



**CITY OF HAVERHILL
CITY COUNCIL AGENDA –
Tuesday, October 6 at 7:00 PM**

OCT 2 AM 10:04
HAVERHILL CITY CLERK

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

In-Person/Remote Meeting: <https://meet.google.com/cbz-igpq-bfo>

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 Councilor Sullivan wish to introduce Tammy Dobrosielski from the *Hilldale Cemetery Association* to speak about this year's "Wreaths Across America" program at Hilldale Cemetery which will be held on Saturday, December 19th

- 6. COMMUNICATIONS FROM COUNCILORS TO INTRODUCE AN INDIVIDUAL(S) TO ADDRESS THE COUNCIL:**
- 7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28:**
- 8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:**

8.1. Kaitlin M. Wright Esposito, *City Clerk*, requests to announce Early Voting schedule and pertinent election-related deadlines for the upcoming State Election to be held on Tuesday, November 3, 2026, from 7 AM to 8 PM

8.2. Kaitlin M. Wright Esposito, *City Clerk*, submits Election Warrant for the 2026 State Election to be held on Tuesday, November 3, 2026 from 7 AM to 8 PM

- 9. UTILITY PUBLIC HEARING(S) AND RELATED ORDER(S):**



CITY OF HAVERHILL
CITY COUNCIL AGENDA –

Tuesday, October 6 at 7:00 PM

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

In-Person/Remote Meeting: <https://meet.google.com/cbz-igpq-bfo>

10. PUBLIC HEARINGS AND RELATED ORDERS:

- 10.1. **Doc 21-J- CCSP-26-7** –Matt Silva for Sterling Commonwealth Builders requests approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units on a single parcel at 27 Marshland St in the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage

Continued from September 15, 2026

11. APPOINTMENTS:

- 11.1. **Confirming Appointments:**
11.2. **Non-Confirming Appointments:**

12. PETITIONS:

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

- 12.6.1. **Hawker Peddlers License- Fixed location** – *w/Police approval*
12.6.2. **Coin-Op License Renewals** – *with Police approval*
12.6.3. **Christmas Tree Vendor** – *with Police approval*
12.6.4. **Taxi Driver Licenses:** *with Police approval*
12.6.5. **Taxi/Limousine License** *with Police approval*
12.6.6. **Junk Dealer /Collector License** - *with Police approval*
12.6.7. **Pool/Billiard**
12.6.8. **Bowling**
12.6.9. **Sunday Bowling**
12.6.10. **Buy & Sell Secondhand Articles** *with Police approval*
12.6.11. **Buy & Sell Secondhand Clothing** *with Police approval*
12.6.12. **Pawnbroker license** - *with police approval*
12.6.13. **Fortune Teller** *with - Police approval*
12.6.14. **Buy & Sell Old Gold** – *with Police approval*
12.6.15. **Roller Skating Rink**
12.6.16. **Sunday Skating**
12.6.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
12.6.18. **Limousine/Livery License/Chair Cars** *with Police approval*

13. MOTIONS AND ORDERS:

14. ORDINANCES (FILE 10 DAYS):

15. COMMUNICATIONS FROM COUNCILORS:



**CITY OF HAVERHILL
CITY COUNCIL AGENDA –
Tuesday, October 6 at 7:00 PM**

**Theodore A. Pelosi, Jr. Council Chambers, 4 Summer St, Room 202
In-Person/Remote Meeting: <https://meet.google.com/cbz-igpq-bfo>**

16. UNFINISHED BUSINESS OF PRECEDING MEETING:

- 16.1. Mayor Barrett submits an ordinance relating to amending Chapter 222 Article XI Recreational Motorized Vehicles of the Haverhill City Ordinance restricting the use of motorized bicycles and scooters

Filed September 23, 2026

- 16.2. Mayor Barrett submits an order relating to the Water Use Restriction Ordinance – Ch. 250 Article VI of the Code of the City of Haverhill

- 16.2.1. Order- That the City Council hereby votes to repeal and replace Chapter 250, Article VI of the Code the of the City of Haverhill, entitled Water Restriction, in its entirety, with the following revised ordinance

Filed on September 23, 2026

17. RESOLUTIONS AND PROCLAMATIONS:

- 17.1. Mayor Barrett requests to present a proclamation recognizing October 15th, 2026, as White Cane Awareness Day in the City of Haverhill

18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS:

- 18.1. Vice President Michitson wishes to announce a Planning and Development Committee meeting on Monday, October 19, 2026, at 6:00PM in Room 202, City Council Chambers.

19. DOCUMENTS REFERRED TO COMMITTEE STUDY:

20. LONG TERM MATTERS STUDY LIST:

21. ADJOURN:

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

OCT 2 4 06
CITY CLERK

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

October 2, 2026

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

From: Mayor Melinda E. Barrett

RE: Tammy Dobrosielski- Wreaths Across America

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

I, Mayor Barrett and Councilor Sullivan wish to introduce Tammy Dobrosielski from the Hilldale Cemetery Association to speak about this year's "Wreaths Across America" program at Hilldale cemetery which will be held on Saturday December 19th.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em



Haverhill

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

September 23, 2026

SEP 23 AM 9:24
HAVCITYCLERK

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

I would like to provide pertinent information to you and the voters of Haverhill regarding important election opportunities and deadlines for the upcoming State Election.

Early voting will take place in the Early Voting Room, located on the basement level of City Hall, during the following dates and times:

Saturday, October 17: 9:00 AM to 3:00 PM	Saturday, October 24: 9:00 AM to 5:00 PM
Sunday, October 18: 9:00 AM – 3:00 PM	Sunday, October 25: 9:00 AM – 3:00 PM
Monday, October 19: 8:00 AM – 4:00 PM	Monday, October 26: 8:00 AM – 4:00 PM
Tuesday, October 20: 8:00 AM – 4:00 PM	Tuesday, October 27: 8:00 AM – 4:00 PM
Wednesday, October 21: 8:00 AM – 4:00 PM	Wednesday, October 28: 8:00 AM – 4:00 PM
Thursday, October 22: 8:00 AM – 4:00 PM	Thursday, October 29: 8:00 AM – 4:00 PM
Friday, October 23: 8:00 AM – 4:00 PM	Friday, October 30: 8:00 AM – 4:00 PM

Voters who are unable to participate during these hours are encouraged to vote on **Election Day, Tuesday, November 3**, between **7:00 AM and 8:00 PM**, or to request a vote-by-mail ballot. Please note that **vote-by-mail applications must be received no later than 5:00 PM on Tuesday, October 27**.

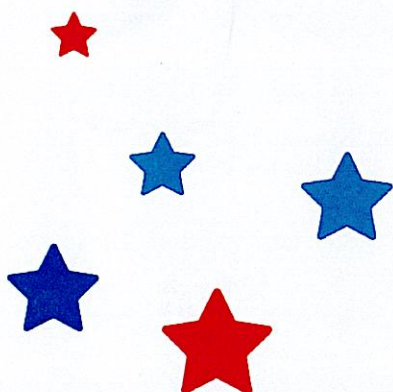
Voters choosing to vote by mail are strongly encouraged to return their ballot using the secure election drop box located on the Main Street side of City Hall, to ensure timely receipt.

Respectfully,

A handwritten signature in black ink that reads "Kaitlin M. Wright Esposito".

Kaitlin M. Wright Esposito, CMC/CMMC

City Clerk



POLL WORKERS POWER DEMOCRACY!

**Join Our Team
and Make a Difference:**

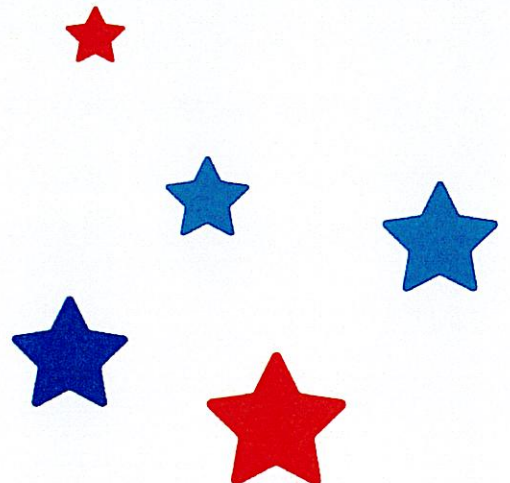
COMPENSATION:

- Warden/Clerk - \$275
- Inspectors - \$245
- Lunch Inspectors - \$100

BENEFITS:

- Learn new skills
- Meet new people
- Make a difference and strengthen your community

INTERESTED?
cityclerk@haverhillma.gov
(978) 374-2312



COMMONWEALTH OF MASSACHUSETTS

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

WARRANT FOR 2026 STATE ELECTION

SS.

To the Constables of the City of Haverhill

SEP 23 AM 9:24
HAVCITYCLERK

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in Elections to vote at:

Ward 1, Precinct 1	Somebody Cares	358 Washington St
Ward 1, Precinct 2/2A	Citizen Center	10 Welcome St
Ward 1, Precinct 3/3A	Haverhill High School	137 Monument St
Ward 2, Precinct 1	Hunking Middle School	480 South Main St
Ward 2, Precinct, 2	Bradford Elementary School	118 Montvale St
Ward 2, Precinct 3	Moody School	59 Margin St
Ward 3, Precinct 1	Citizen Center 10 Welcome St	10 Welcome St
Ward 3, Precinct 2	Haverhill City Hall – Early Voting Room	4 Summer St
Ward 3, Precinct 3	Unitarian Universalist Church	16 Ashland St
Ward 4, Precinct 1	Nettle Middle School	150 Boardman St
Ward 4, Precinct 2	NECC, Tech Center	100 Elliot St
Ward 4, Precinct 3	Kennedy Circle Community Room	1 Kennedy Cir
Ward 5, Precinct 1/1A	Consentino Middle School	685 Washington St
Ward 5, Precinct 2	Julian Steele Community Room	772 Washington St
Ward 5, Precinct 3/3A	West Congregational Church	767 Broadway
Ward 6, Precinct 1	Haverhill High School	137 Monument St
Ward 6, Precinct 2/2A	John Greenleaf Whittier Middle School	256 Concord St
Ward 6, Precinct 3	Pentucket Lake Elementary School	252 Concord St
Ward 7, Precinct 1	Presidential Gardens Community Room	140 Evergreen Dr
Ward 7, Precinct 2	Hunking Middle School	480 South Main St
Ward 7, Precinct 2A	Consentino Middle School	685 Washington St
Ward 7, Precinct 3/3A	Bradford Elementary School	118 Montvale St

On **TUESDAY, THE THIRD DAY OF NOVEMBER, 2026**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Election for the candidates for the following offices and questions:

SENATOR IN CONGRESS	For this Commonwealth
GOVERNOR and LIEUTENANT GOVERNOR	For this Commonwealth
ATTORNEY GENERAL	For this Commonwealth
SECRETARY OF STATE	For this Commonwealth
TREASURER	For this Commonwealth
AUDITOR	For this Commonwealth
REPRESENTATIVE IN CONGRESS	THIRD DISTRICT
COUNCILLOR	FIFTH DISTRICT
SENATOR IN GENERAL COURT	FIRST ESSEX DISTRICT
SENATOR IN GENERAL COURT	SECOND ESSEX AND MIDDLESEX DISTRICT
REPRESENTATIVE IN GENERAL COURT	THIRD ESSEX DISTRICT
DISTRICT ATTORNEY	EASTERN DISTRICT
REGISTER OF PROBATE	ESSEX COUNTY

QUESTION 1: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would make most records held by the Legislature and the Office of the Governor public records under the Massachusetts Public Records Law. This proposed law would exempt documents related to the development of public policy and communications between legislators and their constituents, if those communications are reasonably related to a constituent's request for assistance in obtaining government-provided benefits or services or interacting with a government agency.

A YES VOTE would make most records held by the Legislature and the Office of the Governor public records under the Massachusetts Public Records Law.

A NO VOTE would make no change to the Massachusetts Public Records Law.

QUESTION 2: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would specify that employees of the Committee for Public Counsel Services ("CPCS") are permitted to engage in collective bargaining with their employer. It would also require CPCS, after executing a collective bargaining agreement, to request the appropriation necessary to fund such agreement from the Governor.

A YES VOTE would specify that Committee for Public Counsel Services employees may form a union to collectively bargain with their employer.

A NO VOTE would make no change to the law governing labor relations for Committee for Public Counsel Service employees.

QUESTION 3: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would eliminate political party primaries for state elections and instead establish a system where there would be a single, all-party primary in which all candidates, regardless of their party affiliation, would be listed on one ballot, and voters could vote for any candidate on the ballot. The two candidates receiving the most votes in the primary would advance to the general election ballot.

This proposed law would require candidates for governor and lieutenant governor to run and be listed jointly on the ballot in the primary.

This proposed law would provide political party status to any group whose candidates for any statewide office received at least 3% of the ballots cast in the state primary.

A YES VOTE would eliminate separate party primaries for state elections and require a single primary in which all candidates appear on one ballot, voters could vote for any candidate, and the top two candidates would advance to the general election.

A NO VOTE would make no change to the laws governing primary elections.

QUESTION 4: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would permit eligible individuals to register to vote or update their voter registration address on Election Day.

An individual who is eligible to vote could register to vote on Election Day by going to the polling place in the precinct where they live during voting hours and presenting proof of residency and signing a written oath. Proof of residency could be a valid photo identification, or documentation showing the individual's name and the address where the individual resides, such as a current utility bill, bank statement, government check, residential lease, wireless telephone statement, paycheck, current student fee statement or other document from a post-secondary school, or another government document or correspondence. The written oath would require the individual to certify that they are a citizen of the United States, are at least 18 years old, are not legally prohibited from voting, and have not and will not vote in the same election at another location. The oath would require the individual to acknowledge that providing false information is a felony punishable by not more than 5 years imprisonment or a fine of not more than \$10,000, or both.

If an individual did not present proof of residency, they would be allowed to cast a provisional ballot, which would be counted only if the individual returned to provide the required information before the close of polls for a municipal election; within two days after a state primary; or within six days after a state election.

Individuals who register to vote on Election Day would be registered to vote in future elections as well as in the election taking place that day.

Individuals who are already registered to vote would not be able to change their political party affiliation on Election Day.

The proposed law would take effect on January 1, 2028.

A YES VOTE would permit eligible citizens to register to vote or to update their voter registration address at their polling place on Election Day.

A NO VOTE would make no change to the laws governing voter registration.

QUESTION 5: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would change the limit on how much revenue the state can collect in a given year. The proposal would limit state revenue in a given year to the net amount of state revenue from the year before, increased by a rate equal to the average growth of wages and salaries in Massachusetts over the most recent three years. If revenue collected by the state in a given year exceeds the limit, the excess amount would be refunded to taxpayers the following year. The proposed law would include all revenue from the surtax on incomes over \$1 million when calculating the revenue limit and when determining whether state revenue exceeds the limit.

The provisions of the proposed law would all be effective as of July 1, 2027.

The proposed law states that, if any of its parts were declared invalid, the other parts would stay in effect.

A YES VOTE would change the limit on state revenue collection, tying it to prior year collections plus average wage and salary growth, and provide for a rebate of revenue exceeding that limit.

A NO VOTE would make no change in the law relative to state revenue collection.

QUESTION 6: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would establish a Nature for All Fund that, subject to appropriation by the Legislature, would receive 50% of state taxes collected from the sale and use of sporting goods, recreational vehicles, and golf courses for the first year of its operation. After July 1, 2028, the Nature for All Fund would begin receiving, subject to appropriation by the Legislature, 100% of state taxes collected on the sale and use of sporting goods, recreational vehicles, and golf courses. The sales tax revenue received by the Nature for All Fund would exclude sales tax revenue transferred to the Massachusetts Bay Transportation Authority State and Local Contribution Fund and the School Modernization and Reconstruction Trust Fund. The proposed law would allow the state Executive Office of Energy and Environmental Affairs to spend the money in the Nature for All Fund for natural resource conservation.

The proposed law would allow public and private donations to the Nature for All Fund. The proposed law would prevent the state comptroller from transferring surplus funds in the Nature for All Fund at the end of the fiscal year. It would also allow state agencies, municipalities, public charities involved in natural resource conservation, tribal governments, and other regional public entities to receive money from the Nature for All Fund.

Natural resource conservation would include the conservation or restoration of land to protect drinking water, streams, rivers, lakes, coasts, farms, forests, connectivity between open spaces, and lands and natural resources of indigenous cultural significance. Natural resource conservation would also include the creation, improvement, and management of parks, trails, greenspaces or outdoor recreation access.

The proposed law would establish a 15-member Nature for All Board that consists of five state officials and ten members of the public appointed by the Governor. The proposed law would require the ten members of the public to include representatives of underserved communities and indigenous peoples and at least one person with expertise or experience in natural resource conservation. The proposed law would allow the state Executive Office of Energy and Environmental Affairs to spend money from the Nature for All Fund to hire staff to manage the fund. The proposed law would also require the Nature for All Board to establish rules about how the money in the Nature for All Fund should be spent, including rules regarding alignment with environmental justice principles, access to and restoration of lands and natural resources of indigenous cultural significance, promotion of affordable housing development, and other matters regarding spending and bond issuance.

The proposed law would require the state Executive Office of Energy and Environmental Affairs to submit an annual report to various state committees regarding the funds spent to buy or improve land in cities and towns containing environmental justice populations.

The proposed law would take effect on July 1, 2027.

A YES VOTE would create a fund that could be utilized for natural resource conservation that would receive some state taxes collected on the sale and use of sporting goods and recreational vehicles, and the use of golf courses.

A NO VOTE would not create this natural resource conservation fund or change how sales and use taxes are spent.

QUESTION 7: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would allow single-family homes to be built in a residentially zoned area as long as the land on which it is to be constructed is at least 5,000 square feet, has at least 50 feet of land bordering the street, road, or public way that it faces, and has access to public sewer and water services.

