property line of an already existing automobile service station. On Interstate Route 495, no automobile service station shall be built within 500 feet of the property line of an already existing automobile service station on the same side of the highway.
- B. Trailers shall be prohibited in any district, except as provided for in this item.
- C. Access from any R or S Zoning District to an existing roadway which must pass through or into any other R or S Zoning or through any C or I District is permitted.
- D. Access from any I or C Zoning District to an existing roadway which must pass through or into any other I or C Zoning District is permitted.
- E. Access from any I or C Zoning District to an existing roadway which must pass through an R or S Zoning District may be permitted by a special permit issued by the Board of Appeals.
- F. Over three coin-operated machines, as defined in Chapter 104 of the Code, in any establishment other than bars, clubs and bowling alleys and skating rinks, constitute an amusement arcade (under the general category of amusement facility) allowed only in CH, CG, BG, and BP¹¹ Zones throughout the City (except for the central business district as defined below where arcades shall not be allowed) which requires a special permit from the Board of Appeals. The sale and/or consumption of alcoholic beverages shall be prohibited in all amusement arcades. For the purpose of this section, the central business district is defined as that area enclosed by the following boundaries: Starting at the point of intersection of Mill Street and Ginty Boulevard southerly along the project center line of Mill Street to the Merrimack River floodwall; thence westerly along the floodwall to its intersection with the B & M railway line; thence northerly along the railway line to its intersection with the projected center line of Granite Street; thence northeasterly along the center lines of Granite Street and Locust Street to Walnut Street; thence southwesterly along the center line of Walnut Street to Bailey Boulevard; thence easterly along the center lines of Bailey Boulevard and Ginty Boulevard to the point of origin.
- G. Unless specifically exempted by the Building Inspector because of exceptional architectural design and/or site considerations, new single- and two-family structures shall be designed so that the principal facade, i.e., that facade containing the principal entrance (front door), shall be basically parallel to the front lot line.
- H. Once a principal facade has been established for any structure or building, whether existing or new, the area between such facade and the adjacent street or public approach to the structure or building shall not be built upon or used for an unattached building or structure in excess of 10 feet in height. This shall apply to the RU and RH Zoning areas only.



MELINDA E BARRETT
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

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



May 15, 2025

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

From: Mayor Melinda E. Barrett

RE: Central Parking District Commission- Reappointments

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

Please be advised, I hereby reappoint the following members to the Central Parking District Commission:

- Josiah Morrow, 24 Rutherford Avenue, Haverhill for the term of one (1) year expires on May 31, 2026.
- Joseph Romatelli, 62 Washington Street Apt. 11 Haverhill, for the term of two (2) years expires on May 31, 2027
- Nomsa Ncube 67 Washington Street, Haverhill for the term of two (2) years expires on May 31, 2027
- Karl Brunelle, 52 Washington Street #1C for the term of three (3) years expires on May 31, 2028

These are confirming appointments which take effect upon confirmation.

I recommend approval.

Sincerely,

**Melinda E. Barrett
Mayor**

MEB/em



MELINDA E BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

REC'D 15 09:24
CITY CLERK

11.2.11

May 15, 2025

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

From: Mayor Melinda E. Barrett

RE: Harbor Commission- Reappointments

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

I hereby reappoint the following members to the Harbor Commission:

- William Laliberty, 31 Whitney Street, Haverhil
- Jeremiah McCarthy, 7 Brickett Avenue, Haverhill
- Alison Colby Campbell, 112 Farrwood Drive, Haverhill

These are non-confirming appointments which take effect immediately and expire on May 31st, 2026.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em

CC: Sandy O'Dea

City of Haverhill
City Clerk, Kaitlin Wright
4 Summer Street
Haverhill, MA 01830

Hearing July 8, 2025

MAY 15 09:55
HAVCITYCLERK

May 12, 2025

12.2

We, the undersigned Haverhill residents, respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium**:

230 Amesbury Road, Parcel # 465-4-1 contains 2.55 AC of land mainly classified as ONE FAM with an OLD-STYLE building built about 1870, having primarily WOOD SHINGLE Exterior and 1,058 Square Feet, with 1 Residential Unit, 5 Rooms, and 2 Bedrooms.

240 Amesbury Road, Parcel # 465-4-4 contains .46 AC of land mainly classified as ONE FAM with a RANCH building built about 1950, having primarily VINYL Exterior and 2,319 Square Feet, with 1 Residential Unit, 2 Baths, 6 Rooms, and 3 Bedrooms.

250 Amesbury Road, Parcel # 465-4-3 contains 1.7 AC of land mainly classified as ONE FAM with a COLONIAL building built about 1930, having primarily VINYL Exterior and 1,843.20 Square Feet, with 1 Residential Unit, 1 Bath, 7 Rooms and 3 Bedrooms.

The three parcels are currently, and have always been, used residentially. They form a part of the surrounding stable neighborhood community that includes residents who have lived in this neighborhood for more than 60 years. All three of the homes on these parcels were built as residential dwellings in keeping with the surrounding homes in the neighborhood.

The property at 230 Amesbury Road is currently for sale. We want to keep our residential neighborhood intact and we want to see the property used for much-needed housing.

We respectfully request that this matter be submitted to the Planning Board for discussion at their June 11, 2025 meeting, and referred to the City Council for discussion at their June 17, 2025 meeting.

Sincerely,

Citizens United to Keep Amesbury Road a Residential Neighborhood

Enclosures: Plot Plans and Property Record Cards

230 Amesbury Road, Parcel # 465-4-1

240 Amesbury Road, Parcel # 465-4-4

250 Amesbury Road, Parcel # 465-4-3

Kaitlin Wright

From: christinekwitchoff@comcast.net
Sent: Sunday, May 11, 2025 1:50 PM
To: William Pillsbury; Kaitlin Wright
Cc: Melissa Lewandowski; Linda; 'bearcamp29'
Subject: Zoning Change Request 230, 240 & 250 Amesbury Rd
Attachments: Zoning Amesbury Road 5.12.25.docx; 230 Amesbury Rd - Plot Plan.pdf; 240 Amesbury Rd - Plot Plan.pdf; 250 Amesbury Rd - Plot Plan.pdf; 230.pdf; 240.pdf; 250.pdf

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

Dear Mr. Pillsbury & Ms. Wright,

We, the undersigned Haverhill residents, respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium:**

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The three parcels are currently, and have always been, used residentially. They form a part of the surrounding stable neighborhood community that includes residents who have lived in this neighborhood for more than 60 years. All three of the homes on these parcels were built as residential dwellings in keeping with the surrounding homes in the neighborhood.

The property at 230 Amesbury Road is currently for sale. We want to keep our residential neighborhood intact, and we want to see the property used for much-needed housing.

We respectfully request that this matter be submitted to the Planning Board for discussion at their June 11, 2025 meeting, and referred to the City Council for discussion at their June 17, 2025 meeting.

Further, we are gathering signatures of Haverhill residents in support of this zoning change. Please advise if we can file the signed petition as an addendum on Monday, May 19, 2025. Alternatively, please advise the latest date to submit this addendum to ensure it's part of the June 11, 2025 Planning Board agenda packet.

Sincerely,

Christine Kwitchoff

On behalf of Citizens United to Keep Amesbury Road a Residential Neighborhood

cc:

Linda Sanchez, 240 Amesbury Rd

Lynn & Scott Kochakian, 205 Amesbury Rd

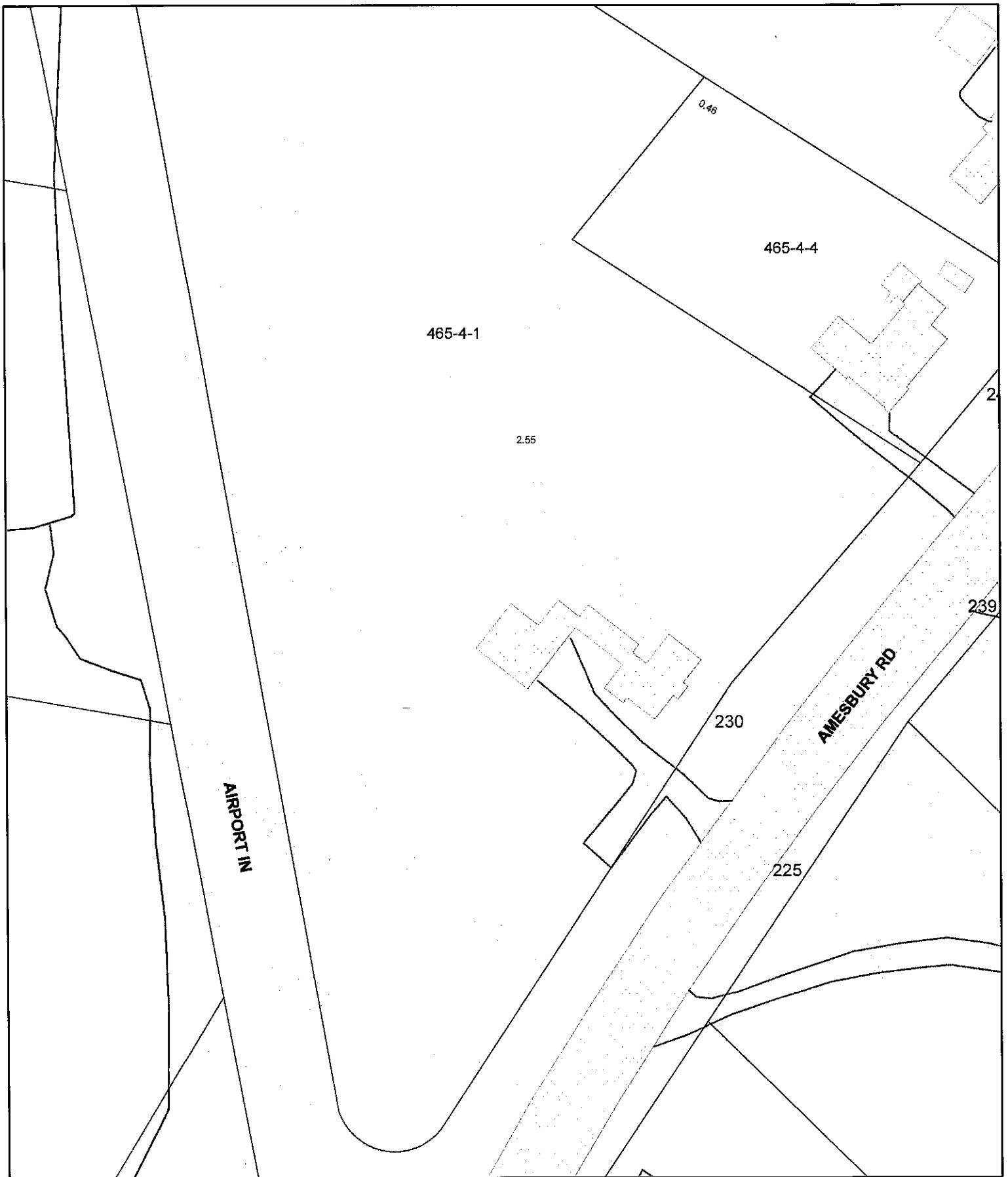
Enclosures:

Plot Plans & Property Record Cards

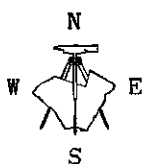
230 Amesbury Road, Parcel # 465-4-1

240 Amesbury Road, Parcel # 465-4-4

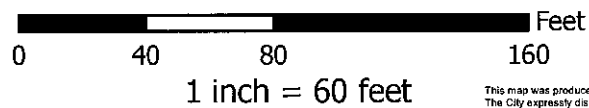
250 Amesbury Road, Parcel # 465-4-3



230 Amesbury Rd - Plot Plan



City Of Haverhill, MA
Engineering --- Division
Date produced: 5/9/2025



This map was produced from the City Of Haverhill's Geographic Information System.
The City expressly disclaims any liability that may result from use of this map.

465-4-3

1.70

0.46

465-4-4

240

AMESBURY RD

2.55

4-1

240 Amesbury Rd - Plot Plan



City Of Haverhill, MA
Engineering --- Division
Date produced: 5/9/2025

0 25 50 100 Feet

1 inch = 40 feet

This map was produced from the City Of Haverhill's Geographic Information System.
The City expressly disclaims any liability that may result from use of this map.





250 Amesbury Rd - Plot Plan

0 40 80 160 Feet

1 inch = 60 feet



City Of Haverhill, MA
Engineering -- Division
Date produced: 5/9/2025



This map was produced from the City Of Haverhill's Geographic Information System.
The City assumes no liability for any errors or omissions from use of this map.

Property: 3951 | Bld: 3935 | Sec: 1 | Year: 2026 | Data As Of Date: 05/09/2025 | User: h160 | DB: Assess50HaverhillMA

Image

Property: 3953 | Bld: 3937 | Seq: 1 | Year: 2026 | Data As Of Date: 05/09/2025 | User: h160 | DB: Assess50HaverhillMA

465 4 3
Map Block Lot Lot

PROPERTY LOCATION

250 AMESBURY RD
HAVERHILL, MA 01830

OWNERSHIP

THE DANIEL T COTTIS REVOCABLE TRUST OF 2020
COTTIS DANIEL T-TRUSTEE
COTTIS FLORENCE-LIFE EST
43 FAIRVIEW AV
PORTSMOUTH, NH 03801-0000

PREVIOUS OWNER

COTTIS FLORENCE LIFE EST
COTTIS DANIEL T
43 FAIRVIEW AV
PORTSMOUTH, NH 03801-0000

NARRATIVE DESCRIPTION

This parcel contains 1.7 AC of land mainly classified as ONE FAM with a COLONIAL building built about 1930, having primarily VINYL Exterior and 1,843.20 Square Feet, with 1 Residential Unit, 1 Bath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Ant	Comm Int Amt

PROPERTY FACTORS

Item/Code	Item	Code	%
Util 1 - TYPCL	Dis 1		
Util 2	Dis 2		
Util 3	Dis 3		
Census	Zone 1		
F. Haz	Zone 2		
Topo	Zone 3		
Street	HX		
Traffic			
Exempt			

LAND SECTION (101)

LUC	LUC Desc	Alt %	Ft	# Units	Depth	U. Type	L. Type	Ft	Base V.	Unit Prc	Adj Prc	NBC	Ft	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft	Assessed	Notes
101	ONE FAM		1	43,560		SF	SITE	1	05.7		5.7	MA	1								248,300	0	0.00000		1	248,300		
101	ONE FAM		1	0.7		AC	EXCESS	1	08,500		8,571.43	MA	1								6,000	0	0.00000		1	6,000		

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

Property: 3952 | Bld: 3936 | Seq 1 | Year: 2026 | Data As Of Date: 05/09/2025 | User: h160 | DB: Assess50HaverhillMA

465-4-3
Parcel ID Building Location250 AMESBURY RD

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
101	248,400	7,100	1.70	254,300	509,800
Building Total	248,400	7,100	1.70	254,300	509,800
Parcel Total	248,400	7,100	1.70	254,300	509,800
Source	10 - Mkt Adj Cost	Tot Val SF/Bld	276.58	Tot Val SF/Prct	276.58

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2026	CNVS	101	248,400	7,100	1.7	254,300	509,800	509,800/Upgrade to AP5	02/18/2025
2025	FV	101	248,400	7,100	1.7	254,300	509,800	509,800/Final Value	12/16/2024
2024	FV	101	243,400	6,600	1.7	232,100	482,100	482,100/yr end fy24	12/13/2023
2023	FV	101	220,800	6,600	1.7	232,100	459,500	459,500/Year end roll	12/13/2022
2022	FV	101	172,000	6,600	1.7	212,500	391,100	391,100/Year End Roll	12/08/2021
2021	FV	101	168,900	6,600	1.7	199,400	362,900	362,900/CPro billing	12/14/2020
2020	FV	101	152,400	6,600	1.7	190,700	349,700	349,700/CPRO BILLING	12/12/2019
2019	FV	101	152,400	6,600	1.7	166,800	325,800	325,800/CPro Billing	12/11/2018
2017	FV	101	129,700	7,100	1.7	153,700	290,500	290,500/Year End Roll	12/14/2016
2016	FV	101	126,700	7,100	1.7	140,600	274,400	274,400/YEAR END	12/16/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
COTTIS FLORENCE LIFE EST	38490-302		05/06/2020	100	No		A	
	13606-248		06/12/1996	100	No		F	
	8719-120		02/06/1963	0	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
03/28/2008	2868	NEW ROOF	10,200		C		STRIP/REROOF	
12/16/1998	2237	VINYL SIDE			C			
06/01/1991	1310	MANUAL			C		RBLD PORCH	
07/01/1988	19	MANUAL			C		REBLD RM	

ACTIVITIES

Date	Result	By
12/03/2021	2	SCOT C
06/20/2008	15	MICHAEL CAS
04/02/2007	2	DAVID SAKUR
01/24/2000	25	STEVE GULLO
04/16/1999	31	ASSESSORS
04/12/1999	15	STEVE GULLO
08/16/1995	3	STEVE GULLO
02/11/1992	15	ASSESSORS
01/25/1989	2	160
09/23/1980	99	CONVERSION

Card: 1 of 1 Total Card Total Parcel
APPR 509,800 / 509,800
USE + IMP 509,800 / 509,800
USE LAND 0 / 0
ASSESSED 509,800 / 509,800

LEGAL DESCRIPTION

Lot Size	Total Land	Land Unit Type

CATALIS
ADVANCING GOVERNMENT.
EMPOWERING CITIZENS.



User Account	465-4-3
GIS Coord 1	-71.0582
GIS Coord 2	42.8000
Insp Date	12/03/2021
Print Date / Time	5/9/2025 1:15 pm
Last Date / Time	3/27/25 10:20 pm
apro	

USER DEFINED

PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
Assessor Map

Exterior Information

Type	6 - COLONIAL	
Story Height	2	
(Liv) Units		Tot 1
Found	3 - BRICKSTONE	
Frame	1 - WOOD	
P. Wall	4 - VINYL	
Sec Wall		p
Roof Str	3 - GAMBREL	
Roof Cvr	1 - ASPHALT	
Color	WHITE	
View		
Shape		
Bld Name		

Grade	C - AVERAGE
-------	-------------

Year Bt	1930	Eff Yr
Alt LUC		
Juris		
Con Mod		

Avg Ht / Fl	
-------------	--

P. Int Wall	2- PLASTER		
Sec Int Wall			
Partition	1- TYPICAL		
P. Floor	3- HARDWOOD		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	3- TYPICAL		
Insulation	2- TYPICAL		
Int Vs Ext	8		
Heat Fuel	2- GAS		
Heat	1- FORCED H/A		
# Heat Sys	1		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Code	Desc	A	Y/S	Qty
------	------	---	-----	-----

4	GARAGE/L	D	Y	1	396.00	A	AV	1980	26.00	T	35%	101	1	MA	1	1	7,100	7,100
Building Totals					Yard Item Appr				7,100	Special Feature Appr							7,100	7,100
Parcel Totals					Yard Item Appr				7,100	Special Feature Appr							7,100	7,100

SHED NV 100%-11/15/23 INSUL

Condo Information	
Location	
Tot Units	
Floor	1 - 1ST FLOOR
% Own	
Name	

Full Bath	1	Rtng	A - AVERAGE
-----------	---	------	-------------

Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add 1/2	0	Rtng	
Other Fix	0	Rtng	

Kitchens	1	Rtnng	A - AVERAG
----------	---	-------	------------

Add Kit	0	Rtng	
Fireplaces	1	Rtng	A - AVERAG
WS Flues	0	Rtng	

Phys Con	AV - Average	32
----------	--------------	----

Functional	
Economic	
Special	
Override	

Rtng	Parcel ID	Type	Sal
------	-----------	------	-----

Avg Rtn	Grade	Type	
Avg Rtn			Ind N

Floor	No. Unit	
-------	----------	--

1	1
Bfd Total	1
Prcl Total	1

Base Rate	140
-----------	-----

Size Adj	1.03
Con Adj	1.01
Adj Prc	\$ 14
Grade Fl	1.00
OtherFeat	\$ 44
NBH Mod	1.0
NBC Infl	1.0
LUC Fl	1.0
Adj Tot (RCN)	365
Depr %	32

Sale Date	Price	Code	Desc
-----------	-------	------	------

[illegible]

Exterior	
----------	--

Interior	
Add	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Make	Model	Serial	Year	Color
------	-------	--------	------	-------


					Alt Areas					
Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val	S. Area	Alt Type	% Alt	Tenants	Qual	% U
1,068	1,068	1,068	147.65	157,690	SFL		0	0		95
816	775	775	147.65	114,458						
56	0	0	66.29	3,712						
18	0	0	48.94	881						
1,026	0	0	36.91	37,870						
128	0	0	62.32	6,697						
3,112	1,843	1,843		321,308						
3,112	1,843	1,843		321,308						

Property: 3952 | Bld: 3936 | Seq: 1 | Year: 2026 | Data As Of Date: 05/09/2025 | User: h160 | DB: Assess50HaverhillMA

Event Permit**EVNT-25-14**

Submitted On: Apr 24, 2025

Applicant

 Tyler Kimball
📞 978-807-3214
@ kfeeds@gmail.com

Primary Location

791 EAST BROADWAY
Haverhill, MA 01830

12.4.1

Organization Information**Organization**

Muddy Princess Corporation

Organization Phone

3056001940

Organization Address

444 Brickell ave

Organization City

Miami

Organization State

FL

Organization Zip

33131

Is the Organization Tax Exempt?

No

Is the Organization Non-Profit?

No

Is the Organization a House of Worship?

No

Contact Information**Contact Name**

Tyler Kimball

Contact Title

Owner

Contact Phone

9788073214

Contact Email

kfeeds@gmail.com

Contact Address

791 East Broadway

Contact City

Haverhill

Contact State

MA

Contact Zip

01830

Property Owner Information**Property Owner Name**

Judith Kimball LLC

Property Owner Phone

9788073214

Property Owner Address

791 East Broadway

Property Owner City

Haverhill

Property Owner State

MA

Property Owner Zip

01830

Is the Applicant the Property Owner?

Yes

Event Information**Description of event**

Event consists of approximately 1000 female only racers, age 7+, traversing through various temporary obstacles to complete a 5K route. This event is to raise awareness of local farm operations. Muddy Princess is about empowering, supporting and giving women hope.

Type of Event

Amusement

Event Date

06/15/2025

12,2,1

Event Location

791 East Broadway

Is the Event on Bradford Common?

No

Is the Event on City Property?

No

Event Venue

Outdoor

Number of Anticipated Attendees

1000

Do attendees need to purchase a ticket to attend?

Yes

Is this event open to the public? Or private?

Public

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

No

Event Start Time

8:00 am

Event End Time

5:00 pm

Will Food Be Served/Sold at the Event?

Yes

IF YES TO FOOD, By What Means?

Vendors

IF YES To FOOD, How Will it be Cooked?

Truck Stoves/Grills

Any Helpful Comments about Food

--

Special Considerations (i.e. fireworks)

N/A

Parking Information**Number of Parking Spaces Onsite**

1500

Have Off-site Parking Arrangements Been Made?

Yes

IF YES, Please Provide Details of Offsite Arrangements

Open field available for parking

Are There Charges/Fees for Parking?

Yes

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

15 for standard parking

Sanitation Information**Number of Public Restrooms Available**

10

Type of Toilets

Portable

Please Describe Plans for Solid Waste Disposal & Recycling

1 portable toilet per 150 participants. 10 yard dumpster for trash removal.

IF PORTABLE TOILETS, Who is the Vendor?

TBD

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true

City Clerk Approval

Record No. EVNT-25-14

Status Completed

Became Active April 24, 2025

Assignee Kaitlin Wright

Due Date None

Primary Location

791 EAST BROADWAY
Haverhill, MA 01830

Owner

Tyler C Kimball
East Broadway 791 East Broadway Haverhill, MA, MA
01830

Applicant

 Tyler Kimball
 978-807-3214
 kffeds@gmail.com
 791 East Broadway
Haverhill, MA 01830

Step Activity

OpenGov system activated this step

04/24/2025 at 2:33 pm

OpenGov system assigned this step to Kaitlin Wright

04/24/2025 at 2:33 pm

Kaitlin Wright approved this step

04/25/2025 at 3:48 pm



Building Inspector Approval

Record No. EVNT-25-14

Status Completed

Became Active April 25, 2025

Assignee Tom Bridgewater

Due Date None

Primary Location

791 EAST BROADWAY
Haverhill, MA 01830

Owner

Tyler C Kimball
East Broadway 791 East Broadway Haverhill, MA, MA
01830

Applicant

 Tyler Kimball
 978-807-3214
 kfffeeds@gmail.com
 791 East Broadway
Haverhill, MA 01830

Step Activity

OpenGov system activated this step	04/25/2025 at 3:48 pm
OpenGov system assigned this step to Tom Bridgewater	04/25/2025 at 3:48 pm
Tom Bridgewater approved this step	05/02/2025 at 2:02 pm

Fire Inspector Approval

Record No. EVNT-25-14

Status Completed

Became Active April 25, 2025

Assignee Eric Tarpy

Due Date None

Primary Location

791 EAST BROADWAY
Haverhill, MA 01830

Owner

Tyler C Kimball
East Broadway 791 East Broadway Haverhill, MA, MA
01830

Applicant

 Tyler Kimball
 978-807-3214
 kfffeeds@gmail.com
 791 East Broadway
Haverhill, MA 01830

Messages

Kaitlin Wright

May 6, 2025 at 9:54 am

Please review, thank you!

Step Activity

OpenGov system activated this step

04/25/2025 at 3:48 pm

OpenGov system assigned this step to Eric Tarpy

04/25/2025 at 3:48 pm

Eric Tarpy approved this step

05/07/2025 at 8:48 am

Health Inspector Approval

Record No. EVNT-25-14

Status Completed

Became Active April 25, 2025

Assignee Mark Tolman

Due Date None

Primary Location

791 EAST BROADWAY
Haverhill, MA 01830

Owner

Tyler C Kimball
East Broadway 791 East Broadway Haverhill, MA, MA
01830

Applicant

 Tyler Kimball
 978-807-3214
 kffeed@gmail.com
 791 East Broadway
Haverhill, MA 01830

Messages

Kaitlin Wright

May 6, 2025 at 9:54 am

Please review, thank you!

Mark Tolman

May 9, 2025 at 9:06 am

Any food vendors that participate in the event must pull a temporary food permit.
Make sure there is an appropriate amount of porta potties and rubbish containers for the event.

Step Activity

OpenGov system activated this step

04/25/2025 at 3:48 pm

OpenGov system assigned this step to Mark Tolman

04/25/2025 at 3:48 pm

Mark Tolman approved this step

05/09/2025 at 9:07 am

Police Department Approval

Record No. EVNT-25-14

Status Completed

Became Active April 25, 2025

Assignee Kevin Lynch

Due Date None

Primary Location

791 EAST BROADWAY
Haverhill, MA 01830

Owner

Tyler C Kimball
East Broadway 791 East Broadway Haverhill, MA, MA
01830

Applicant

 Tyler Kimball
 978-807-3214
 kfffeeds@gmail.com
 791 East Broadway
Haverhill, MA 01830

Step Activity

OpenGov system activated this step

04/25/2025 at 3:48 pm

OpenGov system assigned this step to Kevin Lynch

04/25/2025 at 3:48 pm

Kevin Lynch approved this step

05/06/2025 at 2:25 pm

Public Works Director Approval

Record No. EVNT-25-14

Status Completed

Became Active April 25, 2025

Assignee Robert Kimball

Due Date None

Primary Location

791 EAST BROADWAY
Haverhill, MA 01830

Owner

Tyler C Kimball
East Broadway 791 East Broadway Haverhill, MA, MA
01830

Applicant

 Tyler Kimball
 978-807-3214
 kfffeeds@gmail.com
 791 East Broadway
Haverhill, MA 01830

Step Activity

OpenGov system activated this step

04/25/2025 at 3:48 pm

OpenGov system assigned this step to Robert Kimball

04/25/2025 at 3:48 pm

Robert Kimball approved this step

05/06/2025 at 10:11 am

I. NAME OF EVENT:

- A. Muddy Princess and Muddy Kids Boston (hereinafter referred as "Event").