The proposed law would allow cities and towns to reasonably regulate certain aspects of those single-family homes, including their height, distance from neighboring buildings, open space, parking requirements, and whether they can be rented out on a short-term basis. The proposed law would also allow the Executive Office of Housing and Livable Communities to issue guidance or regulations to administer the proposed law.

A YES VOTE would allow single-family homes to be built on lots of 5,000 square feet or more in residential areas, subject to reasonable local regulation of certain aspects of those homes.

A NO VOTE would make no change to the law relative to building single-family homes.

QUESTION 8: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

The proposed law would change the type and amount of marijuana that may legally be possessed in Massachusetts by repealing the laws that legalize, regulate, and tax the retail sale of adult recreational use marijuana in Massachusetts. The proposed law would also permit persons 21 years of age and older to possess 1 ounce or less of marijuana including no more than 5 grams in the form of concentrate, and to gift or transfer to another person 21 years of age and older 1 ounce or less of marijuana including no more than 5 grams in the form of concentrate. The proposed law would also impose a civil penalty of \$100 and forfeiture of the marijuana for the possession of marijuana between the weight of 1 and 2 ounces.

For persons 21 years of age and younger, the proposed law would make the possession of 2 ounces or less of marijuana a civil infraction subject to a \$100 fine, forfeiture of the marijuana, completion of a drug awareness program and community service, and notification to their parents or legal guardian of the offense and penalties.

The proposed law would allow currently licensed adult recreational marijuana businesses to apply on an expedited basis to become a licensed medical marijuana dispensary and to sell their remaining inventory of adult recreational marijuana to medical marijuana dispensaries. The proposed law would retain the Cannabis Control Commission but modify its authority so it would regulate only the medical marijuana market.

The proposed law states that, if any of its parts were declared invalid, the other parts would stay in effect.

The proposed law would take effect on January 1, 2028.

A YES VOTE would prohibit the legalization, regulation, and taxation of the retail sale of adult recreational use marijuana, and change the penalties for possession of marijuana.

A NO VOTE would make no change to the law relative to marijuana.

QUESTION 9: REFERENDUM ON AN EXISTING LAW

Do you approve of a law summarized below, which was approved by the House of Representatives on July 18, 2024 by a vote of 124 to 33, and approved by the Senate on July 18, 2024 by a vote of 35 to 5?

SUMMARY

This law makes a number of changes to Massachusetts laws governing firearms.

The law adds school administrators and licensed healthcare providers as parties permitted to ask a court to issue an Extreme Risk Protection Order – requiring an individual to surrender or relinquish their firearm licenses, permits, and firearms - if an individual is a present danger to self or others. The law also provides that, when issuing an Harassment Prevention Order, a court may also order the surrender of firearms licenses, permits, and firearms.

The law imposes penalties for possessing, creating, and transferring untraceable “ghost gun” firearms and requires all firearms except antiques and relics, including unfinished frames and receivers that can be readily made into a finished product, to have serial numbers. The law includes privately-made guns like 3D-printed guns within the provisions governing untraceable “ghost gun” firearms.

The law changes firearms licensing requirements to: (1) allow local licensing authorities to request prior license and permit information from the state, as well as access petitions for involuntary mental health commitments denied by a court in addition to prior involuntary commitments, as a part of their review of applications for licenses to carry firearms, firearm ID cards, and licenses to sell firearms; (2) require an individual to be 21 years of age to own semiautomatic rifles or shotguns; (3) add the possibility of incarceration of up to six months for a second offense of failing to report a firearm loss or theft; and (4) enable 12-15 year olds to apply for a self-defense spray permit with parental permission, and 15 to 18 year olds to apply independently.

The law allows local firearm licensing authorities to transfer the responsibility to inspect firearm dealers to the State Police. The law requires local licensing authorities to attend statewide training regarding those inspections. It requires dealers to confiscate expired or suspended licenses and report them to the state and to local licensing authorities.

The law changes the definition of “machine gun” to include bump stocks, trigger cranks, Glock switches and auto sears among the devices whose possession and use are subject to penalties. It expands the definition of “silencer” to include the parts used to construct a silencer.

The law clarifies how to determine whether a firearm is an assault-style weapon and the circumstances under which a person may continue to possess assault-style weapons and large capacity feeding devices they already own.

The law requires the state Firearm Control Advisory Board and the state Secretary of Public Safety and Security to review and update the rosters of prohibited assault-style firearms, approved firearms, and approved firearms sold for target shooting.

The law clarifies requirements relating to the carry and transport of firearms in motor vehicles and ATVs. It prohibits the carrying of firearms in government buildings, polling locations, and schools, with certain exceptions.

The law expands data compilation and reporting requirements to and from the state, and creates a publicly-accessible dashboard of anonymized aggregate firearm data, along with a commission to study that data.

The law requires the State Police to provide training and a test for new applicants for licenses to carry or Firearm ID cards.

The law establishes two special legislative commissions – one to examine funding for violence prevention services, and one to study emerging firearms technology.

The law criminalizes discharging a firearm and striking a building in use.

A YES VOTE would keep in place the law, which increases the regulation of firearms, including ghost guns, machine guns, and assault-style weapons.

A NO VOTE would repeal this law.

QUESTION 10

Shall the City of Haverhill allow the sale of marijuana and marijuana products, as those terms are defined in section 1 of chapter 94G of the General Laws, for consumption on the premises where sold, a summary of which appears below?

SUMMARY

Section 3(b)(2) of Chapter 94G of the General Laws of Massachusetts establishes a process for petitioning a city to allow on-site consumption of marijuana within the limits of the City. Upon certification of the petition,

the City must place the question on the ballot for the next regularly occurring municipal or state election in the form prescribed by the statute. The above question, if voted in the affirmative, would allow consumption of marijuana and marijuana products on the premises where sold, subject to the reasonable limitations established by the City.

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this _____ day of _____, 2026.
(month)

City Council or Selectmen of: _____
(City or Town)

(Indicate method of service of warrant)

_____, 2026.
Constable (month and day)

Warrant must be posted by **October 27, 2026** (at least *seven days prior* to the **November 3, 2026** State Election).

Document # 21-J

CCSP-26-7 – Matt Silva for Sterling Commonwealth Builders requests approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units on a single parcel at Marshland St in the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage

IN CITY COUNCIL: July 28, 2026

Hearing for September 15, 2026

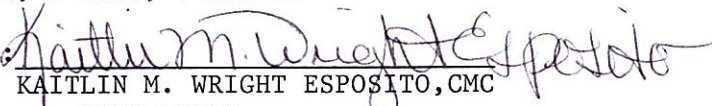
10 YEAS, 0 NAYS, 1 ABSENT

Attest: 
Kaitlin M. Wright Esposito, CMC
City Clerk

IN CITY COUNCIL: SEPTEMBER 15 2026

CONTINUE TO OCTOBER 6 2026

11 YEAS, 0 NAYS, 0 ABSENT

ATTEST: 
KAITLIN M. WRIGHT ESPOSITO, CMC
CITY CLERK

Kaitlin Wright Esposito

From: Lori Robertson
Sent: Monday, September 14, 2026 3:17 PM
To: Tim Jordan; Tim Jordan
Cc: mark@markdickinson.net; Kaitlin Wright Esposito
Subject: 27 Marshland Street - Special Permit - City Council meeting tomorrow night

Good afternoon!

Mark Dickinson, (copied on this email) a property owner on Marshland Street, contacted the Council Office this afternoon regarding the special permit for 27 Marshland Street.

Mr. Dickinson wanted you to be aware there is tremendous opposition to this project within the neighborhood. He is also concerned about the request for a continuance tomorrow night and wanted to confirm what take place at the meeting. I informed him that typically the project will be opened and then continued until October 6th, with no further discussion taking place tomorrow evening. He would just like confirmation, so all the neighbors do not come out unnecessarily, or on the other hand miss anything important by not attending.

Thank you,
Lori

Lori A. Robertson
Administrative Assistant
Haverhill City Council
4 Summer Street- Room #204
Haverhill, MA 01830
978-374-2328 phone
978-374-2329-fax
lrobertson@haverhillma.gov
citycouncil@haverhillma.gov

SEP 14 PM3:37
HVCITYCLERK

JOHNSON &
BORENSTEIN, LLC
ATTORNEYS AT LAW

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

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

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

Of Counsel
Robert W. Lavoie (MA, NH)

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

September 11, 2026

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

SEP 11 AM 10:24
HAVCITYCLERK

Re: **Request to Continue Hearing – Special Permit for 27 Marshland Street**

Dear President Jordan and members of the Council,

I write on behalf of Sterling Commonwealth Builders (the “Applicant”) regarding the pending special permit application to construct a three-family home at 27 Marshland Street to request the Council continue the hearing currently scheduled for September 15, 2026. The Applicant requires additional time to respond to comments made by City departments before bringing the matter before the Council. The Applicant therefore respectfully requests that the petition be heard on October 6, 2026.

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

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client

Kaitlin Wright Esposito

From: Jonathan Stark-Sachs <jonathan@jblclaw.com>
Sent: Tuesday, September 8, 2026 3:21 PM
To: Kaitlin Wright Esposito
Cc: Matt Silva; Shlomi Geva; Mark B. Johnson
Subject: Continuance for 27 Marshland Street Special Permit Request - CCSP-26-7

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Clerk Wright Esposito,

My office was recently retained by the owner of 27 Marshland Street regarding their pending special permit (CCSP-26-7) application for a three-family residential use. We need approximately two weeks to complete some supplemental plans to address comments made by the city departments.

We would prefer to bring the application before the full city council. I recall from our prior communications that the full council is not expected to be present at the September 29th meeting. Will the full council be present at the October 6th or 13th meetings?

Thank you,

Jonathan

SEP 9 AM 11:22
HAWCITYCLERK

Jonathan Stark-Sachs
Associate, Johnson & Borenstein, LLC
12 Chestnut Street, Andover, MA 01810
Phone: 978-269-6751
Email: jonathan@jblclaw.com

****Wire Fraud Alert - If you receive an email from this office requesting that you wire or otherwise transfer funds, you must confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer****

The information contained in this electronic communication may be confidential and is intended only for receipt and use by the named recipient. If you have received this communication in error, please notify the sender by REPLY communication and immediately delete the message and remove it from your computer. Thank you.

City Council Special Permit**Primary Location****CCSP-26-7**27 MARSHLAND ST
Haverhill, MA 01830

Submitted On: Jun 24, 2026

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

Owner

Applicant Business/Firm Name

Sterling Commonwealth Builders

Applicant Business/Firm Phone

6175994588

Applicant Business/Firm Address

371 Main St apt 202

Applicant Business/Firm City

Everett

Applicant Business/Firm State

MA

Applicant Business/Firm Zip

02149

New Field

--

Property Information**Proposed Housing Plan Name**

Marshland Commons

Proposed Street Name(s)

27 Marshland St

How Long Owned by Current Owner?

2 months

Type of Dwelling(s) Planned in Project

Condominiums

Lot Dimension(s)

13,405/sqft

Registry Plat Number, Block & Lot

#277 , BK:43338 , Pg. 468

Zoning District Where Property Located

RH - Residential High Density

Deed Recorded in Essex South Registry: Block Number

19523

Deed Recorded in Essex South Registry: Page

573

Does the Property Have Multiple Lots?

No

Thoroughly Describe the Reason(s) for thre Special Permit

As part of the approval process, we have reviewed the proposed project with reference to the City of Haverhill Zoning Ordinance. Based on our review, and discussions with Thomas, the proposed development complies with all applicable zoning requirements, including frontage, setbacks, lot area, and dimensional regulations within the RH Zoning District. The project is designed to be fully compliant with the City's zoning regulations and development standards.

Property Description

The property located at 27 Marshland Street, Haverhill, Massachusetts, currently contains an existing single-family residence situated on a 13,405 square foot parcel within the RH Zoning District. The proposed project consists of the demolition of the existing dwelling and the construction of three attached townhouse condominium units on the existing lot. The property will remain as a single parcel with condominium ownership established upon completion. The proposed development is designed to comply with all applicable zoning requirements, including frontage, setbacks, lot area, parking, and dimensional regulations.

Current Property Use

Residential Housing

TOTAL Number of Parking Spaces Planned

3

TOTAL Number of Units Planned

3

Planned Lot Use

Lot Number	Lot Plat Number, Bock, Lot
Lot 1	623-540-15
Lot Dimensions	Number of Existing Buildings on Lot
Front: 111.50', Rear: 112.44', Left Side: 116.50', Right Side: 118.30'; Lot Area: 13,145 SF	1
	Size of Existing Building(s) on Lot
	1,500 SF
Number of Buildings Planned for Lot	Size of Proposed Building(s)
3	3,281 SF
Number of Families to be Accommodated	Extent of Proposed Alterations
3	New Construction: Residential
IF OTHER ALTERATIONS, Please Describe	Types of Units Planned on Lot
no	Condominiums (for sale)
Number of Units Planned on Lot	
3	

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
true	--
Open Space	Parking
--	true
Sign Size	Use
--	true

Other

--

Hearing Waiver

Agrees

Yes

Agreement & Signature

Agrees

true

PLEASE READ

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>

Date Fri 7/24/2026 10:49 AM

To CityClerk <cityclerk@haverhillma.gov>

Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

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

THANK YOU for your notice submission!

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

Job Details

Order Number: **W0146275**
Business Type: **All Other Public Notices**
Notice Size: **Public Notices**
Notice Estimate: **\$161.54**
Referral Code: **27 Marshland Street**

Account Details

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

Schedule for notice number W01462750

Thu Aug 27, 2026

**Haverhill Gazette Public All Zones
Notices**

Thu Sep 3, 2026

**Haverhill Gazette Public All Zones
Notices**

**August 24, 2026
PUBLIC HEARING
City Council Chambers, City Hall,
Room 202, 4 Summer st**
Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (in person/virtual), on Tuesday September 15, 2026 at 7:00 PM on a request from Matt Silva of Sterling Commonwealth Builders for approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units at 27 Marshland St on a single parcel in the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage.
(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.
Kaitlin M. Wright Esposito, CMC
City Clerk
HG - Publication Dates

The North of Boston Media Group is not responsible for any false, inaccurate or omitted notices.

The North of Boston Media Group reserves the right to alter, edit and omit any notice to meet our editorial guidelines. Any additional charges or credits as a result of this process will be the responsibility of the individual or company submitting the notice.



Planning Director Review

Record No. CCSP-26-7

Status Active

Became Active June 29, 2026

Type Approval

Due Date None

Assignee Jacki Byerley

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Jacki Byerley

July 10, 2026 at 2:13 pm

A meeting with the departments to review for completeness has been scheduled for July 21st at 9:45 am in Room 300.

Kaitlin Wright Esposito  Internal

July 10, 2026 at 10:00 am

Should we schedule a time to meet with the applicant?



Meet with Applicant to Review Application

Record No. CCSP-26-7

Status Completed

Became Active June 29, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett, MA 02149

Messages

No comments yet.



Confirmation of Complete Application

Record No. CCSP-26-7

Status Completed

Became Active June 29, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito

July 10, 2026 at 1:39 pm

Thank you, Matt. I believe either Engineering or Planning will reach out to you to schedule a meeting. During the meeting, we can discuss potential hearing dates.

Matt Silva

July 8, 2026 at 11:27 pm

Hi Kaitlin,

I uploaded the completed project narrative addressing the requirements of Document 92-B of 2024. Landscaping has also been referenced on the site plan as requested. Please let me know if anything else is needed to proceed.

Thank you. Hi Kaitlin,

I uploaded the completed project narrative addressing the requirements of Document 92-B of 2024. Landscaping has also been referenced on the site plan as requested. Please let me know if anything else is needed to proceed.

Thank you.

Kaitlin Wright Esposito

July 2, 2026 at 4:22 pm

After reviewing your application, I have determined it is not complete and does not meet the standards set forth in the established Rules and Regulations for Special Permits – Doc 92-B of 2024. Please provide the following to proceed with your special permit:

– Please provide a narrative that fulfills the specifications of Doc 92-B, attached under attachment. A properly executed example of document 92-B is also attached. Also, if landscaping is being completed as part of the project, please ensure that is referenced and included in the site plan, as well.

Thank you!



City Clerk Review – Hearing Dates Set

Record No. CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito

July 21, 2026 at 10:31 am

Hearing will be announced on July 28th, for hearing date of September 15th.



City Council Admin Notified

Record No. CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Lori Robertson

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

No comments yet.



Assessor for Abutter's List

Record No. CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Chris Loughnane

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Chris Loughnane

July 22, 2026 at 11:32 am

Please see the attached abutters and mailing labels for 27 Marshland St
623.540.15

Chris Loughnane  Internal

July 22, 2026 at 11:32 am

Please see the attached abutters and mailing labels for 27 Marshland St
623.540.15



Conservation Department Review

Record No. CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant



Matt Silva



617-599-4588



matt@silvabuilds.co



371 Main St

Apt 202

Everett , MA 02149

Messages

Robert Moore

August 19, 2026 at 10:26 pm

@Kaitlin Wright Esposito

My comments are primarily stormwater related. will close Conservation for you.

Kaitlin Wright Esposito

August 19, 2026 at 8:55 am

Please review, this is coming before Council on September 15th.



DPW Review

Record No. CCSP-26-7

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett, MA 02149

Messages

Kaitlin Wright Esposito

August 19, 2026 at 8:55 am

Please review, this is coming before Council on September 15th.



Engineering Department Review

Record No. CCSP-26-7

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Lisa Demeo

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant



Matt Silva



617-599-4588



matt@silvabuilds.co



371 Main St

Apt 202

Everett, MA 02149

Messages

Kaitlin Wright Esposito  Internal

August 19, 2026 at 8:56 am

@Lisa Demeo have your requests been satisfied? Or are you still awaiting these updates from the applicant?

Lisa Demeo

July 24, 2026 at 11:22 am

Utilities are not shown. Separate sewer and water service connections are required for each unit.