II. DATES OF EVENT:

- A. Set-up time period ("Commencement Date"): 6 days prior to event date.
B. Event Date: The event shall be held on June 14 - 15, 2025.
C. Clean-up time period ("Expiration Date"): 1 day after event date.

III. RECITALS

- A. This Agreement is made between Muddy Princess Corporation their successors and assigned parties, (hereinafter referred as "Client"), and Kimball Farm, (hereinafter referred as "Host").

IV. GRANT OF RIGHTS

- A. This Agreement establishes that in consideration of the mutual agreement and conditions contained herein, the parties agree that the Host's property is the site for Client to stage Event. Client is granted the use of the Host's land and facilities located at 791 E Broadway, Haverhill, MA 01830, United States, (hereinafter referred to as the "Site") for the dates of the Event.

V. FACILITY FEE

- A. Fees to be paid to the Host by the Client:
1. Site Rental Fee: \$18,000.
2. The site rental fee includes all equipment, labor, and complete dirt work for all mud-related obstacles. It also includes supplying of all water and use of the Host's water tanker. Furthermore, the Host will provide employees to manage parking.
3. 50 percent of the net parking revenue payable by 5pm on event date.
B. The "FACILITY FEE" will not increase for 2025 and 2026.

VI. PAYMENTS / DEPOSITS

- A. A \$10,000 deposit is due within 7 days of signing this agreement.
B. The remaining amount is due to the Host three (3) months prior to the event. Any additional fees or charges under this contract are due fourteen (14) days upon conclusion of the Event.

VII. CANCELLATION

- A. Client reserves the right to cancel the contract until 8 weeks prior to the Event (April 19, 2025).
B. If Host cancels this Agreement, then the Client shall be returned of all its deposits, including any claims for damages or consequential damages not to exceed the amount of \$25,000.

VIII. DIRECT COMPETITION

- A. Host agrees not to book another women's only mud run at the Site for six (6) months before or after the Event.
B. Should the host wish to book another women's only mud run on the expiration of this period, Host must give Client notice thereof 6 months prior to the expiration of the period, or the period will automatically renew for an additional six (6) months.
C. Host agrees not to book another competing obstacle mud run event at the Site four (4) weeks prior to the Event and four (4) weeks following the Event.

IX. FOOD AND BEVERAGE

- A. Client will have concession stands for food and beverage for this Event. No outside vendors are allowed without specific consent from Client.

X. OPERATIONS

- A. Host agrees to open the main gate to the Site at 5am for staff and volunteers, and 6am for participants.
B. Host will allow Client to use the lighting, water and electrical system. Client needs access for approximately 1,500 gallons of potable water for the water stations, existing lighting during any operational hours before/after sunrise/sunset, and minimal power if available near the start, finish, registration, merchandise, and worksite area to power computers and battery chargers.

- C. Host allows Client to use existing waste receptacles throughout the Event area.
- D. Host shall permit Client's contestants to park their required vehicles in pre-identified areas. Any individual not associated with the Event cannot park in designated areas.
- E. Host shall conduct a walk through with the Client prior to loading in for the purpose of inspecting the Site.
- F. Client shall provide all exhibitors and working personnel directly related to the Event.
- G. Client agrees to allow unlimited access throughout Event Site to Hosts employees with name tags.
- H. Client shall be responsible for providing any additional fencing, lighting, sound, and power system for the Site on all Event days – if necessary, at no cost to Host.
- I. Client shall provide and pay for barricades and police officers to control traffic, if deemed necessary (by both parties and local jurisdiction) for the Event on the Event days.
- J. Client agrees to provide parking passes for volunteers to display to assist parking enforcement. Volunteers will not be charged for parking.
- K. Client agrees to provide parking passes for vendors to display with vendor company name to assist parking enforcement. Vendors must be pre-set by 7am. No vendor vehicles will be allowed to set-up on the Site after 7am. Vendors will not be charged for parking.
- L. Client agrees to perform a post Event teardown and clean-up program at their own expense and to return the Event Site and surrounding areas to its pre-Event condition.

XI. ITEMS WITH FEES

- A. Client shall provide one (1) 10-yard trash dumpster for the Event, at no cost to Host. Placement of the dumpsters will be mutually agreed upon.
- B. Client shall provide 1 portable toilet per 150 participants to be placed in mutually agreed upon areas, at no cost to Host. Client shall place toilets up to 5 days prior to the Event and will remove the toilets on the Monday after the Event.

XII. WATER USE

- A. The Client needs approximately 35,000 gallons of clean water (not necessarily potable) for the obstacles at the Event. Host will provide access to clean but possibly non-potable water to the Client.

XIII. PARKING

- A. Host must provide parking for a minimum of 1,500 cars.
- B. Host shall ensure the parking area has a single entrance and a separate exit.
- C. Client will charge Event attendees to park at the Host's property.
- D. Client will be responsible for properly marking, staffing and cleaning the parking area.
- E. Client may allow staff, temporary staff, volunteers, sponsors, vendors, other personnel necessary to the Event, friends and family to park for no charge.

XIV. COMPED ENTRIES

- A. Client will give Host 10 free entries for Host to use as they see fit.

XV. MARKETING

- A. Host shall provide Client with all necessary logos and permission to use any trademarks associated to promote the Host's property.
- B. Client may place Host's logo and/or name on any advertising and promotional materials produced by the Client, recognizing Host as sponsor of their Event, if desired.
- C. Client may provide signage to be placed at Site for the purpose of promoting their Event. Placement is subject to Host's approval.
- D. Client and Host reserves the right to take still, film, video, and/or other images of the Event at the Site and to use such images, subject to application ownership rights, publicity rights and privacy rights of any parties depicted in such footage for their own promotional purposes only.

- E. Client agrees not to display any banners that would promote a direct competitor with any aspect of the Host's operation including but not limited to food, beverage, retail, and entertainment without the Host's prior approval.

XVI. SPONSORSHIP

- A. Client shall be permitted to sell/solicit Event sponsorships. For the purposes of this Agreement, the term "Sponsorship" shall include, but not be limited to, the receipt by Client of any consideration from a third party for associating such third party with the Event through advertising, promotion, signage, program ads or stories, or other forms of marketing.
- B. Host agrees to permit banners for those sponsors to be displayed anywhere Client wishes within the exclusive area(s) that they are granted by virtue of this Agreement. Client agrees not to display any banners that would promote a direct competitor with any aspect of the Host's operation including but not limited to food, beverage, retail, and entertainment without the Host's prior approval.

XVII. LICENSES, PERMITS, FEES and TAXES

- A. Client shall be responsible for obtaining any and all licenses and permits, and paying any and all fees and taxes, as may be necessary to legally conduct its Event on the Host's property. Copies of all licenses and permits will be provided to Host within 7 days of request by Host. Client shall assume sole responsibility for remitting sales taxes on ticket revenue to the appropriate taxing agencies in a timely manner.
- B. Client shall also be solely responsible for assuring the Client and all of Client's vendors, contractors (including sub-contractors), exhibitors, and any other related agency that provides and services or goods in conjunction with this said Event have proper licenses and permits.

XVIII. INSURANCE

- A. Client shall obtain and maintain during the Term of this Agreement, at its own cost and expense, insurance covering the Event as follows:
 - 1. Commercial general liability insurance in an amount not less than \$1,000,000 for each occurrence and \$2,000,000 aggregate.
- B. The Certificate of Insurance must be written from a Standard & Poor's or best ("A") rated (or better) insurance company. The Certificate of Insurance and endorsement shall name the following entities as additional named and insured:
 - 1. Kimball Farm
- C. At least seven (7) days prior to the Event, Client shall provide Host with the specified Certificates of Insurance along with copies of endorsements indicating the above-mentioned entities are named as additional insured.

XIX. FACILITY

- A. Client acknowledges that neither Host nor any of its affiliated entities or individuals has a contractual relationship with any individual or entity associated with this Event other than the Client. Client may bring such items of personal property onto the Site property, as may be reasonably necessary to stage its Event, however the delivery, use and temporary storage of such property shall be at Client's own risk.
- B. Client agrees to return the Event Site to the same condition that the Site was prior to the Event.

XX. SECURITY AND OPERATIONS

- A. Client may hire any outside Event security company to assist in securing the event and valuables. Clients' security personnel, employees and volunteers shall have no jurisdiction over the activities or movement of Host's employees.

XXI. INDEMNIFICATION

- A. To the extent permitted by law, the Host shall not be liable to the Client for any damage to the Client's or participants property from any cause, and the Client hereby releases and discharges the Host from any and all claims against the Host for damage to person or property arising for any reason in connection with negligence (active or passive) of the Host, excepting only damage resulting from the Host's wilful misconduct. The Client shall indemnify, defend and hold the Host free and harmless from any and all claims, liability, loss and responsibility of any kind of character in connection with the premises, or use thereof, including without limitation, injuries to or death of any person, or damage to or loss of property, arising out of, connected with, or resulting from this Agreement, or the use of the premises by the Client or others, or from failure of the Host to keep the premises in good condition as provided herein, excepting only matters caused by the Host's wilful misconduct.

XXII. NO JOINT VENTURE

- A. This Agreement does not constitute and will not be construed as constituting a partnership or joint venture, or an employee-employer relationship or one of the principal and agent, it being understood that the parties hereto are and will remain independent contractors in all aspects.

XXIII. CONFIDENTIALITY

- A. Host and Client acknowledge that the terms of this Agreement are valuable and confidential information. Host and Client agree to take all reasonable steps to protect the confidentiality of the terms of this Agreement, including employing the practices and procedures it uses to protect its own interests in this Agreement. Disclosure of the terms of this Agreement will be limited to both party's agents or employees on a need-to-know basis, and only after such persons have been informed of, and are subject to obligations to maintain, the Agreements' confidentiality.

XXIV. ENTIRE AGREEMENT

- A. Each party to the Agreement acknowledges that this Agreement constitutes the entire Agreement of the parties and this Agreement cannot be varied, amended, changed, waived, or discharged except in writing signed by all parties hereto.

XXV. LATE PAYMENT

- A. Client agrees that any payments required under the terms of this Agreement which are not paid when due will accrue interest at the rate of one and a half percent (1.5%) per month, (or the maximum legal rate, commencing ten (10) days after the due date as established by this Agreement.

XXVI. WARRANTIES AND REPRESENTATIONS

- A. Host hereby represents and warrants that: (i) it has the full right and authority to enter into and fully perform this Agreement in accordance with its terms and this Agreement constitutes a valid and binding Agreement; (ii) it is the sole owner of all rights granted to Client hereunder and such rights granted to Client will not violate the rights of any third party; (iii) it will not do anything which would not limit, diminish or impair the rights which Client has acquired in this Agreement; and (iv) the execution, delivery, and performance of this Agreement will not violate the provisions of any Agreement to which the Host is a party or by which it is bound.
- B. Client hereby represents and warrants that: (i) it has the full right and authority to enter into and fully perform this Agreement in accordance with its terms and this Agreement constitutes a valid and binding Agreement of Client; (ii) it will not do anything which would not limit, diminish or impair the rights which Host has acquired in this Agreement; and (iii) the execution, delivery, and performance of this Agreement will not violate the provisions of any Agreement to which the Client is a party or by which it is bound.

XXVII. OBSTACLE AREAS AND SAFETY

- A. The Host and the Client must agree on the locations of all obstacles.

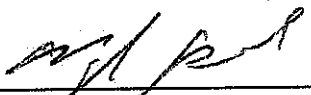
- B. The Host and the Client must agree on the safety of the obstacles.
- C. If extra safety measures needs to be taken the Client will arrange a for safety engineer to inspect the obstacles to ensure that all safety measures are met.

IN WITNESS WHEREOF,

The parties have signed and entered into this Agreement as of the day and year set below.

HOST

Kimball Farm, 791 E Broadway, Haverhill, MA 01830

 (signature)

by Tyler Kimball

its President

date 08/22/24

CLIENT

Muddy Princess Corporation, 444 Brickell Avenue, Suite 700, Miami, FL 33131

____ (signature)

by _____

its _____

date _____

Indemnification Agreement

Muddy Princess Corporation, Kimball Farm and City of Haverhill, MA

Location: Kimball Farm, 791 East Broadway, Haverhill MA

Dates: June 15, 2025

This indemnity Agreement made as of this ^{15th} day of April, 2025 (The execution date) between Muddy Princess Corporation and City of Haverhill, Massachusetts.

The above organization (Muddy Princess Corporation) in consideration of the permit granted by the City Council of Haverhill as above requested hereby remises, releases and forever discharges the City of Haverhill, it's respectful employees, agents and attorneys from all manner of actions, causes of action, debts, dues, claims and demands both in law and in equity, more especially any and all claims as the result of issuance of this permit or use of any City Property, including but not limited to property damage and personal injuries resulting from the same.

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

Date:

Signature: Joseph Alturo

Date: 04/16/25

Name: Joseph Alturo

Title: Production Manager



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/15/2025

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

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

PRODUCER
PCF INSURANCE SERVICES OF THE WEST, LLC DBA KERN
INSURANCE ASSOCIATES
PO Box 11390
5407 Stockdale Hwy

CONTACT NAME

PHONE (A/C No, Ext):

FAX (A/C No):

EMAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

Bakersfield, CA 93389

INSURED
MUDDY PRINCESS CORPORATION
444 BRICKELL AVE
MIAMI, FL 33131

INSURER A: Mount Vernon Fire Insurance Company

26522

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY	X	X	SE 2028953	06/12/2025	06/17/2025	EACH OCCURRENCE	\$1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$1,000
							PERSONAL & ADV INJURY	\$1,000,000
							GENERAL AGGREGATE	\$2,000,000
							PRODUCTS-COMP/OP AGG	See L-535
	GEN'L AGGREGATE LIMIT APPLIES PER:							
<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC								\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
	DED							\$
	RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE	\$
							E.L. DISEASE-POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (See attached Acord 101 for additional liability limits)

L-820 12/18 Special Events Blanket Additional Insured Endorsement is part of this policy.

CERTIFICATE HOLDER

City of Haverhill
4 Summer Street
Haverhill, MA 01830

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

AGENCY CUSTOMER ID: **6386**

LOC #: **All**



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY PCF INSURANCE SERVICES OF THE WEST, LLC DBA KERN INSURANCE		INSURED MUDDY PRINCESS CORPORATION 444 BRICKELL AVE MIAMI, FL 33131
ASSOCIATES POLICY NUMBER SE 2028953		
CARRIER Mount Vernon Fire Insurance Company	NAIC CODE 26522	EFFECTIVE DATE: 6/12/2025

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: **ACORD 25** FORM TITLE: **CERTIFICATE OF LIABILITY INSURANCE**

COVERAGE PART	LIMITS
Commercial Liability	
Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit (Any One Person/Organization)	\$1,000,000
Medical Expense Limit (Any One Person)	\$1,000
Damages To Premises Rented To You (Any One Premises)	\$100,000
Products/Completed Operations Aggregate Limit	See L-535
General Aggregate Limit	\$2,000,000

Event Permit**EVNT-25-16**

Submitted On: Apr 28, 2025

Applicant

Hailey Moschella
8457507941
@ haverhillartwalk@gmail.com

Primary Location

2 WASHINGTON ST
Haverhill, MA 01832

12.4.2

Organization Information**Organization**

Creative Haverhill

Organization Phone

5034764339

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

MAY 15 AM 11:40
HANCITYCLERK

Contact Information**Contact Name**

Hailey Moschella

Contact Title

Haverhill Art Walk Director

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**Description of event**

Haverhill Art Walk is an indoor and outdoor event with live music, an artist market in the alleyways, and 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 to our downtown. This year, the Haverhill Art Walk will

begin with the Haverhill Pride Parade which will flow into the Haverhill Art Walk program.

****We have already submitted the required paperwork with the Police Department for the parade. We also plan to close half of Wingate Street (just up to the parking lot so the parking lot will still be accessible) and we don't see a place to add that into the application, so please advise. Thank you!**

Type of Event	Event Date
Festival	06/07/2025
Event Location	Is the Event on Bradford Common?
Businesses, alleyways and public spaces along Washington Street and parts of Wingate Street	No
	Is the Event on City Property?
	Yes
Event Venue	Number of Anticipated Attendees
Outdoor	1000
Do attendees need to purchase a ticket to attend?	Is this event open to the public? Or private?
No	Public
Are You Requesting Additional Fees Be Waived? (APPLICATION FEE IS NOT WAIVABLE)	Event Start Time
Yes	12:30 PM
	Event End Time
	6:00 PM

Will Food Be Served/Sold at the Event?

No

Any Helpful Comments about Food

N/A

Special Considerations (i.e. fireworks)

The event will happen twice, once in June and once in September, we are applying for event permits for each event separately.

Parking Information

Number of Parking Spaces Onsite	Have Off-site Parking Arrangements Been Made?
50	Yes

IF YES, Please Provide Details of Offsite Arrangements

Multiple public parking lots and garages are 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	Type of Toilets
4	Portable

Please Describe Plans for Solid Waste Disposal & Recycling

Participants will be able to use the restrooms within participating businesses as well as some port-a-potties.

IF PORTABLE TOILETS, Who is the Vendor?

Mr. Portable Restroom LLC

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true

Building Inspector Approval

Record No. EVNT-25-16

Status Completed Became Active May 6, 2025

Assignee Tom Bridgewater Due Date None

Primary Location

2 WASHINGTON ST
Haverhill, MA 01832

Owner

LEE PROPERTIES, LLC
ORCHARD HILL RD 155 BRADFORD, MA 01835

Applicant

 Hailey Moschella
 845-750-7941
 haverhillartwalk@gmail.com
 11 Allen Street
Haverhill, MA 01835

Step Activity

OpenGov system activated this step 05/06/2025 at 9:43 am

OpenGov system assigned this step to Tom Bridgewater 05/06/2025 at 9:43 am

Tom Bridgewater approved this step 05/08/2025 at 8:49 pm

Fire Inspector Approval

Record No. EVNT-25-16

Status Completed

Became Active May 6, 2025

Assignee Eric Tarpy

Due Date None

Primary Location

2 WASHINGTON ST
Haverhill, MA 01832

Owner

LEE PROPERTIES, LLC
ORCHARD HILL RD 155 BRADFORD, MA 01835

Applicant

 Hailey Moschella
 845-750-7941
 haverhillartwalk@gmail.com
 11 Allen Street
Haverhill, MA 01835

Messages

No comments yet.