Lisa Demeo

July 24, 2026 at 11:19 am

Any two driveways leading to or from a street to or from a single lot shall not be within 30 feet of each other at their intersections with the front lot line.

The proposed driveways are taking on street parking away from all abutters.

Lisa Demeo

July 24, 2026 at 11:09 am

The alignment of the townhouses, and subsequent driveways is prohibited by Section 6.1.11.3. The proposed driveways take almost 100% of the front yard. Per code they cannot exceed 50% of the front yard,

For residential uses (one-, two- or three-family), parking in the front yard shall be allowed only in the driveway or in a backup strip adjacent to the driveway. Any paved areas including the driveway shall not cover more than 50% of the front yard.



Fire1 Department Review

Record No. CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Justin Borden

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

No comments yet.



Fire2 Department Review

Record No.CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Irvine

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Matt Silva

July 22, 2026 at 10:37 pm

The project will comply with all applicable provisions of the Massachusetts State Building Code (780 CMR), the Massachusetts Comprehensive Fire Safety Code (527 CMR), M.G.L. Chapter 148, and all conditions of the Haverhill Fire Department, including the installation of an NFPA 13 automatic sprinkler system.

Robert Irvine

July 21, 2026 at 11:11 am

The planning, design and construction of new buildings, renovation of existing buildings and structures to provide egress facilities, fire protection and built-in fire protection equipment shall be in accordance with 780 CMR; and any alterations, additions or changes in buildings required by the provisions of 527 CMR which in the scope of 780 CMR, 10th edition, shall be made in accordance therewith. (527 CMR 1.04(4) and 780 CMR 101.2). Additionally, 780 CMR (901.2.1) Document Submittal Process will be required.

Plans approved by the fire department are approved with the intent they comply in all respects to MSBC, 780 CMR 527 CMR 1.00, 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.

An NFPA 13 compliant sprinkler system shall be required for this project. Each unit is to have its own feed.



Health Department Review

Record No. CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Mark Tolman

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett, MA 02149

Messages

Mark Tolman

July 21, 2026 at 3:52 pm

All condos are connected to city water and sewer and will have municipal rubbish pickup.



Police Department Review

Record No. CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Kevin Lynch

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

No comments yet.



School Department Review

Record No. CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee HPS Superintendent

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

No comments yet.



Storm Water Review

Record No. CCSP-26-7

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Robert Moore

August 19, 2026 at 10:27 pm

Matt, will you be submitting a civil site plan in advance of your special permit hearing?

@Kaitlin Wright Esposito

Kaitlin Wright Esposito  Internal

August 19, 2026 at 8:56 am

@Robert Moore have your requests been satisfied? Or are you still awaiting these updates from the applicant?

Matt Silva

July 22, 2026 at 10:52 pm

Will do! I will update the plans. Thanks

Robert Moore

July 21, 2026 at 6:54 pm

Hi Matt

Could you please provide a civil plan demonstrating compliance with the design standards found under C. 255, s. 6.3.3. I particularly review for compliance with 6.3.3.3, .4, and .5.

thank you



Water/Wastewater Review

Record No. CCSP-26-7

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito

August 19, 2026 at 8:55 am

Please review, this is coming before Council on September 15th.



Water Supply Review

Record No. CCSP-26-7

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett, MA 02149

Messages

Kaitlin Wright Esposito

August 19, 2026 at 8:56 am

Please review, this is coming before Council on September 15th.



Building Inspector Review

Record No. CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Tom Bridgewater

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Tom Bridgewater  Internal

August 1, 2026 at 10:44 am

Meets zoning requirements , table of use 3 family requires a Special Permit



First Ad Placement

Record No.CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito

July 21, 2026 at 10:39 am

Advertise: August 27 and September 3, 2026

Haverhill Gazette



Placed on Agenda

Record No. CCSP-26-7

Status Completed

Became Active Unknown

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett, MA 02149

Messages

Kaitlin Wright Esposito

August 18, 2026 at 1:32 pm

The meeting is on Tuesday September 15th.

Matt Silva

August 17, 2026 at 10:12 am

Will the meeting be on September 15th or 16th? I noticed on the town website it says the 16th.

Kaitlin Wright Esposito

July 21, 2026 at 10:40 am

Announced on July 28th, hearing for September 15th.



Abutter Notification

Record No. CCSP-26-7

Status Active

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Natalia Hernandez

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito

July 21, 2026 at 10:40 am

@Natalia Hernandez please mail abutters on August 24th.



Second Ad Placement

Record No.CCSP-26-7

Status Completed

Became Active July 21, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-7

City Council Special Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Owner

27 MARSHLAND LLC
LOWELL ST 477 LEXINGTON, MA
02420

Applicant

 Matt Silva
 617-599-4588
 matt@silvabuilds.co
 371 Main St
Apt 202
Everett , MA 02149

Messages

Kaitlin Wright Esposito

July 21, 2026 at 10:39 am

Advertise: August 27 and September 3, 2026

Haverhill Gazette



Haverhill

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

August 24, 2026

PUBLIC HEARING

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

Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (in person/virtual), on Tuesday September 15, 2026 at 7:00 PM on a request from Matt Silva of Sterling Commonwealth Builders for approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units at 27 Marshland St on a single parcel in the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage.

(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: August 27 and September 3, 2026
Haverhill Gazette**

Kaitlin M. Wright Esposito, CMC
City Clerk

	A	B	C	D	E	F	G	H	I	J	K
	ParcelID	StreetNum	AltStreetNum	StreetName	LocCity	CondoUnit	Owner1	BillingAddress	City	State	Zip
1	621-536-1	43		COLUMBIA PARK	HAVERHILL		GOMEZ RHADAMES	43 COLUMBIA PARK	HAVERHILL	MA	01830
2	621-536-2	35		COLUMBIA PARK	HAVERHILL		CHARLESWORTH MARION H LIFE EST	35 COLUMBIA PK	HAVERHILL	MA	01830
3	621-536-3	29		COLUMBIA PARK	HAVERHILL		BLANC ROBERT H	29 COLUMBIA PARK	HAVERHILL	MA	01830
4	621-536-4	25		COLUMBIA PARK	HAVERHILL		JULIANO HENRY-ETUX	25 COLUMBIA PK	HAVERHILL	MA	01830
5	621-536-5	21		COLUMBIA PARK	HAVERHILL		THE KATYDID FOUNDATION, INC	7 JULIA ST	NEWBURYPORT	MA	01950
6	621-536-6	17		COLUMBIA PARK	HAVERHILL		MACHAIEK ALEX J ETUX	17 COLUMBIA PARK	HAVERHILL	MA	01830
7	622-535-10	51		COLUMBIA PARK	HAVERHILL		COMEAU RICHARD	51 COLUMBIA PK	HAVERHILL	MA	01830
8	622-535-11	45		COLUMBIA PARK	HAVERHILL		KUENKONG HAROLD JAMES-ETUX	45 COLUMBIA PARK	HAVERHILL	MA	01830
9	623-540-1	46		COLUMBIA PARK	HAVERHILL		WHITE LINDA J	46 COLUMBIA PK	HAVERHILL	MA	01830
10	623-540-11	1		MARSHLAND ST	HAVERHILL		THE KEITH FAMILY TRUST	1 MARSHLAND ST	HAVERHILL	MA	01830
11	623-540-12	7		MARSHLAND ST	HAVERHILL		KUHN ELIZABETH JANE	7 MARSHLAND ST	HAVERHILL	MA	01830
12	623-540-14	19		MARSHLAND ST	HAVERHILL		WHITLOCK TANYA	19 MARSHLAND STREET	HAVERHILL	MA	01830
13	623-540-15	27		MARSHLAND ST	HAVERHILL		27 MARSHLAND LLC	477 LOWELL ST	LEXINGTON	MA	02420
14	623-540-16	33		MARSHLAND ST	HAVERHILL		TORIBIO LAURIE D	33 MARSHLAND	HAVERHILL	MA	01830
15	623-540-17	37		MARSHLAND ST	HAVERHILL		HAMILTON JACK	37 MARSHLAND ST	HAVERHILL	MA	01830
16	623-540-2	38		COLUMBIA PARK	HAVERHILL		McKENZIE MATTHEW-ETUX	38 COLUMBIA PK	HAVERHILL	MA	01830
17	623-540-3	34		COLUMBIA PARK	HAVERHILL		NELSON NICOL-SOND L	61 PHILLIPS ST	LAWRENCE	MA	01843
18	623-540-4	28		COLUMBIA PARK	HAVERHILL		BORENSTEIN SCHNEUR Z-ETUX	28-30 COLUMBIA PARK	HAVERHILL	MA	01830
19	623-540-5	26	30	COLUMBIA PARK	HAVERHILL		VEKOS CAROL M-ETUX	26 COLUMBIA PK	HAVERHILL	MA	01830
20	623-540-6	22		COLUMBIA PARK	HAVERHILL		SMIDA ROBERT	22 COLUMBIA PARK	HAVERHILL	MA	01830
21	623-540-7	18		COLUMBIA PARK	HAVERHILL		RASTASKAS CHARLES	18 COLUMBIA PARK	HAVERHILL	MA	01830
22	623-540-8	14	20	COLUMBIA PARK	HAVERHILL		MARY L MOTTOLLO FAMILY TRUST	14 COLUMBIA PARK	HAVERHILL	MA	01830
23	623-540-9	10		COLUMBIA PARK	HAVERHILL		THOMAS FOREST E-ETUX	10 COLUMBIA PK	HAVERHILL	MA	01830
24	623-541-1	471		MAIN ST	HAVERHILL		GRACE UNITED METHODIST CHURCH	471 MAIN ST	HAVERHILL	MA	01830
25	623-541-1A-15	15		HAMILTON AVE	HAVERHILL		ALPER AUTUMN L	15 HAMILTON AVE	HAVERHILL	MA	01830
26	623-541-1A-17	17		HAMILTON AVE	HAVERHILL		MARTINS AMAURY D-ETUX	17 HAMILTON AVE	HAVERHILL	MA	01830
27	623-541-2	23		HAMILTON AVE	HAVERHILL		TAVAREZ FRANKI	23 HAMILTON AV	HAVERHILL	MA	01830
28	623-541-20	20		MARSHLAND ST	HAVERHILL	1	PELLOT MAUREEN E	20 MARSHLAND ST	HAVERHILL	MA	01830
29	623-541-22	22		MARSHLAND ST	HAVERHILL	2	O' NEIL RYAN JOHN-ETAL	22 MARSHLAND ST	HAVERHILL	MA	01830
30	623-541-3-25	25		HAMILTON AVE	HAVERHILL		WILLIAMS REALTY TRUST	1423 EAST HILLSBORO BLVD #122	DEERFIELD BEACH	FL	33441
31	623-541-3-27	27		HAMILTON AVE	HAVERHILL		THE USA A WILLSON REVOCABLE TRUST	27 HAMILTON AV	HAVERHILL	MA	01830
32	623-541-4	31		HAMILTON AVE	HAVERHILL		KENNY JAMES B ETUX	31 HAMILTON AVE	HAVERHILL	MA	01830
33	623-541-5	33		HAMILTON AVE	HAVERHILL		ANZANI GEORGE DE LEON	33 HAMILTON AVE	HAVERHILL	MA	01830
34	623-541-6	44		MARSHLAND ST	HAVERHILL		TOURE DJOUBA-ETUX	44 MARSHLAND ST	HAVERHILL	MA	01830
35	623-541-7	40		MARSHLAND ST	HAVERHILL		DURGIN DAVID P JR-ETUX	40 MARSHLAND ST	HAVERHILL	MA	01830
36	623-541-8	32		MARSHLAND ST	HAVERHILL		FLANAGAN STEVEN C ETUX	32 MARSHLAND ST	HAVERHILL	MA	01830
37	623-541-9	30		MARSHLAND ST	HAVERHILL		MSA REALTY TRUST	30 RIVERCREST DR	WEST NEWBURY	MA	01985
38	623-542-4	26		HAMILTON AVE	HAVERHILL		BROWN TROY	3 EVERGREEN AVE #2	SOMERVILLE	MA	02145
39	623-542-5	22		HAMILTON AVE	HAVERHILL		FACKERT MATTHEW E ETUX	22 HAMILTON AVE	HAVERHILL	MA	01830
40	623-542-6	18		HAMILTON AVE	HAVERHILL		ACOSTA CARLOS-ETUX	18 HAMILTON AV	HAVERHILL	MA	01830
41	624-546-10	43		HAMILTON AVE	HAVERHILL		McCRACKEN ROARY M	43 HAMILTON AVE	HAVERHILL	MA	01830
42	624-546-8	52		MARSHLAND ST	HAVERHILL		52 MARSHALL STREET REALTY TR	52 MARSHLAND ST	HAVERHILL	MA	01830
43	624-546-9	48		MARSHLAND ST	HAVERHILL		RAJCZYK ADAM ETUX	48 MARSHLAND AVE	HAVERHILL	MA	01830
44	624-547-10	54		COLUMBIA PARK	HAVERHILL		GLASS-MCNUITY FAMILY TRUST	54 COLUMBIA PK	HAVERHILL	MA	01830
45	624-547-11	48		COLUMBIA PARK	HAVERHILL		NORTH END REALTY TRUST	48 COLUMBIA PARK	HAVERHILL	MA	01830
46	624-547-12	43		MARSHLAND ST	HAVERHILL		CANVIN ROBERT G-ETAL	43 MARSHLAND ST	HAVERHILL	MA	01830
47	624-547-12A	45		MARSHLAND ST	HAVERHILL		STERRITT CHRISTOPHER J ETUX	45 MARSHLAND ST	HAVERHILL	MA	01830
48	624-547-13	49		MARSHLAND ST	HAVERHILL		ALEMAN MARIA	49 MARSHLAND ST	HAVERHILL	MA	01830
49	624-547-14	51	53	MARSHLAND ST	HAVERHILL		DUROCHER FAMILY IRREVOCABLE TR	321 CENTER ST	GROVELAND	MA	01834

PROJECT TYPE: New Construction

PROJECT IDENTIFICATION	NUMB
27 Marshland St., Haverhill MA	2
PROJECT TYPE	3
RESIDENTIAL REMODELING	



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF MELO DESIGN. YOU HEREBY AGREE AND UNDERTAKE THAT YOU NOT WILL IN ANY WAY UTILIZE, COPY, REPRODUCE, OR ANY WAY TAKE ADVANTAGE OF ANY DRAWING (OR ANY PART OF THEM) PRIOR TO OUR WRITTEN CONSENT. SHOULD ANY CONTRAVENTION OCCUR, THE ONUS SHALL BE ON YOU TO PROVE THAT YOU HAVE NOT BEEN IN BREACH.

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 07/24/26	
NUMBER	REVISION TABLE
1	DATE: 04/23/26
2	DATE: 05/06/26
3	DATE: 06/07/26

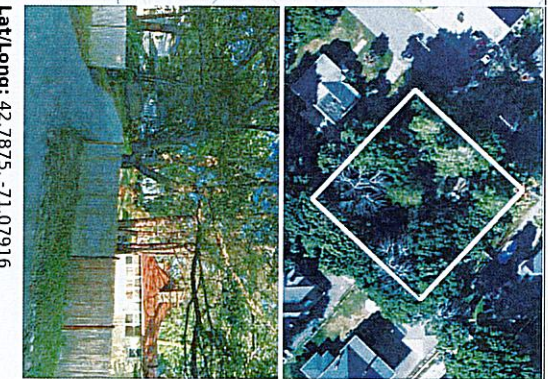
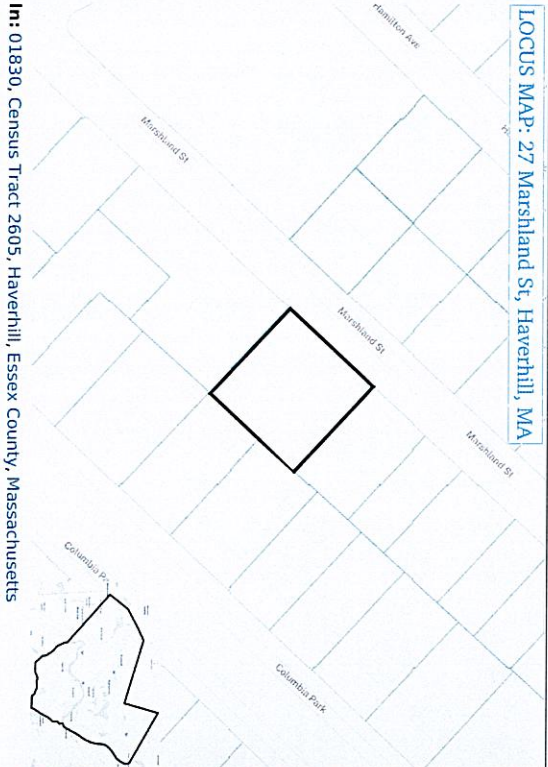
DRAWN BY
MOISÉS MENDES

Render

STREET NUMBER

A.03

LOCUS MAP: 27 Marshland St, Haverhill, MA



In: 01830, Census Tract 2605, Haverhill, Essex County, Massachusetts

Lat/Long: 42.7875, -71.07916

Intent of Work

The proposed project consists of the construction of a new three-unit townhouse building. Each unit will be designed as a vertically organized two-story residence, positioned above a ground-level slab foundation incorporating a two-car garage. Each dwelling unit will include three bedrooms and two and a half bathrooms, with layouts optimized for functionality, comfort, and efficient use of space. The design will reflect a cohesive architectural approach, ensuring consistency across all units while maximizing livability and long-term value. The project will be developed in accordance with applicable zoning regulations, building codes, and site conditions.