Step Activity

OpenGov system activated this step

05/06/2025 at 9:43 am

OpenGov system assigned this step to Eric Tarpy

05/06/2025 at 9:43 am

Eric Tarpy approved this step

05/08/2025 at 3:42 pm



Health Inspector Approval

Record No. EVNT-25-16

Status Completed

Became Active May 6, 2025

Assignee Mark Tolman

Due Date None

Primary Location

2 WASHINGTON ST
Haverhill, MA 01832

Owner

LEE PROPERTIES, LLC
ORCHARD HILL RD 155 BRADFORD, MA 01835

Applicant

 Hailey Moschella
 845-750-7941
 haverhillartwalk@gmail.com
 11 Allen Street
Haverhill, MA 01835

Step Activity

OpenGov system activated this step	05/06/2025 at 9:43 am
OpenGov system assigned this step to Mark Tolman	05/06/2025 at 9:43 am
Mark Tolman approved this step	05/09/2025 at 9:50 am



Police Department Approval

Record No. EVNT-25-16

Status Completed

Became Active May 6, 2025

Assignee Kevin Lynch

Due Date None

Primary Location

2 WASHINGTON ST
Haverhill, MA 01832

Owner

LEE PROPERTIES, LLC
ORCHARD HILL RD 155 BRADFORD, MA 01835

Applicant

 Hailey Moschella
 845-750-7941
 haverhillartwalk@gmail.com
 11 Allen Street
Haverhill, MA 01835

Step Activity

OpenGov system activated this step

05/06/2025 at 9:43 am

OpenGov system assigned this step to Kevin Lynch

05/06/2025 at 9:43 am

Kevin Lynch approved this step

05/13/2025 at 11:31 am



Public Works Director Approval

Record No. EVNT-25-16

Status Completed

Became Active May 6, 2025

Assignee Robert Kimball

Due Date None

Primary Location

2 WASHINGTON ST
Haverhill, MA 01832

Owner

LEE PROPERTIES, LLC
ORCHARD HILL RD 155 BRADFORD, MA 01835

Applicant

 Hailey Moschella
 845-750-7941
 haverhillartwalk@gmail.com
 11 Allen Street
Haverhill, MA 01835

Messages

No comments yet.

Step Activity

OpenGov system activated this step

05/06/2025 at 9:43 am

OpenGov system assigned this step to Robert Kimball

05/06/2025 at 9:43 am

Robert Kimball approved this step

05/06/2025 at 10:13 am



Recreation Department Approval

Record No. EVNT-25-16

Status Completed

Became Active May 6, 2025

Assignee Ben Delaware

Due Date None

Primary Location

2 WASHINGTON ST
Haverhill, MA 01832

Owner

LEE PROPERTIES, LLC
ORCHARD HILL RD 155 BRADFORD, MA 01835

Applicant



Hailey Moschella
845-750-7941



haverhillartwalk@gmail.com



11 Allen Street
Haverhill, MA 01835

Step Activity

OpenGov system activated this step

05/06/2025 at 9:43 am

OpenGov system assigned this step to Ben Delaware

05/06/2025 at 9:43 am

Ben Delaware approved this step

05/06/2025 at 9:44 am



General Release & Indemnity Agreement

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

Yes *



Terms of Understanding

As licensee, I understand that it is my sole responsibility for the cost of any damage that occurs to public property or extraordinary expense necessary for the public safety as a result of the public event, exhibition, show or amusement. As Licensee, I also understand that I am responsible for the cost of any police or fire official(s) required by the Haverhill City Council to be in attendance at the event.

Yes *



February 17th, 2025

To whom it may concern,

As the Executive Director for Creative Haverhill, I agree to the statements above on behalf of myself, program contractors, and volunteers.

Sincerely,

Erin Padilla
Executive Director | Creative Haverhill
Erin.cogswellarts@gmail.com
503-476-4339

Internal Revenue Service

Date: April 18, 2007

**GREATER HAVERHILL CHAMBER OF
COMMERCE COMMUNITY ARTS
87 WINTER ST
HAVERHILL MA 01830-5759 877**

**Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201**

**Person to Contact:
John C. Crawford 31-08872
Customer Service Representative
Toll Free Telephone Number:
877-829-5500
Federal Identification Number:
22-2539427**

Dear Sir or Madam:

This is in response to your request of April 18, 2007, regarding your organization's tax-exempt status.

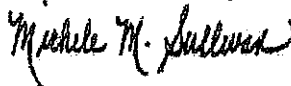
In May 1987 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



**Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations 1**



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$15.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

[Special Filing Instructions](#)

Articles of Amendment

(General Laws, Chapter 156C, Section 10)

Identification Number: 222539427

We, DANIELLE SMIDA ☒ President ☐ Vice President,

and TIM JORDAN ☒ Clerk ☐ Assistant Clerk,

of GREATER HAVERHILL CHAMBER OF COMMERCE COMMUNITY ARTS AND EDUCATION
FOUNDATION, INC.

located at: 80 MERRIMACK ST 2ND FLOOR HAVERHILL, MA 01830 USA

do hereby certify that these Articles of Amendment affecting articles numbered:

☒ Article 1 ☐ Article 2 ☐ Article 3 ☐ Article 4

(Select those articles 1, 2, 3, and/or 4 that are being amended)

of the Articles of Organization were duly adopted at a meeting held on 6/30/2015, by vote of: 0 members, 6 directors, or 0 shareholders, being at least two-thirds of its members/directors legally qualified to vote in meetings of the corporation (or, in the case of a corporation having capital stock, by the holders of at least two thirds of the capital stock having the right to vote therein):

ARTICLE I

The exact name of the corporation, *as amended*, is:
(Do not state Article I if it has not been amended.)

CREATIVE HAVERHILL, INCORPORATED

ARTICLE II

The purpose of the corporation, *as amended*, is to engage in the following business activities:
(Do not state Article II if it has not been amended.)

ARTICLE III

A corporation may have one or more classes of members. *As amended*, the designation of such classes, the manner of election or appointments, the duration of membership and the qualifications and rights, including voting rights, of the members of each class, may be set forth in the by-laws of the corporation or may be set forth below:

ARTICLE IV

corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the business entity, or of its directors or members, or of any class of members, are as follows:
(If there are no provisions state "NONE")

The foregoing amendment(s) will become effective when these Articles of Amendment are filed in accordance with General Laws, Chapter 180, Section 7 unless these articles specify, in accordance with the vote adopting the amendment, a *later* effective date not more than *thirty* days after such filing, in which event the amendment will become effective on such later date.

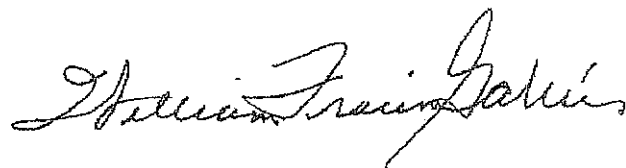
Later Effective Date:

Signed under the penalties of perjury, this 17 Day of July, 2015, DANIELLE SMIDA, its ,
President / Vice President,
TIM JORDAN, Clerk / Assistant Clerk.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

July 17, 2015 03:23 PM

A handwritten signature in cursive script, reading "William Francis Galvin". The signature is written in dark ink and is centered on the page.