ZONING REQUIREMENTS TABLE

Project Address
27 Marshland Street, Haverhill, MA

Requirement	Required
Front Setback	20 ft
Rear Setback	30 ft
Side Setbacks	10 ft (each side)

Category	Item	Unit 01	Unit 02	Unit 03	Unit 04
General Info	Unit Name	Townhouse 1	Townhouse 2	Townhouse 3	Townhouse 4
General Info	Shedule Building E Invelope	-89 X 37' (Total)	-89 X 37' (Total)	-89 X 37' (Total)	-89 X 37' (Total)
General Info	Number of Floors/Units	2	2	2	2
General Info	Number of Rooms	20	20	20	20
General Info	Bedrooms (BDR)	12	12	12	12
General Info	Bathrooms (BTH)	8	8	8	8
General Info	Garage Capacity (GAR)	2 Car	2 Car	2 Car	2 Car
General Info	Garage Area (GAR)	500	500	500	500

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH RESCHECK AND/OR REQUIREMENTS OF LOCAL CODES. PORCHES, DECKS, BALCONIES, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN TYPIC AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH GLOUTER FOAM.

IF THERE IS THERE IS A CRAWL SPACE, VENTING TO MEET LOCAL CODE REQUIREMENTS INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO.

INSULATE FOUNDATION SLAB PER PLAN

MINIMUM INSULATION:
ATTIC/CEILING: R-60
WALLS: K-30

Lot Size:	12,919.76 sqft
Proposed Building Foot Print	3,281.26
Lot Coverage	25.0%

FOUNDATION

APPROVED

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

COPYRIGHT

PROJECT IDENTIFICATION
27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ISSUE DATE: 07/24/26

REVISION TABLE

NUMBER	DATE	DESCRIPTION
1	07/24/26	ISSUE FOR PERMIT
2	08/01/26	ISSUE FOR PERMIT

MELO DESIGN

SHEET TITLE

Project Details

DRAWN BY

MODS MEMBERS

SHEET NUMBER

A-02

MELO DESIGN

Marshalland Townhouse
27 Marshalland Street, Haverhill, MA

PROJECT TYPE: New Construction

PROJECT TYPE: New Construction

PAG.

- A.01 - COVER PAGE
- R.01 - RENDERING
- A.03 - PROJECT DETAILS
- A.04 - PROJECT NARRATIVE
- A.05 - PROJECT SITE PLAN
- A.06 - FOUNDATION FOOT PRINT / LAYOUT
- A.07 - EXTERIOR ELEVATION
- A.08 - EXTERIOR ELEVATION
- A.09 - PROPOSED 1ST FLOOR
- A.10 - PROPOSED 2ND FLOOR

M/DO MELO DESIGN	APPROVED: PRELIMINARY ONLY NOT FOR CONSTRUCTION	THIS DRAWING IS THE PROPERTY OF MELO DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER TAKE ADVANTAGE OF ANY DRAWING OR ANY PART OF THEM PRIOR TO OUR WRITTEN CONSENT. SHOULD ANY CONTRAVENTION OCCUR, THE DRAFTER SHALL BE OBLIGED TO PROVE THAT YOU HAVE NOT BEEN IN BREACH	PROJECT IDENTIFICATION		ISSUE DATE: 01/24/26		MELO DESIGN		SHEET TITLE	
			27 Marshall St., Haverhill, MA						COVER	
			PROJECT TYPE		REVISION TABLE				DRAWN BY:	
			RESIDENTIAL REMODELING		NUMBER DESCRIPTION DATE				MORRIS MENDES	
					1 ATTACHED ADDENDUM 04/22/26					



CONTENTS

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

MELO DESIGN

 $\frac{N}{D}$

PROJECT IDENTIFICATION

27 **Marshall St., Howell Hill 819**

PROJECT TITLE

PRESIDENTIAL REMODLING

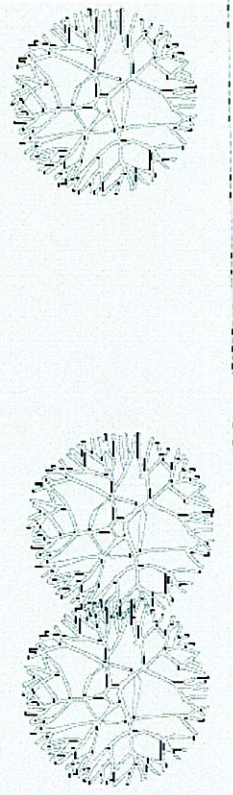
REVISION TABLE		
NUMBER	REVISION	DATE
1	AS BUILT - DESIGN 100%	04-24-76
2	AS BUILT TO 10'	04-26-76
3	AS BUILT TO APPROX 10'	06-01-76
4	AS BUILT	07-16-76

STUDY DESIGN

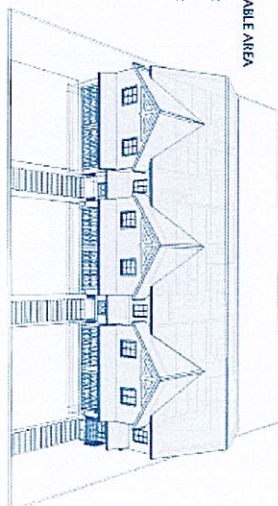
Index

SHEET NUMBER

NOISES MENDES



- Lot area - 12,919.76 sq ft
- Grass Area - 8,296.73 sq ft PERMEABLE AREA
- Building Driveway - 3,281.26 sq ft
- Building Driveway - 1,430.79 sq ft
- Backyard - 1,057 sq ft

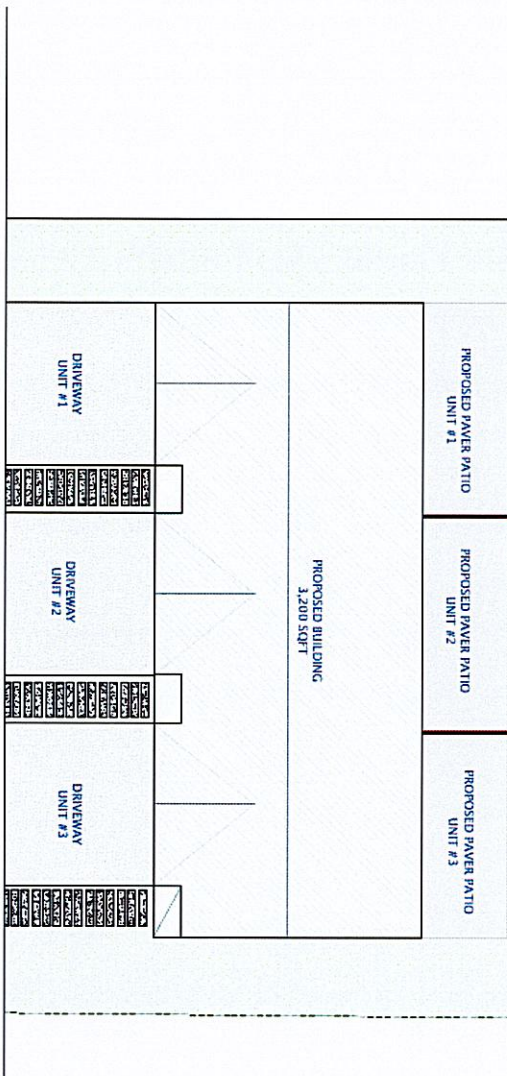


Intent of Work:
The proposed project consists of the construction of a new three-unit townhouse building. Each unit will be designed as a vertically organized two-story residence, positioned above a ground-level slab foundation incorporating a two-car garage. Each dwelling unit will include three bedrooms and two and a half bathrooms, with layouts optimized for functionality, comfort, and efficient use of space. The design will reflect a cohesive architectural approach, ensuring consistency across all units while maximizing livability and long-term value. The project will be developed in accordance with applicable zoning regulations, building codes, and site conditions.

ZONING REQUIREMENTS TABLE

Project Address:
27 Marshland Street, Haverhill, MA

Requirement	Required
Front Setback	20 ft
Rear Setback	30 ft
Side Setbacks	10 ft (each side)



Marshland St

PLOT PLAN VIEW

1/8" IN = 1 FT

APPROVED:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

CITY/STATE:

THIS DRAWING IS THE PROPERTY OF MELO DESIGN. YOU HEREBY AGREE AND WARRANT THAT YOU WILL NOT REUSE, REPRODUCE, COPY, REFERENCE, OR ANY WAY TAKE ADVANTAGE OF ANY DRAWING (OR ANY PART OF THEM) PRIOR TO OUR WRITTEN CONSENT (SHOULD ANY DISCREPANCY OCCUR, THE DMS SHALL BE OUR FIRST CHOICE). THIS DRAWING AND ANY PARTS THEREOF ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT OUR WRITTEN CONSENT.

MELO DESIGN



PROJECT IDENTIFICATION

27 Marshland St., Haverhill MA

PROJECT TYPE

RESIDENTIAL REMODELING

ESTIMATE DATE: 03/24/2025

ESTIMATE TABLE

NUMBER	DATE
1	03/24/2025
2	03/24/2025
3	03/24/2025
4	03/24/2025
5	03/24/2025
6	03/24/2025
7	03/24/2025
8	03/24/2025
9	03/24/2025
10	03/24/2025

MELO DESIGN

DRAWN BY:

MOORE KAPLAN

SHEET TITLE

Proposed Site Plan

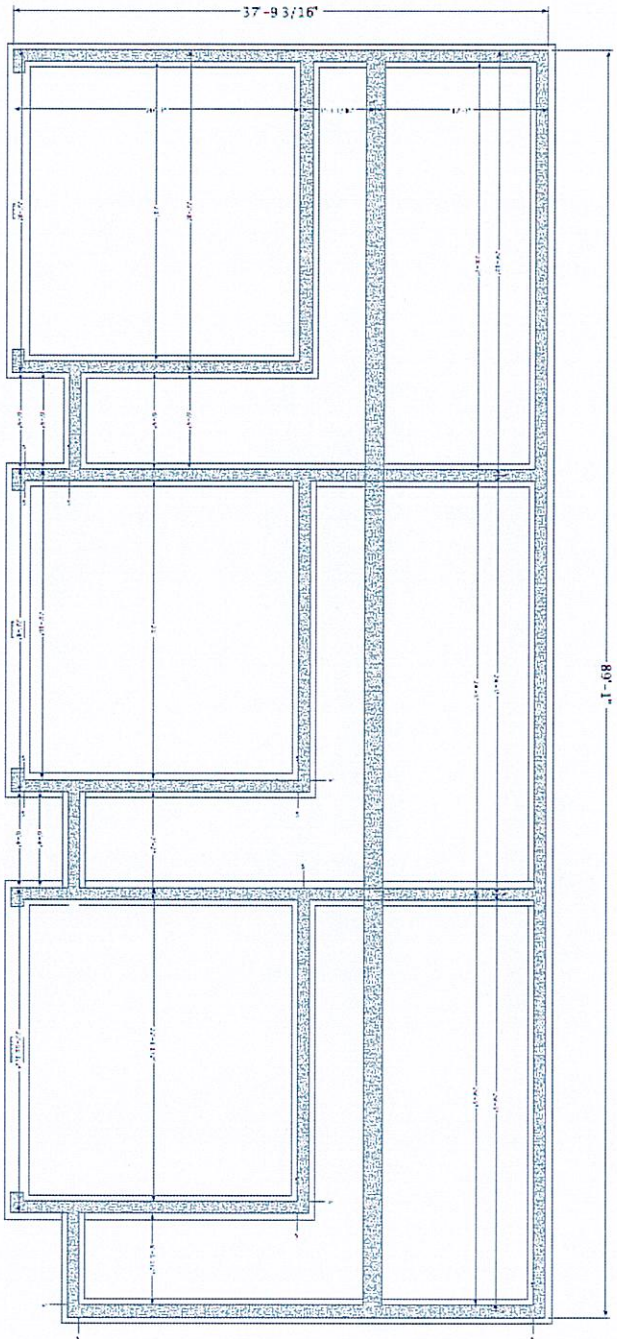
SHEET NUMBER:

A.05

PROPERTY LINE

89'-1"

PROPERTY LINE



FOUNDATION

1/4" IN = 1' FT

Lot Size:	12,919.76 sqft
Proposed Building Foot print	3,251.26
Lot Coverage	25.0%

MELO DESIGN



APPROVED
PREPARED FOR
NOT FOR CONSTRUCTION

CONTRACT

THIS DRAWING IS THE PROPERTY OF MELO DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MELO DESIGN. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LEGAL ACTION.

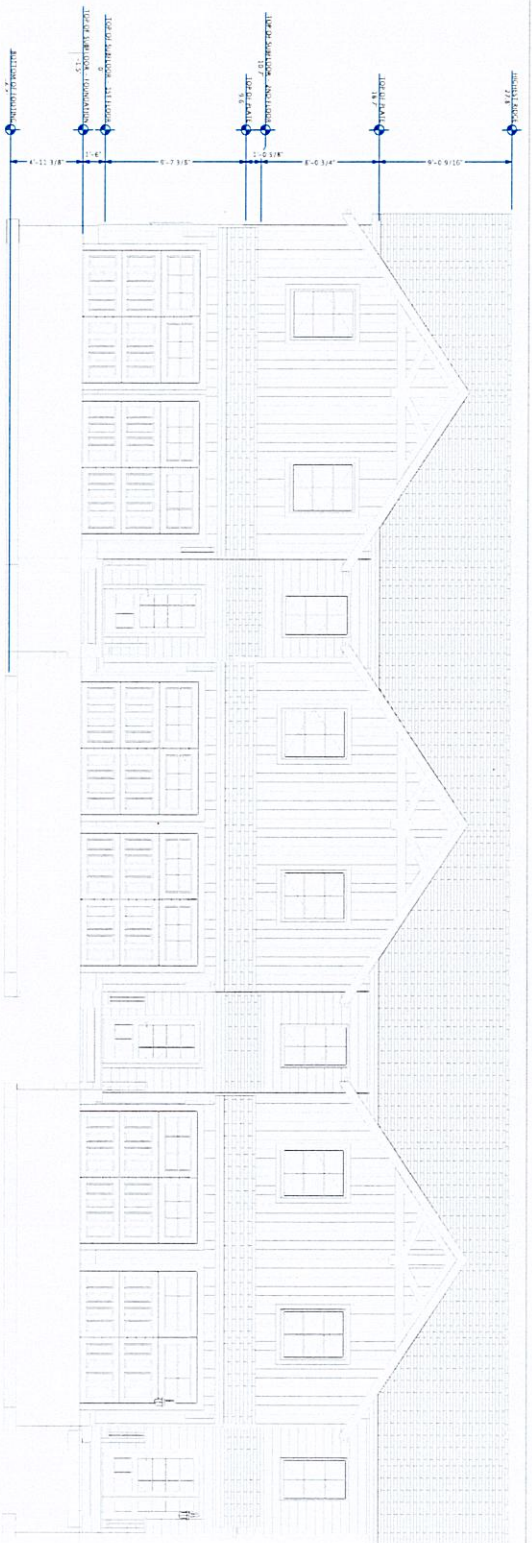
PROJECT IDENTIFICATION
27 Main Street, Boston, MA

PROJECT TYPE
RESIDENTIAL REMODELING

REVISION	DATE	BY
1	01/24/20	MELO
2	02/10/20	MELO
3	02/10/20	MELO
4	02/10/20	MELO

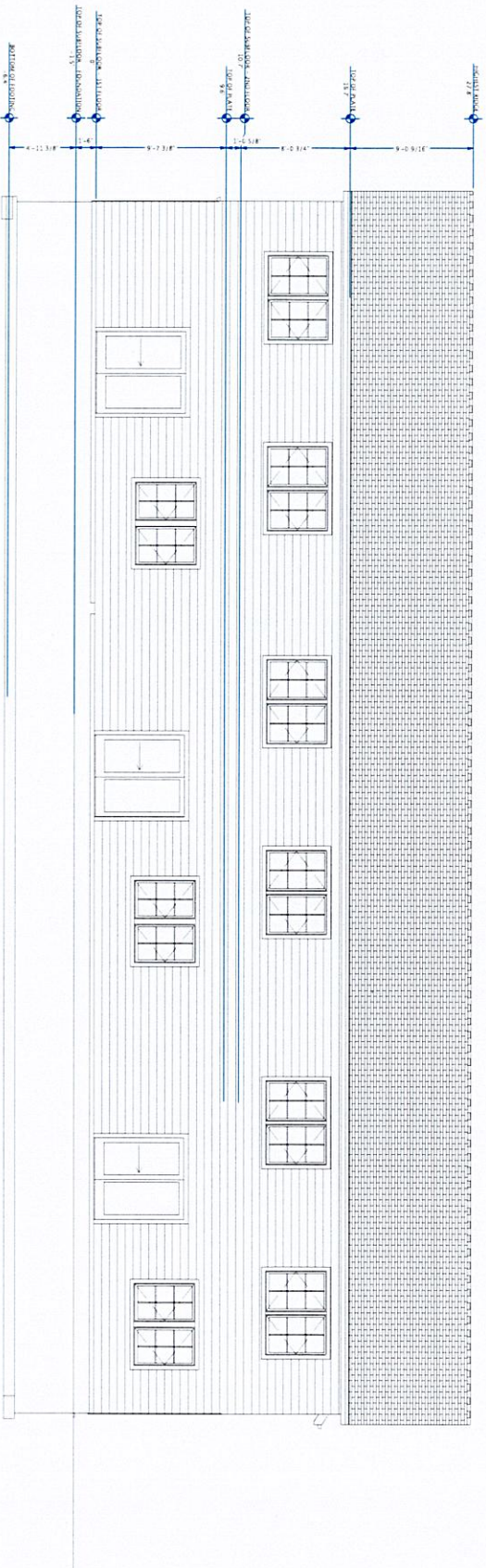
MELO DESIGN
DRAWN BY:
CHECKED BY:

SHEET TITLE
Foundation Layout
SHEET NUMBER
A-06



FRONT ELEVATION - STREET VIEW

1/4 IN = 1 FT



BACK ELEVATION

1/4 IN = 1 FT

M/D
MELO DESIGN

APPROVED

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

COPYRIGHT

PROJECT IDENTIFICATION
27 Warfield St., Haverhill, MA

PROJECT TYPE
RESIDENTIAL REMODELING

ISSUE DATE: 01/24/26

REVISION TABLE	
NUMBER	DATE
1	04/22/25
2	06/01/25
3	06/01/26

MELO DESIGN

DRAWN BY
KATHERINE MENDES

SHEET TITLE
Elevation

31007 10/08/26
A100

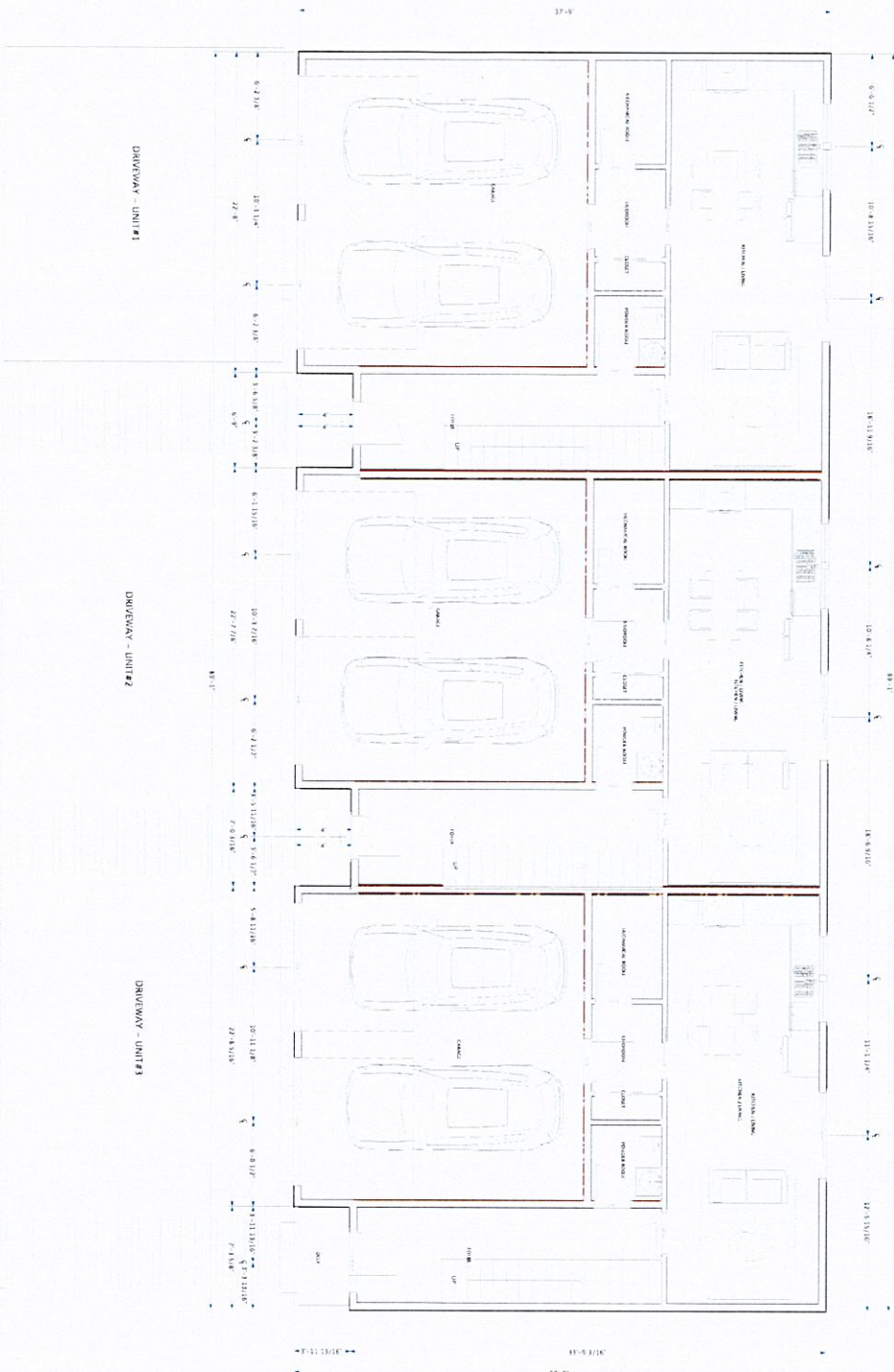


SHIRLEY J.

MELO DESIGN
M/D

MELO DESIGN

PROPOSED 1ST FLOOR
1/4 IN = 1 FT



MELO DESIGN

APPROVED
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

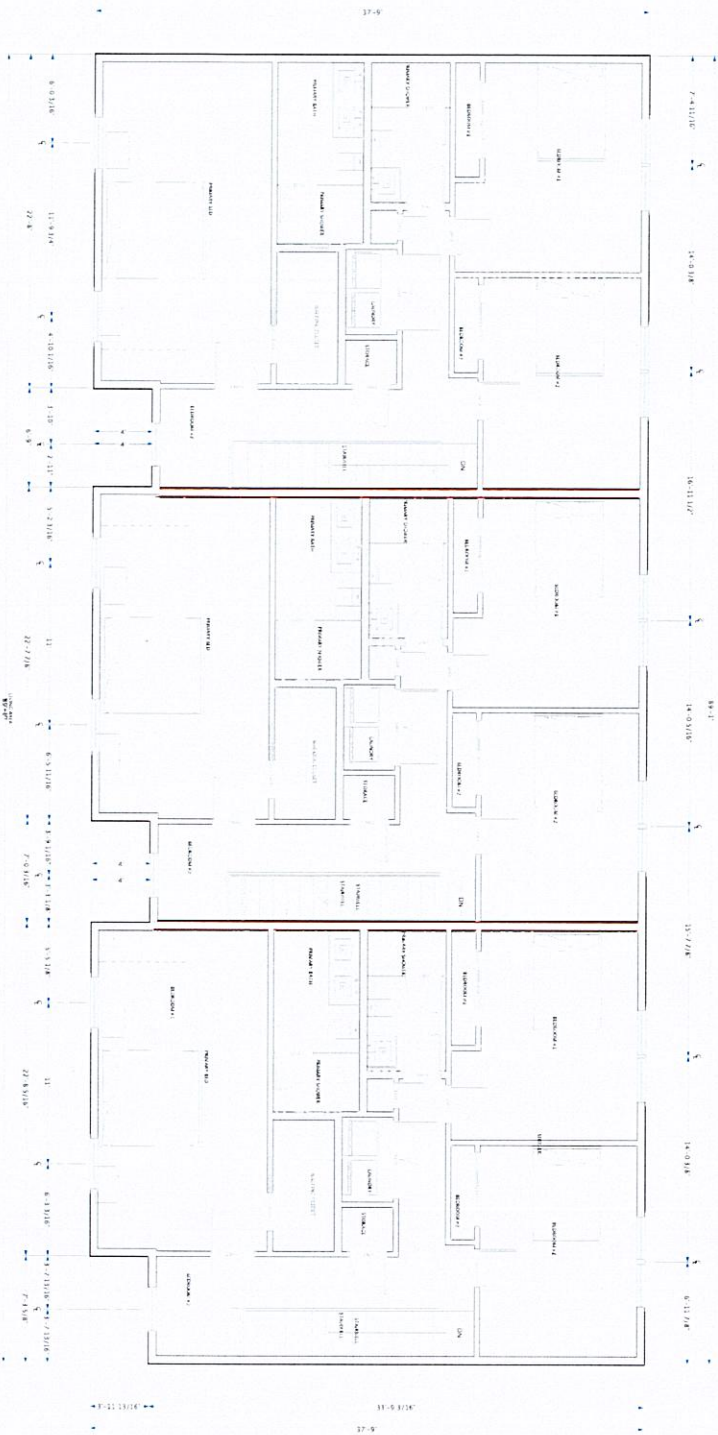
COPYRIGHT
THIS DRAWING IS THE PROPERTY OF MELO DESIGN. YOU HEREBY AGREE AND UNDERSTAND THAT YOU NOT WITHIN ANY WAY OUTLIVE, COPY, REPRODUCE, OR ANY MANNER, WITHOUT THE WRITTEN CONSENT OF MELO DESIGN. ANY CONTRAVENTION OCCUR, THE OWNER SHALL BE OBLIGED TO PROVE THAT YOU HAVE NOT BEEN IN BREACH

PROJECT IDENTIFICATION
277 Mainland St., Haverhill, MA
PROJECT TYPE
RESIDENTIAL REMODELING

REVISION TABLE		DATE
NUMBER	REVISION	DATE
1	1.0000	03.03.20
2	2.0000	06.01.20

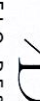
MELO DESIGN
DRAWN BY
MOISES MENDES

SHEET TITLE
Floor plan: first floor layout
SHEET NUMBER
A-04



PROPOSED 2ND FLOOR

1/4 IN = 1 FT

 MELO DESIGN	APPROVED	THIS DRAWING IS THE PROPERTY OF MELO DESIGN. YOU HEREBY AGREE AND UNDERTAKE THAT YOU NOT REPRODUCE OR COPY, REPRODUCE OR ANY WAY TAKE ADVANTAGE OF ANY DRAWING OR PART OF THEM PRIOR TO OUR WRITTEN CONSENT. SHOULD ANY CONTRAVENTION OCCUR, THE DRAFT SHALL BE VOID TO PROVE THAT YOU HAVE NOT BEEN IN BREACH.	COPYRIGHT		PROJECT IDENTIFICATION		MELO DESIGN		SHEET TITLE	
			27 Washburn St., Haverhill, MA		PROJECT TYPE		DRAWN BY		SECOND FLOOR LAYOUT	
			RESIDENTIAL REMODELING		SCALE DATE: 02/24/26		MOISE MENDES		A03	
					REVISION TABLE					
			NUMBER		DATE					
			1		02/24/26					
			2		03/02/26					
			3		06/01/26					
			4		06/01/26					
			5		06/01/26					
			6		06/01/26					
			7		06/01/26					
			8		06/01/26					
			9		06/01/26					
			10		06/01/26					
			11		06/01/26					
			12		06/01/26					
			13		06/01/26					
			14		06/01/26					
			15		06/01/26					
			16		06/01/26					
			17		06/01/26					
			18		06/01/26					
			19		06/01/26					
			20		06/01/26					
			21		06/01/26					
			22		06/01/26					
			23		06/01/26					
			24		06/01/26					
			25		06/01/26					
			26		06/01/26					
			27		06/01/26					
			28		06/01/26					
			29		06/01/26					
			30		06/01/26					
			31		06/01/26					
			32		06/01/26					
			33		06/01/26					
			34		06/01/26					
			35		06/01/26					
			36		06/01/26					
			37		06/01/26					
			38		06/01/26					
			39		06/01/26					
			40		06/01/26					
			41		06/01/26					
			42		06/01/26					
			43		06/01/26					
			44		06/01/26					
			45		06/01/26					
			46		06/01/26					
			47		06/01/26					
			48		06/01/26					
			49		06/01/26					
			50		06/01/26					
			51		06/01/26					
			52		06/01/26					
			53		06/01/26					
			54		06/01/26					
			55		06/01/26					
			56		06/01/26					
			57		06/01/26					
			58		06/01/26					
			59		06/01/26					
			60		06/01/26					
			61		06/01/26					
			62		06/01/26					
			63		06/01/26					
			64		06/01/26					
			65		06/01/26					
			66		06/01/26					
			67		06/01/26					
			68		06/01/26					
			69		06/01/26					
			70		06/01/26					
			71		06/01/26					
			72		06/01/26					
			73		06/01/26					
			74		06/01/26					
			75		06/01/26					
			76		06/01/26					
			77		06/01/26					
			78		06/01/26					
			79		06/01/26					
			80		06/01/26					
			81		06/01/26					
			82		06/01/26					
			83		06/01/26					
			84		06/01/26					
			85		06/01/26					
			86		06/01/26					
			87		06/01/26					
			88		06/01/26					
			89		06/01/26					
			90		06/01/26					
			91		06/01/26					
			92		06/01/26					
			93		06/01/26					
			94		06/01/26					
			95		06/01/26					
			96		06/01/26					
			97		06/01/26					
			98		06/01/26					
			99		06/01/26					
			100		06/01/26					



ZONE: RH			
	REQUIRE.	EXISTING	PROPOSED
FRONT	20	24.5	22.7
SIDE	10	10.9	10.8
SIDE	10	62.3	10.0
REAR	30	61.3	56.4
MAX BUILDING COV%	25%	10.1	25.0%

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: STEPHEN R LEVINE
 TITLE REFERENCE: DK 19523 PG 573
 PLAN REFERENCE: 498 OF 1952

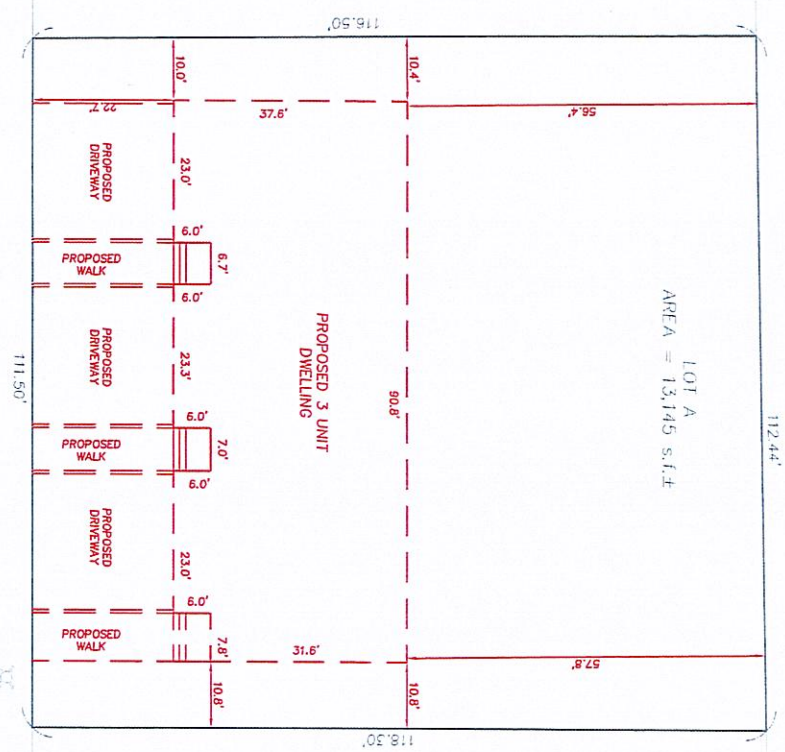
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:
 TO: SHLOMI GEVA

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 18, 2026
 DATE OF PLAN: MARCH 21, 2026
 DATE OF PLAN: MAY 27, 2026 (NEW PROPOSED)

RICHARD J. NEDE, JR. P.L.S. *05/27/2026* DATE



MARSHLAND STREET

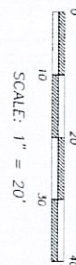
PREPARED FOR:
 SHLOMI GEVA

PREPARED BY:

MEDFORD ENGINEERING & SURVEY
 ANGELO E. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4466 fax: 781-396-8052

PROPOSED PLOT PLAN
 27 MARSHLAND STREET
 HAVERHILL, MA
 (MIDDLESEX COUNTY)

DRAWN	CHECKED	FILE No.
CAV	RJM	22958



ZONE: RH	
	REQUIRE
FRONT	20
SIDE	10
SIDE	10
REAR	30
MAX BUILDING COV%	25%
	EXISTING
	24.5
	10.9
	62.3
	61.3
	10.1

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY; A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: STEPHEN R LEVINE

TITLE REFERENCE: BK 19523 PG 573

PLAN REFERENCE: 498 OF 1952

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: SHLOMI GEVA

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

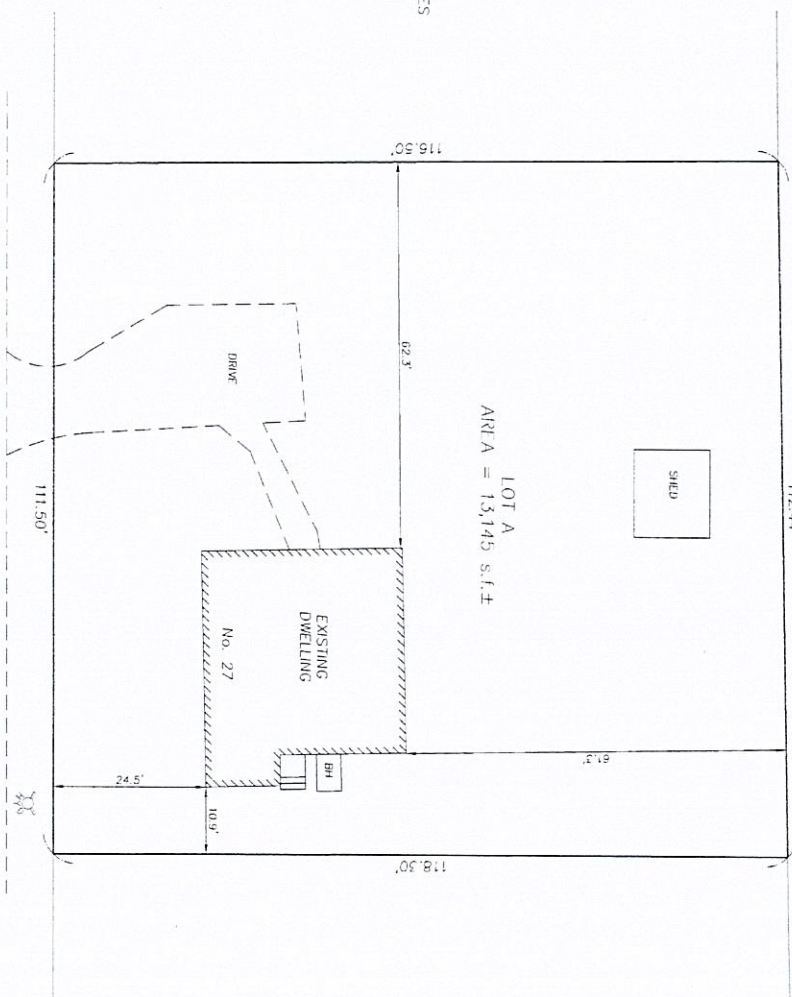
THE FIELD WORK WAS COMPLETED ON: MARCH 18, 2026
DATE OF PLAN: MARCH 21, 2026

RICHARD J. MEDFORD, JR., P.L.S.