WILLIAM FRANCIS GALVIN

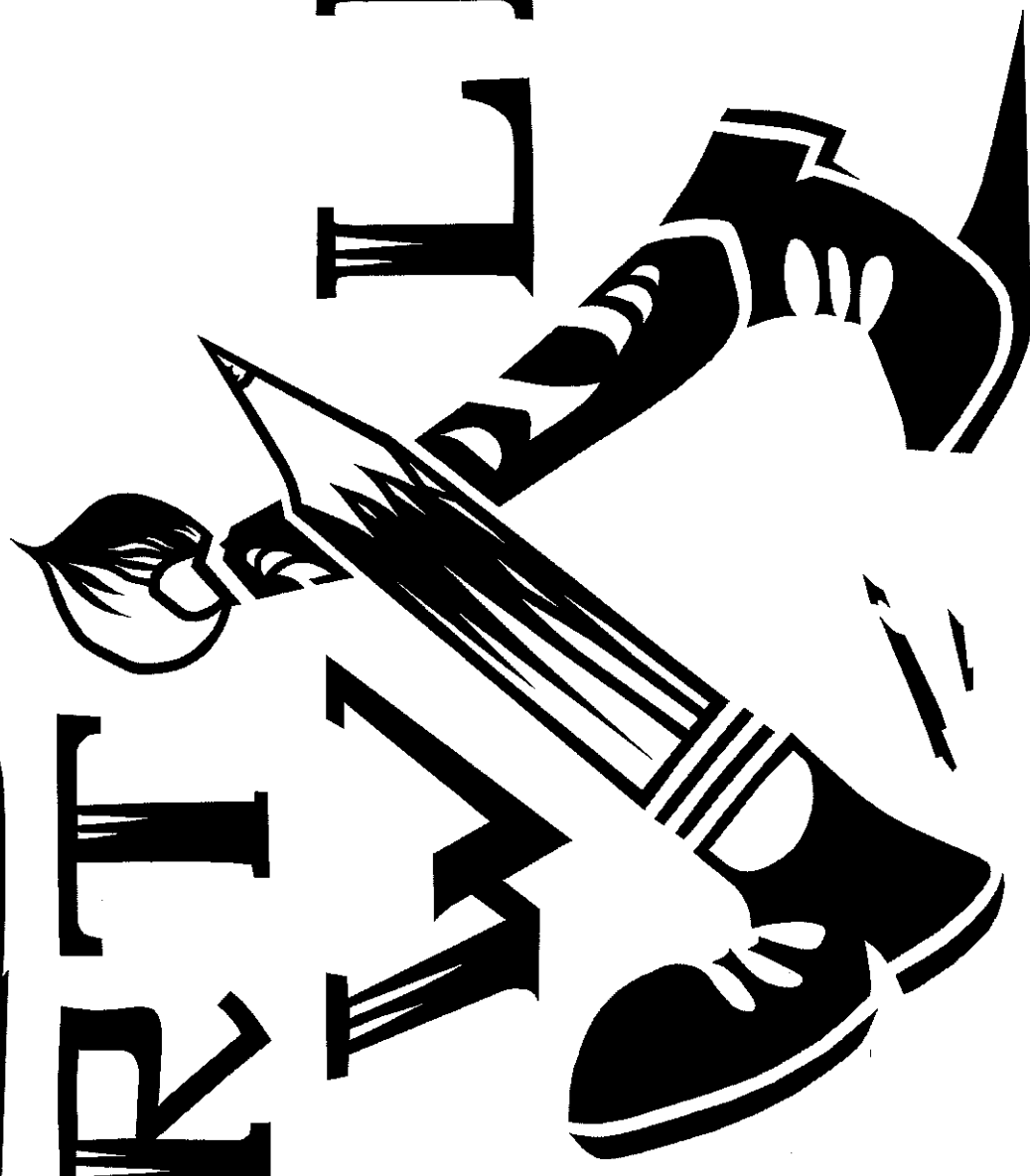
Secretary of the Commonwealth

HAVERHILL

ART

W

LK





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/16/2025

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

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

PRODUCER James Page Insurance Agency, Inc. 191 Merrimack St, Suite 306 Haverhill, MA 01830 License #: 1780398	CONTACT NAME: Kim Lucibello	FAX (A/C, No): 9789127902	
	PHONE (A/C, No, Ext): (978)373-3893	E-MAIL ADDRESS: kim@jamespageins.com	
INSURED Creative Haverhill, Inc PO Box 205 Haverhill, MA 01831	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: GREAT LAKES REINSURANCE		A1120J
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			


COVERAGES**CERTIFICATE NUMBER: 00066156-0****REVISION NUMBER: 3**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			JTA5017774	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 OTHER: \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER: \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ OTHER: \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of Haverhill 4 Summer St Haverhill, MA 01830	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  (KSL)

Event Permit**EVNT-25-18**

Submitted On: May 2, 2025

Applicant

Hailey Moschella
8457507941
@ hailey@wisteriamontessori.org

Primary Location

2 MERRIMACK ST
Haverhill, MA 01830

12.4.3

Organization Information**Organization**

Wisteria Montessori School

Organization Address

76 Merrimack St. Ste. 4

Organization State

MA

Is the Organization Tax Exempt?

Yes

Is the Organization a House of Worship?

No

Organization Phone

978-308-9038

Organization City

Haverhill

Organization Zip

01830

Is the Organization Non-Profit?

Yes

MAY 15 PM 3:48
HAVERHILL CLERK

Contact Information**Contact Name**

Hailey Pearson

Contact Phone

845-750-7941

Contact Address

11 Allen Street

Contact State

MA

Contact Title

co-head of school

Contact Email

hailey@wisteriamontessori.org

Contact City

Haverhill

Contact Zip

01835

Property Owner Information**Property Owner Name**

Harbor Place

Property Owner Address

2 Merrimack St.

Property Owner State

MA

Property Owner Phone

978-241-9251

Property Owner City

Haverhill

Property Owner Zip

01830

Is the Applicant the Property Owner?

No

Event Information**Description of event**

The 5th annual Boardwalk Block Party hosted by the Wildflower Montessori Schools of Haverhill invites the public to enjoy a day of free, family friendly programming. Activities may include but are not limited to; interactive art projects, music and performances.

Type of Event

Festival

Event Date

09/06/2025

Event Location

Grass at Harbor Place

is the Event on Bradford Common?

No

Is the Event on City Property?

No

Event Venue

Outdoor

Number of Anticipated Attendees

200

Do attendees need to purchase a ticket to attend?

No

Is this event open to the public? Or private?

Public

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

Yes

Event Start Time

3pm

Event End Time

6pm

Will Food Be Served/Sold at the Event?

No

Any Helpful Comments about Food

We may have a vendor offering italian ice, TBD

Special Considerations (i.e. fireworks)

n/a

Parking Information**Number of Parking Spaces Onsite**

100

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

Portable

Please Describe Plans for Solid Waste Disposal & Recycling

Garbage cans are on site.

IF PORTABLE TOILETS, Who is the Vendor?

Clean Restrooms

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true



Building Inspector Approval

Record No. EVNT-25-18

Status Completed

Became Active May 2, 2025

Assignee Tom Bridgewater

Due Date None

Primary Location

2 MERRIMACK ST
Haverhill, MA 01830

Owner

No owner information

Applicant

 Hailey Moschella
 845-750-7941
 hailey@wisteriamontessori.org
 11 Allen Street
Haverhill, MA 01835

Step Activity

OpenGov system activated this step 05/02/2025 at 12:45 pm

OpenGov system assigned this step to Tom Bridgewater 05/02/2025 at 12:45 pm

Tom Bridgewater approved this step 05/02/2025 at 1:59 pm

Fire Inspector Approval

Record No. EVNT-25-18

Status Completed Became Active May 2, 2025
Assignee Eric Tarpy Due Date None

Primary Location

2 MERRIMACK ST
Haverhill, MA 01830

Owner

No owner information

Applicant

 Hailey Moschella
 845-750-7941
 hailey@wisteriamontessori.org
 11 Allen Street
Haverhill, MA 01835

Step Activity

OpenGov system activated this step	05/02/2025 at 12:45 pm
OpenGov system assigned this step to Eric Tarpy	05/02/2025 at 12:45 pm
Eric Tarpy approved this step	05/05/2025 at 4:35 pm

Health Inspector Approval

Record No. EVNT-25-18

Status Completed

Became Active May 2, 2025

Assignee Mark Tolman

Due Date None

Primary Location

2 MERRIMACK ST
Haverhill, MA 01830

Owner

No owner information

Applicant

 Hailey Moschella
 845-750-7941
 hailey@wisteriamontessori.org
 11 Allen Street
Haverhill, MA 01835

Step Activity

OpenGov system activated this step	05/02/2025 at 12:45 pm
OpenGov system assigned this step to Mark Tolman	05/02/2025 at 12:45 pm
Mark Tolman approved this step	05/05/2025 at 7:56 am



Police Department Approval

Record No. EVNT-25-18

Status Completed

Became Active May 2, 2025

Assignee Kevin Lynch

Due Date None

Primary Location

2 MERRIMACK ST
Haverhill, MA 01830

Owner

No owner information

Applicant

 Hailey Moschella
 845-750-7941
 hailey@wisteriamontessori.org
 11 Allen Street
Haverhill, MA 01835

Step Activity

OpenGov system activated this step	05/02/2025 at 12:45 pm
OpenGov system assigned this step to Kevin Lynch	05/02/2025 at 12:45 pm
Kevin Lynch approved this step	05/16/2025 at 11:20 am



Public Works Director Approval

Record No. EVNT-25-18

Status Completed

Became Active May 2, 2025

Assignee Robert Kimball

Due Date None

Primary Location

2 MERRIMACK ST
Haverhill, MA 01830

Owner

No owner information

Applicant

 Hailey Moschella
 845-750-7941
 hailey@wisteriamontessori.org
 11 Allen Street
Haverhill, MA 01835

Step Activity

OpenGov system activated this step

05/02/2025 at 12:45 pm

OpenGov system assigned this step to Robert Kimball

05/02/2025 at 12:45 pm

Robert Kimball approved this step

05/06/2025 at 10:13 am

This is to show that we don't yet have confirmed entertainers or performers for the Block Party on Saturday, September 6th. I anticipate the same organizations from previous years to participate as well as youth bands and local musicians to perform.

05/02/25

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

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

Sincerely,

Hailey Moschella

Wisteria Montessori School

76 Merrimack Street Ste. 4

The Wildflower Foundation

1010 W Lake Street, Suite 100, Minneapolis, MN 55408



September 13, 2018
Wisteria Montessori
2 West Meadow Rd.
Haverhill, MA 01832

Dear Wisteria Montessori,

This letter is to inform you that you have received 501c3 tax exemption status under the Wildflower Foundation's group exemption effective September 13, 2018.

Our group exemption number (GEN) is 6267. You will need this information when you file taxes and when you file your annual Form 990.

As a reminder, you will need to file information with the Wildflower Foundation in order to maintain your group exemption status. Some documents are required on a yearly basis and some information you will need to provide as situations arise. Please refer to [this page](#) to understand more about using the Foundation's group tax exemption.

As always, if you have questions you may consult your school operations coach or me.

Best,

Jon

A handwritten signature in black ink, appearing to read 'Jon Schwartz', is written over a horizontal line.