03/21/2026
DATE:



MARSHLAND STREET



PREPARED FOR:

SHLOMI GEVA

PREPARED BY:



**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

CERTIFIED PLOT PLAN
27 MARSHLAND STREET
HAVERHILL, MA
(MIDDLESEX COUNTY)

DRAWN	CHECKED	FILE No.
CAV	RJM	22958

PROJECT SUMMARY - 27 Marshland St

The property located at 27 Marshland Street, Haverhill, Massachusetts, consists of an approximately 13,145 square foot parcel located within the RH Zoning District. The site is currently improved with an existing single-family residence proposed to be demolished and redeveloped.

The proposed project consists of the construction of three attached townhouse condominium units on a single lot. Each unit will contain approximately 1,700 square feet of living area, three bedrooms, two and one-half bathrooms, and an attached two-car garage. The proposed building footprint is approximately 3,281 square feet with a total living area of approximately 5,100 square feet.

SITE DATA

- Lot Area: 13,145 SF
- Proposed Building Footprint: 3,281 SF
- Proposed Total Living Area: 5,100 SF
- Lot Coverage: 25.0%
- Building Dimensions: Approximately 89'-1" x 37'-9"
- Number of Units: 3
- Bedrooms: 3 per unit (9 total)
- Bathrooms: 2.5 per unit

PARKING SUMMARY

- Unit 1: Two-car garage plus two driveway parking spaces = 4 spaces
- Unit 2: Two-car garage plus two driveway parking spaces = 4 spaces
- Unit 3: Two-car garage plus two driveway parking spaces = 4 spaces

Total Parking Provided: 12 spaces

COVERAGE SUMMARY

Description	Existing	Proposed
Lot Area	13,145 SF	13,145 SF
Principal Structure	Existing Single-Family Residence	Three Attached Townhouse Units
Building Footprint	Approx. Existing Residential Footprint	3,281 SF
Lot Coverage	Existing Condition	25.0%

Based upon the applicant's review of the Haverhill Zoning Ordinance, the proposed development complies with the applicable dimensional requirements of the RH Zoning District, including lot area, frontage, setbacks, building height, lot coverage, and parking requirements. The project is intended to be developed as a three-unit residential condominium development with condominium ownership established upon completion.

Water, sewer, drainage, stormwater management, and utility infrastructure improvements will be designed and submitted under separate civil engineering plans following zoning review and confirmation of the applicable approval process. The project will be developed in accordance with all applicable local and state regulations.

ZONING COMPLIANCE STATEMENT

Property Address: 27 Marshland Street, Haverhill, MA

Map 623, Block 540, Lot 15

The subject property is located within the RH (Residential High Density) Zoning District of the City of Haverhill.

The proposed project consists of the demolition of the existing single-family residence and construction of three attached townhouse condominium units on a single parcel. Each unit is proposed to contain three bedrooms, two and one-half bathrooms, and an attached two-car garage.

Based upon the applicant's review of the Haverhill Zoning Ordinance, the proposed development complies with the applicable dimensional and zoning requirements of the RH Zoning District, including:

- Permitted residential use
- Minimum lot area
- Required frontage
- Front setback requirements
- Side setback requirements
- Rear setback requirements
- Building height limitations
- Lot coverage limitations
- Parking requirements

The proposed development contains approximately 3,281 square feet of building footprint area on a 13,145 square foot lot, resulting in approximately 25% lot coverage. A total of 12 off-street parking spaces are provided through attached garages and driveway parking.

At this time, the applicant is not aware of any zoning variances, dimensional waivers, or other zoning relief required for the proposed development. The applicant respectfully requests review of the enclosed materials and confirmation of the applicable permitting and approval process, including whether any Planning Board, Zoning Board of Appeals, Site Plan Review, Special Permit, or other local approvals are required prior to building permit application.

Water, sewer, drainage, stormwater management, and utility infrastructure design will be prepared and submitted under separate civil engineering plans as required by the City.

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

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

February 4, 2025

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

Special Permit Application-76 Summer Street, Haverhill, MA
City Council Rules and Regulations for Special Permits Information Required

General Criteria: General Special Permit Criteria

1. As required by the Special Permit criteria section of the Zoning Ordinance (Section 10.4.2), in order to grant a Special Permit, a Special Permit Granting Authority must make a written determination "that the proposed use or structure(s) shall 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." Under Section 10.4.2, "[i]n addition to any specific factors that may be set forth in th[e] [zoning] chapter, such determination shall include consideration of each of the following:
2. Community needs served by the proposal.
3. Traffic and pedestrian flow and safety, including parking and loading.
4. Adequacy of utilities and other public services
5. Neighborhood character and social structures
6. Impacts on the natural environment, and
7. Potential fiscal impact, including impact on City services, tax base, and employment.

Specific Findings Under Zoning Ordinance Section 10.4.2

- 8: Community needs served by the proposal.
- 9: Department of Mental Health has reviewed the need for the expansion project, which is proposing to add (24) beds to an existing (71)-bed facility for a total of 95 beds and has provided provisional approval based on assessed need. See attached letter from DMH. In 2024, Haverhill Pavilion deflected 1,354 geriatric referrals. Our current geriatric unit operated at a 97.1% occupancy rate in 2024.
- 10: Traffic and pedestrian flow and Safety, including parking and loading.
- 11: Careful attention has been given to traffic flow and pedestrian safety in this development plan. As part of the expansion, the design will update the facility to meet the latest ADA standards for parking and include an additional van-accessible handicap parking space. The main parking lot will

remain functional and largely unaffected by the project scope. Similarly, the rear asphalt area, primarily used for ambulance drop-offs and deliveries, will see minimal changes, with the addition of a new ambulance drop-off area incorporated into the expansion. These details are outlined in the provided site plan filed with this Application (see Sheet C5.0)

- 12: Adequacy of utilities and other public services.
- 13: The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City Departments have raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access on all three sides. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.
- 14: Neighborhood character and social structures.
- 15: The proposed addition is consonant with neighborhood character and social structures, as it will match the existing facility in materials and massing and represents no substantive change in the use or operation of the existing facility. The new addition will marginally increase the percentage of open space on the site and the replacement of asphalt with grass and landscaping will improve sightlines of existing parking. Unsightly elements such as dumpsters and a trash compactor will be shielded to the interior of the site, and the new emergency generator will be shielded on all sites by a concrete masonry unit enclosure finished with materials to match the existing building exterior. Applicant has met with the neighbors and reviewed this Application with them prior to submission. Property used to contain a 122 bed rehabilitation hospital.
- 16: Impact on natural environment.
- 17: There are no expected impacts to the natural environment as a consequence of this project. The new addition will marginally increase the percentage of open space on the site, and the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration.
- 18: *Potential fiscal impact, including impact on City services, tax base, and employment.*
- 19: *This project will have no impact on city services. It is believed that this project will increase the tax base. No impact on schools. Haverhill Pavilion will increase its staffing to operate the additional beds. This will create employment opportunities for both clinical and non-clinical staff.*

Specific Findings Under Zoning Ordinance Section 6.3.3

- **Lighting:** The proposed lighting for this project will comply with city standard 6.3.3(1). The existing lot lighting will remain largely unchanged, with the addition of wall packs on the new building. These wall packs will be mounted at a maximum height of 15 feet and designed as full-cutoff fixtures to ensure no light is directed outward, minimizing glare and maintaining a focused, compliant lighting environment where required on site.
- **Noise:** The project will comply with city standard 6.3.3(2) as it pertains to noise. Construction will abide by the restrictions set forth in Chapter 182 of the Haverhill Code and 310 CMR 7.10 of the Department of Environmental Protection's regulations. The project's new emergency generator has been placed away from the lot line and has a built-in muffler to mitigate noise. This generator will be shielded on all sites by a concrete masonry unit enclosure to further mitigate noise. An existing

dumpster located on the periphery of the site will be moved to a courtyard shielded on three sides by building, which will reduce noise at times of refuse collection.

- Landscaping: 6.3.3 (3) Screening and buffer area in I or C Districts. A screening and buffer area shall be required in any I or C District which adjoins or abuts an R or S District at the side or rear of the property. This screening must consist of any one of, or some combination of, the following:
(1) A solid fence or wall not less than six feet in height. A fence presently exists along the west side of the building. Additional screening was provided in the northeast corner based on request from neighboring property owners at a neighborhood review meeting.
- Stormwater Management: The proposed stormwater plan will comply with city standard 6.3.3(4), as detailed in the provided site plan. The design ensures that post-construction peak flow rates will match pre-construction conditions, supported by preliminary calculation tables. Additionally, the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration. The existing on-site storm line will be expanded to accommodate the new building while maintaining its current outfall to the city sewer beneath Sumer Street. All necessary Erosion Prevention and Sediment Control (EPSC) measures will be implemented during construction to minimize sediment displacement, protect nearby waterways, and maintain compliance with city regulations.
- Site development Standards: The proposed development plan complies with all site development standards outlined in Section 6.3.3(5). The area of disturbance has been carefully minimized to accommodate the building addition, ensuring the new footprint aligns seamlessly with the existing hospital facility. This thoughtful approach preserves the functionality of the site while reducing disturbance and maintaining accessibility for patients, staff, and visitors. Furthermore, new landscaping will be introduced to enhance the hospital grounds that also support improved stormwater management, soil stability, and sustainability, while adhering to city standards for healthcare facilities.
- Pedestrian and Vehicular Access/Traffic Management: As stated careful attention has been given to traffic flow and pedestrian safety in this development plan ensuring adherence to Section 6.3.3(6). The facility has operated in this capacity for an extended period without any reported issues related to traffic management or vehicular access. Pedestrian traffic and parking will continue to be located at the front, while ambulances and deliveries will be directed to the rear, maintaining separation of these traffic elements. The site currently has an excess of approximately 100 parking spaces, so the removal of the upper parking lot will not impact on the availability of parking for staff and patients, remaining within code requirements. Detailed parking requirements are outlined in the "Site Data Table" on sheet C0.0. Haverhill Pavilion plans on hiring an estimated (30) new staff members to facilitate the operations of the new unit. This increase in staff numbers does not trigger the need of a traffic study. Parking lot is within code for the proposed bed increase.
- Aesthetics: The proposed design of the building addition complies with the neighborhood compatibility requirement outlined in Section 6.3.3(7). The building addition will closely match the front façade of the existing facility in materials and massing, and will shield older and less-harmonious elements of the facility.
- Utilities/Security/Emergency Systems: The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The

proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City development services have raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access on all three sides. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.

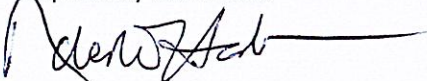
- Other General Standards: The proposed expansion will cause no substantive change in the current facility's compliance with Section 6.3.3(9). The expansion will not be conducted in a manner as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard; noise or vibration, smoke, dust, odor or other form of environmental pollution; electrical or other disturbance; glare; liquid or solid, refuse or wastes; conditions conducive to the breeding of insects, rodents or other substance, conditions or element in an amount as to affect adversely the surrounding environment. All operations shall be conducted in such a manner so as to comply with the laws of the Commonwealth of Massachusetts regulating air pollution.

Based upon all of the above as well as all the plans and other documents filed with this Application, Applicant believes this Petition meets all the following requirements under Chapter 255 Section 10.4.2 for a Special Permit:

- A. The proposed addition will not cause substantial detriment to the neighborhood or the City taking into account the characteristics of the site (its size, location, and existing structure) and the proposal in regard to this site. The Lot currently exists. The Site has an existing structure/use, and the additional will not be detrimental to the neighborhood. No objections to this project were received during Pre-development Review.
- B. Community needs for additional psychiatric beds is served by this proposal. The increased beds have already been approved by the Department of Mental Health. See the letter attached.
- C. Traffic and pedestrian flow and safety have been addressed and required parking for a 95 bed facility is being provided. See Site Plan filed with this Application.
- D. Adequate utilities and other public services are all supplied for this project. Property is on city water and sewer.
- E. The neighborhood character and structures have been addressed in the architectural designs of this project. The addition fits this lot and will fit in the neighborhood.
- F. There will be no impact to natural environment.
- G. The project will increase the city's tax base, supplies greatly needed psychiatric beds, and has no adverse impact on City services or City Schools.

Wherefore, the Petitioner would request that the Council approve this Special Permit.

Respectfully submitted.



Robert D. Harb
Attorney For Applicant



The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Mental Health
25 Staniford Street
Boston, Massachusetts 02114-2575

MAURA T. HEALEY
Governor

KIMBERLEY DRISCOLL
Lieutenant Governor

KATHLEEN E. WALSH
Secretary

BROOKE DOYLE
Commissioner

(617) 626-8000
www.mass.gov/dmh

March 4, 2024

Felicia Risick
Division President Acadia
Haverhill Pavilion
76 Summer Street
Haverhill, MA 01830

Ms. Risick:

The Department of Mental Health (DMH) has reviewed and is providing provisional approval for a twenty-four (24) bed expansion to the current Haverhill Pavilion Behavioral Health located at 76 Summer Street, Haverhill.

The proposed expansion is to construct a new twenty-four (24) bed geriatric unit. The current twenty-one (21) geriatric unit will be converted to an adult unit once the newly constructed twenty-four (24) bed geriatric unit is completed and opened. Upon completion of the proposed twenty-four (24) bed geriatric unit, Haverhill Pavilion Behavioral Health will have a total of ninety-five (95) beds. Seventy-one (71) general adult beds and twenty-four (24) geriatric beds.

Please feel free to share this with interested parties and do not hesitate to email or call if you have questions on this or related matters.

Please ensure that there is ongoing communication with DMH on the progress of your construction project and any changes that may need to be made to the conceptual design drawing that was submitted and discussed with the Licensing team on February 22, 2024.

Once the expansion project is completed it will be necessary for Haverhill Pavilion to submit an application for licensing of the new twenty-four (24) geriatric beds.

Sincerely,

Martha M. Ryan, JD, MSN, RN
Assistant Commissioner for Clinical and Professional Service/ Director of Licensing

cc: Jeff Lenar, Chief Executive Officer, Haverhill Pavilion Behavioral Health



Document 92-B

CITY OF HAVERHILL

In Municipal Council October 1 2024

Ordered:

CITY COUNCIL

RULES AND REGULATIONS FOR SPECIAL PERMITS

AMENDMENT AND REPLACEMENT OF RULES AND REGULATIONS FOR WHEN THE CITY COUNCIL SITS AS A SPECIAL PERMIT GRANTING AUTHORITY

BE IT ORDERED by the City Council of the City of Haverhill that following Rules and Regulations amend and replace the Rules and Regulations for Special Permits for instances when the City Council sits as a Special Permit Granting Authority that were accepted by the City Council on September 17, 2024.

City of Haverhill, MA
CITY COUNCIL
Rules and Regulations for Special Permits

Section 1: Purpose and Scope

1. **Purpose:** The purpose of these regulations is to establish a consistent process for the application, review, and approval of special permits within the City of Haverhill, ensuring that developments meet community standards and are in harmony with the public interest.
2. **Scope:** These regulations apply to all special permits required under the Zoning Ordinance or any other applicable city ordinance.

Section 2: Definitions

1. **Special Permit:** A discretionary approval granted by the designated permitting authority that allows a specific use or activity on a property, which is not allowed by right under the zoning ordinance but may be permitted under certain conditions.
2. **Special Permit Granting Authority: (CITY COUNCIL):** The board designated by the city's zoning ordinance to issue special permits,

Section 3: Application Process

1. **Pre-Application Conference:** Applicants are encouraged to meet with the SPGA and city planning staff before submitting a formal application to discuss the proposal, review applicable regulations, and identify potential issues.
2. **Application Submission:**
 - o Applications must be submitted to the SPGA on forms provided by the city on its website cityofhaverhill.com.

- A complete application includes a narrative description of the proposed use, site plans, traffic studies (if applicable), environmental impact assessments, and any other required documentation as set forth on the application page.
- The application must address, specifically, each of the general Special Permit criteria under section 10.4.2 of the Ordinance as well as the specific special permit criteria of the section for which the permit is being applied (See section 4 below).
- The application must specifically cite to the section of the Ordinance under which the Special Permit is being applied.
- All applications must include the following:
 1. The application must be accompanied by a filing fee, as established by the City Council.
 2. The perimeter dimensions of the lot; Assessor's Map, lot and block numbers
 3. All existing and proposed buildings, structures, building setbacks, parking spaces, driveway openings, distance between buildings, plan view exterior measurements of individual buildings, driveways and service areas and open areas.
 - 4 Internal roads, sidewalks, and parking areas (width dimensions of paving and indication of number of parking spaces).
 - 5 All facilities for sewage, refuse, and other waste disposal and for surface water drainage.
 - 6 All proposed landscaping features, such as fences, walls, planting areas and walks on the lot and tract.
 - 7 Existing major natural features including streams, wetlands and all trees six inches or larger in caliper (caliper is girth of the tree at approximately waist height).
 - 8 Zoning, scale and North arrow (minimum scale of one inch equals 100 feet).
 - 9 Total site area in square footage and acres to area to be set aside as public open space, if appropriate.
 - 10 Percentage of lot coverage (including the percentage of lot covered by buildings) and percentage of open space, if appropriate.
 - 11 The proposed residential density in terms of dwelling units per acre and types of proposed commercial uses in terms of respective floor area, and recreation areas, and number of units proposed by type: number of one-bedroom units, two-bedroom unit, etc., if appropriate.
 - 12 Location sketch map (indicate surrounding streets to properties and any additional abutting lands owned by the applicant).
 - 13 Developer's (or his representative's) name, address and phone number.
 - 14 Any other information which include traffic, school, utilities and impact studies deemed necessary the City Council as special permit granting authority (SPGA) in order to adequately evaluate the scope and potential impacts of the proposed project.

- The SPGA retains the right to reject any application which is incomplete.

3. Public Notice:

- Upon receiving a complete application, the SPGA will schedule a public hearing and provide notice to abutters within 300 feet of the property, as well as publish the notice in a local newspaper at least 14 days prior to the hearing.
- The notice must include a brief description of the proposal, the location, and the time and place of the hearing.

Section 4: Review Criteria

The SPGA retains the right to reject as incomplete, any application which does not address the applicable Review Criteria.

General Criteria: General Special Permit Criteria

1. As required by the Special Permit criteria section of the Zoning Ordinance (Section 10.4.2), in order to grant a Special Permit, a Special Permit Granting Authority must make a written determination "that the proposed use or structure(s) shall 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." Under Section 10.4.2, "[i]n addition to any specific factors that may be set forth in th[e] [zoning] chapter, such determination shall include consideration of each of the following:
2. Community needs served by the proposal;
3. Traffic and pedestrian flow and safety, including parking and loading;
4. Adequacy of utilities and other public services;
5. Neighborhood character and social structures;
6. Impacts on the natural environment; and
7. Potential fiscal impact, including impact on City services, tax base, and employment."

Specific Findings Under Zoning Ordinance Section 10.4.2

8. - Community needs served by the proposal
9. *[Describe how community needs are/are not served by the proposed project, identifying specific information or documents which is/are included or missing from the materials submitted by the applicant]*
10. - Traffic and pedestrian flow and safety, including parking and loading
11. *[Describe how traffic and pedestrian flow and safety are/are not accounted for in the proposal, identifying specific information or documents which is/are included or missing from the materials submitted by the applicant, as well as expert reports, peer review, or reports from one or more departments]*
12. - Adequacy of utilities and other public services
13. *[Describe how the proposal provides/fails to provide adequate utilities and public services, identifying specific information or documents which is/are included or missing from the materials submitted by the applicant, as well as expert reports, peer review, or reports from one or more city departments]*
14. - Neighborhood character and social structures
15. *[Describe how the proposal is/is not consonant with neighborhood character and social structures]*
16. - Impacts on the natural environment

17. *[Describe the project's impact on the natural environment]*
18. - Potential fiscal impact, including impact on City services, tax base, and employment
19. *[Describe the project's fiscal impacts]*

Specific Criteria: Specific Findings Under Zoning Ordinance Section 6.3.3

20. *[These standards apply to special permit applications for development review under*
21. *Section 10.1.4 for multifamily, nonresidential or mixed use – omit this section if not applicable]*
22. Zoning Ordinance Section 6.3.4 provides exemptions for the following: (a) emergency responses performed by a private entity or a public agency and fire or burglar alarms; (b) municipal uses and structures, including schools; and (c) parades, fairs, or outdoor entertainment between the hours of 7:00 a.m. and 11:00 p.m. so long as the City Council has granted a permit for not more than 10 days. Here, the proposed use *[is/is not]* exempt for the following reasons:

[If the use is exempt, omit the remaining analysis]

23. The City Council makes the following findings with respect to the standards set forth in Zoning Ordinance Section 6.3.3 regarding lighting, noise, landscaping, stormwater management, site development standards, pedestrian and vehicular access, traffic management, aesthetics, utilities, and the City's general standards:
24. Lighting. *[Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(1)]*
25. Noise. *[Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(2)]*
26. Landscaping. *[Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(3)]*
27. Stormwater Management. *[Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(4)]*
28. Site Development Standards. *[Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(5)]*
29. Pedestrian and Vehicular Access/Traffic Management. *[Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(6)]*
30. Aesthetics. *[Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(7)]*

31. Utilities/Security/Emergency Systems. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(8)*]
32. Other General Standards. [*Explain, with explicit reference to the Application, peer review, and other documents/evidence/materials in the record why the project does/does not meet the standards set forth in Section 6.3.3(9)*]

Section 5: Public Hearing and Decision

1. Public Hearing:

- The SPGA will hold a public hearing on the application, allowing the applicant, city officials, and the public to present evidence and testimony.
- The hearing may be continued to future dates as needed to gather additional information or allow for revisions to the proposal.

2. Decision:

- The SPGA must issue a written decision within 90 days of the close of the public hearing.
- The decision shall include findings of fact, conditions of approval (if any), and the rationale for the decision.
- The SPGA may impose conditions to mitigate any potential adverse impacts, ensure compliance with applicable regulations, or require performance bonds or other financial guarantees.

3. Appeals:

- Any party aggrieved by the decision of the SPGA may appeal to the Massachusetts Land Court or Superior Court within 20 days of the decision being filed with the City Clerk.

Section 6: Permit Expiration and Modification

1. Expiration:

- Special permits shall expire two years from the date of issuance unless substantial use or construction has commenced, or an extension is granted by the SPGA.
- Applicants may request an extension in writing, stating the reasons for the delay and the status of the project.

2. Modification:

- Any modification to a project granted a special permit requires review and approval by the SPGA. Minor modifications may be approved administratively, while significant changes require a new public hearing. If the administrative staff is unable to determine if a modification is minor or major, the SPGA retains the authority to so decide.

Section 7: Enforcement

1. Enforcement:

- The City's Building Inspector or other designated enforcement officer shall monitor compliance with the terms and conditions of the special permit.
- Violations may result in fines, orders to cease operations, or other enforcement actions as provided by law.

2. Cease and Desist:

- The SPGA may request the Building Inspector issue a cease and desist in order for the SPGA to determine what actions might be required to enforce the permit including possible ongoing cessation of work or issuance of fines in accordance with the Ordinance, following notice to the permit holder and a public hearing, if the permit holder fails to comply with the conditions of approval or engages in activities not authorized by the permit.

Section 8: Fees

1. Application Fee:

- Fees for special permit applications shall be set by the City Council and may vary based on the complexity and scale of the proposed use.

2. Consultant Fees:

- The SPGA may require the applicant to cover the cost of independent consultants needed to review technical aspects of the application (e.g., traffic, environmental impact) and shall require payment all in accordance with G.L. c. 44 sec 53G.

Section 9: Severability

1. Severability:

- If any section, clause, or provision of these regulations is found to be invalid or unenforceable by a court of law, such decision shall not affect the validity of the remaining portions of these regulations.

Final Notes

These rules and regulations are designed to provide a structured and transparent process for considering special permits in Haverhill, ensuring that all development meets the city's standards and supports the community's well-being.

Sterling Commonwealth Builders

Custom Home Builders
371 Main St
Everett, MA 02149

Cell: (617) 599 4588

Email: Matt@Silvabuilds.co

July, 8 2026

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

Special Permit Application-27 Marshland Street, Haverhill, MA City Council Rules and Regulations for Special Permits Information Required

SPECIAL PERMIT PROJECT NARRATIVE

I. INTRODUCTION

This Project Narrative is submitted on behalf of the Applicant in support of a Special Permit application for the redevelopment of the property located at **27 Marshland Street, Haverhill, Massachusetts** (the "Property"). The Property is located within the **RH (High Density Residential) Zoning District** and is proposed to be redeveloped with a new **three-unit attached townhouse development** designed to provide high-quality owner-occupied residential housing while remaining compatible with the surrounding neighborhood. The application has been prepared in accordance with the requirements of the City of Haverhill Zoning Ordinance, including the Special Permit provisions contained in **Section 10.4**, the multifamily residential provisions applicable to the RH District, the dimensional regulations contained in **Section 4.0** and Appendix B, and the applicable performance standards contained in **Section 6.3**.

The Applicant respectfully requests approval of the proposed development based upon the plans and supporting documents submitted with this application, including the architectural drawings, certified survey, site development plans, drainage and utility information, and landscape plan. Together, these documents demonstrate that the proposed redevelopment satisfies the applicable zoning requirements while providing a substantial improvement to the Property and the surrounding neighborhood.

II. PROJECT OVERVIEW

The proposed development consists of the demolition of the existing single family improvements and construction of a **three-unit attached townhouse building** on a parcel containing approximately **13,000 square feet** located within the RH Zoning District. Each dwelling unit has been designed as an individual ownership residence consisting of approximately two stories above an attached two-car garage and includes three bedrooms, two and one-half bathrooms, private outdoor patio space, and independent utility services.

The overall development has been designed to maximize the efficient use of an infill residential parcel while preserving compatibility with adjacent residential properties. Architectural elevations utilize traditional residential building forms, pitched rooflines, quality exterior materials, and proportional façade articulation intended to complement the existing neighborhood character while providing an updated residential design consistent with modern construction standards.

The project provides:

- Three (3) attached townhouse dwelling units;
- Six (6) enclosed off-street parking spaces located within individual garages;
- Individual residential entrances for each dwelling;
- Private outdoor patio areas;
- Landscaped front, side, and rear yard areas;
- New municipal water and sewer connections;
- Stormwater management improvements;
- Code-compliant pedestrian and vehicular circulation; and
- Modern energy-efficient residential construction meeting current Massachusetts building and energy code requirements.

The proposed site layout has been developed to respect existing neighborhood development patterns while providing appropriate setbacks, landscaping, parking, access, and open space. The submitted plans demonstrate compliance with the applicable dimensional regulations governing the RH District, including lot coverage, setbacks, building height, and other site development standards.

III. PURPOSE OF THE APPLICATION

The purpose of this application is to obtain a Special Permit from the Haverhill Planning Board authorizing the proposed residential redevelopment in accordance with the provisions of the Haverhill Zoning Ordinance. The Applicant respectfully submits that the proposed development satisfies the standards established for Special Permit approval because the project:

- Is consistent with the intent and purpose of the RH Residential District;
- Promotes high-quality residential redevelopment within an existing developed neighborhood;
- Provides safe and adequate vehicular and pedestrian access;
- Utilizes existing municipal infrastructure, including public water and sewer;
- Provides adequate off-street parking in accordance with the Ordinance;
- Incorporates professionally designed landscaping and site improvements;
- Meets applicable dimensional requirements and development standards; and
- Will not create adverse impacts upon adjoining properties or the surrounding neighborhood beyond those normally associated with residential development.

The Applicant further submits that the redevelopment advances the general purposes of the Haverhill Zoning Ordinance by encouraging the appropriate use of land, promoting residential investment, improving neighborhood appearance, and increasing the City's housing inventory while maintaining compatibility with surrounding land uses.

IV. COMPLIANCE WITH THE SPECIAL PERMIT CRITERIA

Haverhill Zoning Ordinance – Section 10.4.2

Section 10.4 of the Haverhill Zoning Ordinance authorizes the Special Permit Granting Authority ("SPGA") to issue Special Permits where the applicant demonstrates compliance with the applicable requirements of the Ordinance and where the Planning Board determines that the proposed development is consistent with the intent and purposes of the Zoning Ordinance and will not adversely affect the surrounding neighborhood. The Applicant respectfully submits that the proposed redevelopment satisfies these standards and supports the issuance of the requested Special Permit.

The following findings are respectfully submitted for the Planning Board's consideration.

A. Consistency with the Intent and Purpose of the Haverhill Zoning Ordinance

The stated purpose of the Haverhill Zoning Ordinance is to promote the public health, safety, convenience and general welfare of the City; encourage the most appropriate use of land; lessen congestion in the streets; conserve the value of land and buildings; and promote orderly growth consistent with the public interest.

The proposed redevelopment directly advances these objectives by replacing an aging single-family residence with a thoughtfully designed three-unit townhouse development that efficiently utilizes existing municipal infrastructure while remaining compatible with the established residential character of Marshland Street.

Rather than introducing a new commercial or incompatible use, the proposal continues the long-standing residential character of the neighborhood while improving the quality of the built environment through new construction meeting current Massachusetts Building Code, Energy Code and accessibility requirements.

Accordingly, the proposed development is consistent with both the intent and purpose of the Haverhill Zoning Ordinance.

B. Compatibility with the Existing Neighborhood

One of the principal considerations of the Planning Board is whether the proposed development is compatible with surrounding properties and whether it will preserve the established character of the neighborhood.

The surrounding area is developed primarily with residential uses consisting of one-family, two-family and multifamily dwellings of varying ages and architectural styles. The proposed townhouse development represents a continuation of residential land use rather than an expansion into a different or more intensive land use category.

The proposed building has been designed with residential-scale architecture including:

- pitched roof forms;
- articulated building facades;
- individual dwelling entrances;
- attached garages;
- private outdoor living space;
- professionally designed landscaping; and
- materials commonly found in contemporary New England residential construction.

The overall massing of the building has been intentionally organized to reduce visual impacts while maintaining an attractive streetscape. The building height remains below the maximum height permitted within the RH District, and the submitted elevations demonstrate a residential appearance that is consistent with surrounding development.

For these reasons, the Applicant respectfully submits that the project is compatible with the surrounding neighborhood and will enhance the overall appearance of Marshland Street.

C. Protection of Public Health, Safety and Welfare

The proposed redevelopment has been designed to protect the public health, safety and general welfare through compliance with applicable zoning, building, fire protection and utility requirements.

The project will utilize existing municipal water and sanitary sewer systems and will be constructed in accordance with the Massachusetts State Building Code, Massachusetts Fire Code and applicable municipal engineering standards.

Emergency vehicle access has been maintained through direct driveway access and adequate site circulation.

Each dwelling unit includes enclosed parking, code-compliant means of egress and independent utility services.

The redevelopment eliminates an older residential structure and replaces it with modern energy-efficient construction designed in accordance with the current Massachusetts Stretch Energy Code, thereby improving both life safety and long-term building performance.

Accordingly, the proposed development promotes public health, safety and welfare.

D. Traffic, Access and Circulation

The proposed development is not anticipated to generate traffic volumes beyond those reasonably associated with residential townhouse development.

Vehicular access has been designed to provide safe ingress and egress while minimizing conflicts with pedestrian circulation.

Each dwelling unit is provided with an individual driveway and attached two-car garage, resulting in a total of six enclosed off-street parking spaces.

The parking layout complies with the intent of the City's off-street parking regulations and substantially reduces the likelihood of on-street parking impacts upon neighboring properties. Parking is provided on-site in accordance with Section 6.1 of the Haverhill Zoning Ordinance.

Because all required parking is accommodated on-site, the development is not expected to create adverse traffic conditions or parking deficiencies within the neighborhood.

E. Municipal Services and Utilities

The Property is served by existing municipal infrastructure including public water, sanitary sewer, electric and other public utilities.

The proposed redevelopment does not require expansion of municipal utility systems beyond ordinary service connections associated with residential development.

By utilizing existing public infrastructure, the project represents an efficient use of municipal resources while avoiding unnecessary extension of public facilities.

The Applicant has coordinated utility connections through the submitted engineering and site development plans, and all work will be completed in accordance with applicable City standards.

F. Compliance with Dimensional Regulations

The submitted site plans and certified survey demonstrate that the proposed redevelopment has been designed in accordance with the applicable dimensional regulations governing development within the RH Zoning District.

The proposed building footprint, setbacks, lot coverage and overall building configuration have been carefully coordinated to satisfy the dimensional requirements established within Appendix B of the Haverhill Zoning Ordinance.

The proposed building footprint is approximately **3,281 square feet**, representing approximately **25 percent lot coverage**, consistent with the dimensional standards applicable to the RH District. Building height remains below the maximum height permitted by the Ordinance.

Accordingly, the Applicant submits that the project satisfies the applicable dimensional requirements and promotes orderly site development consistent with the Ordinance.

V. COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Haverhill Zoning Ordinance – Section 6.3

Although the proposed development is a residential project, the Applicant has designed the site in accordance with the applicable development standards contained within the Haverhill Zoning Ordinance. The project has been planned to ensure compatibility with surrounding residential properties while minimizing impacts upon adjoining landowners and public infrastructure. The submitted architectural, site, landscape and survey plans demonstrate that the development has been designed in accordance with accepted planning and engineering practices.

A. Site Planning and Building Layout

The proposed townhouse building has been carefully positioned on the Property to provide an efficient and orderly site layout while maintaining the required building setbacks, appropriate separation from adjoining properties, and functional vehicular circulation.

Unlike many infill developments that maximize building footprint at the expense of open space, this proposal intentionally preserves substantial landscaped and permeable areas surrounding the building. The placement of the structure also creates clearly defined front, side and rear yard areas while maintaining a residential streetscape consistent with surrounding development.

The site layout provides logical pedestrian access from Marshland Street to each dwelling unit and maintains independent vehicular access to each garage through individual driveway entrances.

The proposed building orientation, massing and setbacks have been selected to minimize visual impacts upon adjoining residential properties while preserving privacy and maintaining appropriate spatial relationships throughout the neighborhood.

B. Landscaping and Open Space

The Applicant has prepared and submitted a comprehensive Landscape Plan as part of this application. The proposed landscaping substantially enhances the Property through new lawn areas, foundation plantings and landscape improvements that contribute to the overall visual character of the development.

The Landscape Plan has been prepared to soften the visual appearance of the building, improve the streetscape, define outdoor spaces and provide an attractive transition between the proposed development and neighboring residential properties.

The redevelopment significantly increases the quality of the site by replacing an aging residential structure with professionally designed landscaping integrated into the overall site design.

In addition to improving aesthetics, the landscaped areas contribute to stormwater infiltration, reduction of impervious surface impacts and enhancement of neighborhood appearance.

The Applicant respectfully submits that the proposed landscaping satisfies the intent of the City's landscaping standards and provides a substantial public benefit beyond the existing site conditions.

C. Stormwater Management

Stormwater management has been incorporated into the design of the project through the site grading and drainage improvements shown on the submitted plans.

The proposed redevelopment replaces an older developed parcel with a professionally engineered drainage system designed to manage runoff in accordance with applicable engineering practices and municipal requirements.

The combination of landscaped open space, controlled site grading and engineered drainage improvements minimizes the potential for adverse impacts upon neighboring properties while improving the long-term functionality of the Property.