Jon Schwartz
Chief Administrative Officer
The Wildflower Foundation

April 7th, 2025

To Whom it may concern,

The Trustees of Harbor Place Primary Condominium Trust have approved the use of the Plaza Grass Area on the boardwalk in Haverhill for the purpose of a Boardwalk Block party hosted by The Wildflower Montessori Schools of Haverhill to be held on Saturday, September 6th, 2025.

Sincerely,

Christopher Lassiter

Print

Chris Lassiter

Sign

4/7/25

Date

143 ESSEX ST, Haverhill, MA 01832

TLLB-25-2

Taxi/Limousine Business License

View More

MAY 12 2024
Haverhill City Clerk

12.8.5.1

Details

Workflow

Attachments 4 (/#/explore/records/200763/files)

(/#/explore/records/200763/details)

(/#/explore/records/200763/1068713)

Show Workflow

Details

Applicant Information

Edit

Relationship to Owner*

Owner

Business Information

Edit

Business Name*

New England Health Transportation Inc

Business Phone*

9789146272

Business Address*

143 Essex St suite 721

Business City*

Haverhill

Business State*

MA

Business Zip*

01832

Legal Structure*

Corporation

Number of Employees*

2

Business Type*

Taxi

Total Number of Vehicles*

3

Number of Taxis*

3

Number of Limosines*

0



City of Haverhill, MA

May 12, 2025

Police Approval

Record No. TLLB-25-2

Status Completed

Became Active May 2, 2025

Assignee Kevin Lynch

Due Date None





Primary Location

143 ESSEX ST
Haverhill, MA 01832

Owner

SOCIETY FOR THE
PRESERVATION OF NEW
ENGLAND ANTIQUITIES, INC
ESSEX ST 151 HAVERHILL, MA
01832-5528

Applicant

 Victor Gonzalez
 978-314-7522
 newenglandhealthtransportation@gmail.com
 143 Essex st suite 721
Haverhill, MA 01832

Messages

No comments yet.

Step Activity

OpenGov system activated this step 05/02/2025 at 11:22 am

OpenGov system assigned this step to Kevin Lynch 05/02/2025 at 11:22 am

Kevin Lynch approved this step 05/09/2025 at 2:58 pm



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

File 10 DAYS

14.1

ORDERED:

MUNICIPAL ORDINANCE

MAY 14 PM 12:37
HANCITYCLERK
CHAPTER 240

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, as amended, be further amended by **ADDING** the following to § 240-85 Schedule B: Parking Restrictions and Prohibitions:

Bridge Street	No Parking	24 hrs
Both sides, entire length		
(Merrimack St/Water St		
to Middlesex St)		

APPROVED AS TO LEGALITY:

City Solicitor



Haverhill

Engineering Department, Room 300
Tel: 978-374-2335 Fax: 978-373-8475
John H. Pettis III, P.E. - City Engineer
JPettis@CityOfHaverhill.com

May 14, 2025

**MEMO TO: CITY COUNCIL PRESIDENT THOMAS J. SULLIVAN AND
MEMBERS OF THE CITY COUNCIL**

Subject: *Bridge Street -- No Parking Ordinance*

First of my apologies, but I made a mistake on the Ordinance I sent March 31st, and which the Council passed on April 29th. The corrected Ordinance is attached, which states ADDING no parking restriction on the Bridge and its approaches.

Please contact me if you have any questions.

Sincerely,

John H. Pettis III, P.E.
City Engineer

C: Mayor Barrett, Ward, Pistone, Wright, Mead, Kimball



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

File 10 PAYS

14.2

ORDERED:

MAY 9 AM 11:07
HVCITYCLERK

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, §85, Schedule B: Parking Restrictions and Prohibitions, as amended, is hereby further amended by ADDING the following:

Bartlett Street:
In front of #9

No Parking
(except for 1 24-hour
parking space)

24 hours

APPROVED AS TO LEGALITY

City Solicitor



Haverhill

Engineering Department, Room 300
Tel: 978-374-2335 Fax: 978-373-8475
John H. Pettis III, P.E. - City Engineer
JPettis@CityOfHaverhill.com

May 9, 2025

**MEMO TO: CITY COUNCIL PRESIDENT THOMAS J. SULLIVAN AND
MEMBERS OF THE CITY COUNCIL**

Subject: *Bartlett Street #9 – Add Handicap Parking*

As requested, attached is the subject Ordinance to add handicap parking.

Please contact me if you have any questions.

Sincerely,

John H. Pettis III, P.E.
City Engineer

C: Mayor Barrett, Ward, Pistone, Wright

2025 MAY 14 PM 1:00



DOCUMENT 11-G

CITY OF HAVERHILL

In Municipal Council May 6 2025

1611

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, §85, Schedule B: Parking Restrictions and Prohibitions, as amended, is hereby further amended by ADDING the following:

Wilson Street:

In front of #212

No Parking

(except for 1 24-hour
parking space)

24 hours

HAVERHILL CITY CLERK APR 25/25 8:58

APPROVED AS TO LEGALITY

City Solicitor

PLACED ON FILE for at least 10 days

Attest:

City Clerk



Haverhill

Engineering Department, Room 300
Tel: 978-374-2335 Fax: 978-373-8475
John H. Pettis III, P.E. - City Engineer
JPettis@CityOfHaverhill.com

April 25, 2025

**MEMO TO: CITY COUNCIL PRESIDENT THOMAS J. SULLIVAN AND
MEMBERS OF THE CITY COUNCIL**

Subject: *Wilson Street #212 – Add Handicap Parking*

As requested, attached is the subject Ordinance to add handicap parking.
Please contact me if you have any questions.

Sincerely,

John H. Pettis III, P.E.
City Engineer

C: Mayor Barrett, Ward, Pistone, Wright

APR 25 AM 9:58
HAVERHILL CLERK



DOCUMENT 49-C

CITY OF HAVERHILL

In Municipal Council May 6 2025

16.2

49-C

ORDERED:

MUNICIPAL ORDINANCE

CHAPTER 240

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, as amended, be further amended by adding the following to § 240-85 Schedule B: Parking Restrictions and Prohibitions:

Marshall Street
East side, entire length

No Parking

24 hrs

APPROVED AS TO LEGALITY:

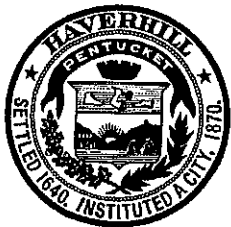
City Solicitor

PLACED ON FILE for at least 10 days

Attest:

City Clerk

APR 30 PM 2:08
HAVERHILL CITY CLERK



Haverhill

Engineering Department, Room 300
Tel: 978-374-2335 Fax: 978-373-8475
John H. Pettis III, P.E. - City Engineer
JPettis@CityOfHaverhill.com

April 30, 2025

**MEMO TO: CITY COUNCIL PRESIDENT TIMOTHY J. JORDAN AND
MEMBERS OF THE CITY COUNCIL**

Subject: *Marshall Street - Parking Restriction*

As requested by Traffic & Safety, attached is the Ordinances for Parking Restriction on the east side of Marshall Street.

Please contact me if you have any questions.

Sincerely,

John H. Pettis III, P.E.
City Engineer

C: Mayor Barrett, Ward, Mead, Pistone, O'Brien

APR 30 PM 2:09
HAVCITYCLERK



MELINDA E. BARRETT
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

12.7
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.CITYOFHAVERHILL.COM

HAVERHILL
CITY CLERK
MAY 16 2025

May 16, 2025

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

From: Mayor Melinda E. Barrett

RE: Recognition of Mental Health Awareness Month

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

I, Mayor Barrett, request to present a proclamation recognizing May 2025 as Mental Health Awareness Month in the City of Haverhill.

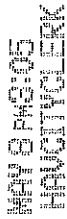
Sincerely,

Melinda E. Barrett
Mayor

MEB/em

CITY COUNCIL

Thomas J. Sullivan, President
Timothy J. Jordan, Vice President
John A. Michitson
Colin F. LePage
Melissa J. Lewandowski
Catherine P. Rogers
Shaun P. Toohey
Michael S. McGonagle
Katrina Hobbs Everett
Devan Ferreira
Ralph T. Basiliere



CITY HALL, ROOM 204
4 SUMMER STREET
TELEPHONE: 978-374-2328
FACSIMILE: 978-374-2329
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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

DOCUMENTS REFERRED TO COMMITTEE STUDY

103-HH	Motion by Councilor Michitson to send the <i>Home Rule Petition – An act establishing guidelines for the installation of and use of Electric vehicle charging stations in the City of Haverhill</i> , to committee in order to coordinate with condo associations.	A&F	12/23/23
40	Motion by Councilor Lewandowski to send updated Cannabis Social Equity Best Practices for the Cannabis Control Commission to A&F for further review.	A&F	4/2/24
12-P	Motion by Councilor Jordan to send possible conditions on new development and potential changes to our zoning ordinances.	Planning & Development	5/21/24
12-S	Motion by Councilor Ferreira to send the City's Swimming Ordinance Chapter 193 Article III and related items at Lake Saltonstall, aka Plug Pond to NRPP for further discussion.	NRPP	6/18/24
33-F	Motion by Councilor Basiliere to send resident winter parking concerns and offer suggestions for improvements	Public Health Safety	3/11/25
60	Motion by Councilor Michitson to send the Haverhill Housing Production Plan to P&D for further discussion	Planning & Development	5/6/25