All drainage improvements will be constructed in accordance with applicable City requirements and any conditions imposed by the Planning Board or City Engineer during the permitting process.

Accordingly, the Applicant submits that the proposed redevelopment satisfies the intent of the City's stormwater management standards.

D. Pedestrian and Vehicular Circulation

Safe pedestrian and vehicular circulation has been a primary consideration in the design of the proposed development.

Each townhouse unit is served by an individual driveway leading directly to an enclosed two-car garage, thereby eliminating the need for large shared parking fields or complicated internal circulation patterns.

Pedestrian access has been designed to provide safe and convenient access from the public sidewalk to each dwelling entrance without conflict with vehicular movement.

The proposed circulation pattern minimizes unnecessary vehicle maneuvering and provides efficient access for residents, visitors and emergency responders.

Because all required parking is accommodated on-site, the project is not expected to create parking overflow or circulation issues on Marshland Street.

The Applicant therefore submits that the proposed circulation system promotes public safety while satisfying the intent of the City's access and circulation standards.

E. Architectural Design and Neighborhood Character

The architectural design has been developed with the objective of creating an attractive residential building that complements the surrounding neighborhood while incorporating contemporary construction techniques and materials.

Rather than introducing a commercial or institutional building form, the proposed development utilizes residential rooflines, articulated façades, individual unit entrances, attached garages and proportional architectural elements that reflect the scale and character of nearby residential development.

The building elevations incorporate varied façade treatments and architectural detailing that reduce the apparent mass of the structure and create the appearance of individual townhouse residences rather than a single monolithic building.

The proposed design represents a substantial visual improvement over the existing conditions and contributes positively to the continued revitalization of the surrounding neighborhood.

F. Utilities and Municipal Infrastructure

The Property is served by existing municipal water, sanitary sewer and public utility infrastructure.

The proposed development has been designed to utilize these existing public services without requiring expansion of municipal infrastructure beyond customary service connections.

Utility improvements associated with the project will be completed in accordance with City standards and coordinated with the appropriate municipal departments and utility providers.

Because the redevelopment occurs within an established residential neighborhood already served by municipal infrastructure, the project represents an efficient use of existing public facilities while avoiding unnecessary public expenditures.

Accordingly, the Applicant submits that the proposed development is consistent with the utility and infrastructure objectives of the Haverhill Zoning Ordinance.

G. Environmental and Community Benefits

The proposed redevelopment provides numerous long-term benefits to both the immediate neighborhood and the City of Haverhill.

These benefits include:

- Replacement of an aging residential structure with high-quality new construction;
- Increased investment in an established residential neighborhood;
- Improved landscaping and site appearance;
- Modern energy-efficient construction;
- Enhanced stormwater management;
- Efficient use of existing municipal infrastructure;
- Additional homeownership opportunities within the RH Zoning District; and
- Increased property tax value through reinvestment in the Property.

The Applicant respectfully submits that these improvements further the public purposes of the Haverhill Zoning Ordinance by promoting appropriate residential development while preserving neighborhood character and protecting the public health, safety and welfare.

VI. PROPOSED FINDINGS OF FACT AND BASIS FOR APPROVAL

The Applicant respectfully submits that the record, including the plans, reports, and supporting materials submitted with this application, provides a sufficient factual basis for the Planning Board to make the findings required for issuance of the requested Special Permit pursuant to the Haverhill Zoning Ordinance.

Based upon the materials submitted, the Applicant respectfully requests that the Planning Board find as follows:

Finding No. 1 – Consistency with the Purpose of the Zoning Ordinance

The proposed redevelopment is consistent with the purposes of the Haverhill Zoning Ordinance by promoting the appropriate use of land, encouraging reinvestment within an established residential neighborhood, protecting the public health and safety, and improving the quality of the built environment through well-designed residential development.

Finding No. 2 – Appropriate Residential Development

The proposed three-unit townhouse development represents an appropriate residential use of the Property within the RH Zoning District and is compatible with surrounding residential land uses.

The proposal continues the residential character of the neighborhood while replacing an aging structure with new construction designed in accordance with current building, life safety and energy code requirements.

Finding No. 3 – Compliance with Applicable Zoning Requirements

The submitted plans demonstrate compliance with the applicable dimensional standards, parking requirements, site design criteria and development standards governing the proposed use.

The Applicant has submitted architectural plans, certified survey information, site development plans and landscape plans demonstrating that the proposed development has been designed in accordance with the Haverhill Zoning Ordinance and applicable municipal requirements.

Finding No. 4 – Adequate Access and Parking

Safe vehicular and pedestrian access has been incorporated into the proposed development.

Each dwelling unit is served by an individual driveway and attached two-car garage providing six enclosed off-street parking spaces. The proposed circulation system minimizes conflicts between pedestrians and vehicles while reducing the demand for on-street parking within the surrounding neighborhood.

The Planning Board may therefore reasonably conclude that the proposed development provides adequate parking and circulation consistent with the objectives of the Ordinance.

Finding No. 5 – Municipal Services

The Property is served by existing municipal water, sanitary sewer and other public utilities.

No extraordinary demand upon municipal infrastructure is anticipated as a result of the proposed residential redevelopment.

The proposed project therefore represents an efficient use of existing public infrastructure while supporting continued investment within an established residential area.

Finding No. 6 – Landscaping and Site Improvements

The Applicant has submitted a professional Landscape Plan providing foundation plantings, lawn areas and site improvements intended to enhance the appearance of the Property and improve compatibility with adjoining residential properties.

The proposed landscaping contributes positively to neighborhood character while assisting with stormwater management and the overall visual quality of the development.

Finding No. 7 – Neighborhood Character

The scale, massing, architectural design and residential character of the proposed townhouse development are compatible with surrounding residential properties.

The building has been designed to function as an attractive residential development that complements existing neighborhood development patterns while modernizing the Property and increasing the quality of housing available within the City.

The Planning Board may reasonably conclude that the proposed development will not create adverse visual impacts upon the surrounding neighborhood.

Finding No. 8 – Public Benefit

The proposed redevelopment provides substantial public benefits including:

- Elimination of an aging residential structure.
- Construction of three high-quality residential ownership units.
- Increased investment within an established neighborhood.
- Improved landscaping and site aesthetics.
- Modern energy-efficient construction.
- Efficient use of existing municipal infrastructure.
- Increased local property tax value.
- Expansion of Haverhill's owner-occupied housing opportunities.

Collectively, these improvements advance the planning objectives of the City while providing long-term benefits to both the neighborhood and the community as a whole.

VII. CONCLUSION

For the reasons set forth herein, and based upon the submitted architectural plans, site plans, certified survey, landscape plans, supporting reports and other application materials, the Applicant respectfully submits that the proposed redevelopment satisfies the applicable standards for issuance of a Special Permit under the Haverhill Zoning Ordinance.

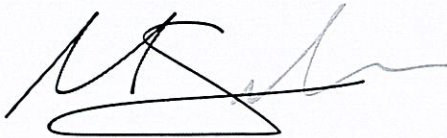
The proposed three-unit townhouse development represents an appropriate and thoughtful reinvestment in an established residential neighborhood. The project has been designed to comply with the applicable dimensional requirements, parking standards, site development requirements and performance standards of the Ordinance while preserving neighborhood character, promoting high-quality residential development and protecting the public health, safety and welfare.

The Applicant respectfully requests that the Planning Board determine that the application satisfies the requirements of the Haverhill Zoning Ordinance, approve the requested Special Permit, and authorize the proposed redevelopment subject to such reasonable conditions as the Planning Board deems appropriate.

Respectfully submitted,

Applicant:

Matt Silva

A handwritten signature in black ink, appearing to be 'MS', with a long horizontal flourish extending to the right.

Item	Proposed
Zoning District	RH
Lot Area	13,145 SF (or final survey value)
Proposed Use	Three Attached Townhouses
Building Footprint	3,281 SF
Building Coverage	25.0%
Stories	2
Building Height	27.8 FT
Bedrooms	3 per unit (9 total)
Bathrooms	2.5 per unit
Parking	6 enclosed garage spaces
Water	Municipal
Sewer	Municipal
Landscape Plan	Submitted
Survey	Certified Survey Submitted

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

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

February 4, 2025

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

Special Permit Application-76 Summer Street, Haverhill, MA
City Council Rules and Regulations for Special Permits Information Required

General Criteria: General Special Permit Criteria

1. As required by the Special Permit criteria section of the Zoning Ordinance (Section 10.4.2), in order to grant a Special Permit, a Special Permit Granting Authority must make a written determination "that the proposed use or structure(s) shall 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." Under Section 10.4.2, "[i]n addition to any specific factors that may be set forth in th[e] [zoning] chapter, such determination shall include consideration of each of the following:
2. Community needs served by the proposal.
3. Traffic and pedestrian flow and safety, including parking and loading.
4. Adequacy of utilities and other public services
5. Neighborhood character and social structures
6. Impacts on the natural environment, and
7. Potential fiscal impact, including impact on City services, tax base, and employment.

Specific Findings Under Zoning Ordinance Section 10.4.2

- 8: Community needs served by the proposal.
- 9: Department of Mental Health has reviewed the need for the expansion project, which is proposing to add (24) beds to an existing (71)-bed facility for a total of 95 beds and has provided provisional approval based on assessed need. See attached letter from DMH. In 2024, Haverhill Pavilion deflected 1,354 geriatric referrals. Our current geriatric unit operated at a 97.1% occupancy rate in 2024.
- 10: Traffic and pedestrian flow and Safety, including parking and loading.
- 11: Careful attention has been given to traffic flow and pedestrian safety in this development plan. As part of the expansion, the design will update the facility to meet the latest ADA standards for parking and include an additional van-accessible handicap parking space. The main parking lot will

remain functional and largely unaffected by the project scope. Similarly, the rear asphalt area, primarily used for ambulance drop-offs and deliveries, will see minimal changes, with the addition of a new ambulance drop-off area incorporated into the expansion. These details are outlined in the provided site plan filed with this Application (see Sheet C5.0)

- 12: Adequacy of utilities and other public services.
- 13: The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City Departments have raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access on all three sides. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.
- 14: Neighborhood character and social structures.
- 15: The proposed addition is consonant with neighborhood character and social structures, as it will match the existing facility in materials and massing and represents no substantive change in the use or operation of the existing facility. The new addition will marginally increase the percentage of open space on the site and the replacement of asphalt with grass and landscaping will improve sightlines of existing parking. Unsightly elements such as dumpsters and a trash compactor will be shielded to the interior of the site, and the new emergency generator will be shielded on all sites by a concrete masonry unit enclosure finished with materials to match the existing building exterior. Applicant has met with the neighbors and reviewed this Application with them prior to submission. Property used to contain a 122 bed rehabilitation hospital.
- 16: Impact on natural environment.
- 17: There are no expected impacts to the natural environment as a consequence of this project. The new addition will marginally increase the percentage of open space on the site, and the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration.
- 18: *Potential fiscal impact, including impact on City services, tax base, and employment.*
- 19: *This project will have no impact on city services. It is believed that this project will increase the tax base. No impact on schools. Haverhill Pavilion will increase its staffing to operate the additional beds. This will create employment opportunities for both clinical and non-clinical staff.*

Specific Findings Under Zoning Ordinance Section 6.3.3

- **Lighting:** The proposed lighting for this project will comply with city standard 6.3.3(1). The existing lot lighting will remain largely unchanged, with the addition of wall packs on the new building. These wall packs will be mounted at a maximum height of 15 feet and designed as full-cutoff fixtures to ensure no light is directed outward, minimizing glare and maintaining a focused, compliant lighting environment where required on site.
- **Noise:** The project will comply with city standard 6.3.3(2) as it pertains to noise. Construction will abide by the restrictions set forth in Chapter 182 of the Haverhill Code and 310 CMR 7.10 of the Department of Environmental Protection's regulations. The project's new emergency generator has been placed away from the lot line and has a built-in muffler to mitigate noise. This generator will be shielded on all sites by a concrete masonry unit enclosure to further mitigate noise. An existing

dumpster located on the periphery of the site will be moved to a courtyard shielded on three sides by building, which will reduce noise at times of refuse collection.

- Landscaping: 6.3.3 (3) Screening and buffer area in I or C Districts. A screening and buffer area shall be required in any I or C District which adjoins or abuts an R or S District at the side or rear of the property. This screening must consist of any one of, or some combination of, the following:
(1) A solid fence or wall not less than six feet in height. A fence presently exists along the west side of the building. Additional screening was provided in the northeast corner based on request from neighboring property owners at a neighborhood review meeting.
- Stormwater Management: The proposed stormwater plan will comply with city standard 6.3.3(4), as detailed in the provided site plan. The design ensures that post-construction peak flow rates will match pre-construction conditions, supported by preliminary calculation tables. Additionally, the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration. The existing on-site storm line will be expanded to accommodate the new building while maintaining its current outfall to the city sewer beneath Sumer Street. All necessary Erosion Prevention and Sediment Control (EPSC) measures will be implemented during construction to minimize sediment displacement, protect nearby waterways, and maintain compliance with city regulations.
- Site development Standards: The proposed development plan complies with all site development standards outlined in Section 6.3.3(5). The area of disturbance has been carefully minimized to accommodate the building addition, ensuring the new footprint aligns seamlessly with the existing hospital facility. This thoughtful approach preserves the functionality of the site while reducing disturbance and maintaining accessibility for patients, staff, and visitors. Furthermore, new landscaping will be introduced to enhance the hospital grounds that also support improved stormwater management, soil stability, and sustainability, while adhering to city standards for healthcare facilities.
- Pedestrian and Vehicular Access/Traffic Management: As stated careful attention has been given to traffic flow and pedestrian safety in this development plan ensuring adherence to Section 6.3.3(6). The facility has operated in this capacity for an extended period without any reported issues related to traffic management or vehicular access. Pedestrian traffic and parking will continue to be located at the front, while ambulances and deliveries will be directed to the rear, maintaining separation of these traffic elements. The site currently has an excess of approximately 100 parking spaces, so the removal of the upper parking lot will not impact on the availability of parking for staff and patients, remaining within code requirements. Detailed parking requirements are outlined in the "Site Data Table" on sheet C0.0. Haverhill Pavilion plans on hiring an estimated (30) new staff members to facilitate the operations of the new unit. This increase in staff numbers does not trigger the need of a traffic study. Parking lot is within code for the proposed bed increase.
- Aesthetics: The proposed design of the building addition complies with the neighborhood compatibility requirement outlined in Section 6.3.3(7). The building addition will closely match the front façade of the existing facility in materials and massing, and will shield older and less-harmonious elements of the facility.
- Utilities/Security/Emergency Systems: The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The

proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City development services have raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access on all three sides. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.

- Other General Standards: The proposed expansion will cause no substantive change in the current facility's compliance with Section 6.3.3(9). The expansion will not be conducted in a manner as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard; noise or vibration, smoke, dust, odor or other form of environmental pollution; electrical or other disturbance; glare; liquid or solid, refuse or wastes; conditions conducive to the breeding of insects, rodents or other substance, conditions or element in an amount as to affect adversely the surrounding environment. All operations shall be conducted in such a manner so as to comply with the laws of the Commonwealth of Massachusetts regulating air pollution.

Based upon all of the above as well as all the plans and other documents filed with this Application, Applicant believes this Petition meets all the following requirements under Chapter 255 Section 10.4.2 for a Special Permit:

- A. The proposed addition will not cause substantial detriment to the neighborhood or the City taking into account the characteristics of the site (its size, location, and existing structure) and the proposal in regard to this site. The Lot currently exists. The Site has an existing structure/use, and the additional will not be detrimental to the neighborhood. No objections to this project were received during Pre-development Review.
- B. Community needs for additional psychiatric beds is served by this proposal. The increased beds have already been approved by the Department of Mental Health. See the letter attached.
- C. Traffic and pedestrian flow and safety have been addressed and required parking for a 95 bed facility is being provided. See Site Plan filed with this Application.
- D. Adequate utilities and other public services are all supplied for this project. Property is on city water and sewer.
- E. The neighborhood character and structures have been addressed in the architectural designs of this project. The addition fits this lot and will fit in the neighborhood.
- F. There will be no impact to natural environment.
- G. The project will increase the city's tax base, supplies greatly needed psychiatric beds, and has no adverse impact on City services or City Schools.

Wherefore, the Petitioner would request that the Council approve this Special Permit.

Respectfully submitted.



Robert D. Harb
Attorney For Applicant



The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Mental Health

25 Staniford Street

Boston, Massachusetts 02114-2575

MAURA T. HEALEY
Governor

KIMBERLEY DRISCOLL
Lieutenant Governor

KATHLEEN E. WALSH
Secretary

BROOKE DOYLE
Commissioner

(617) 626-8000
www.mass.gov/dmh

March 4, 2024

Felicia Risick
Division President Acadia
Haverhill Pavilion
76 Summer Street
Haverhill, MA 01830

Ms. Risick:

The Department of Mental Health (DMH) has reviewed and is providing provisional approval for a twenty-four (24) bed expansion to the current Haverhill Pavilion Behavioral Health located at 76 Summer Street, Haverhill.

The proposed expansion is to construct a new twenty-four (24) bed geriatric unit. The current twenty-one (21) geriatric unit will be converted to an adult unit once the newly constructed twenty-four (24) bed geriatric unit is completed and opened. Upon completion of the proposed twenty-four (24) bed geriatric unit, Haverhill Pavilion Behavioral Health will have a total of ninety-five (95) beds. Seventy-one (71) general adult beds and twenty-four (24) geriatric beds.

Please feel free to share this with interested parties and do not hesitate to email or call if you have questions on this or related matters.

Please ensure that there is ongoing communication with DMH on the progress of your construction project and any changes that may need to be made to the conceptual design drawing that was submitted and discussed with the Licensing team on February 22, 2024.

Once the expansion project is completed it will be necessary for Haverhill Pavilion to submit an application for licensing of the new twenty-four (24) geriatric beds.

Sincerely,

Martha M. Ryan, JD, MSN, RN

Assistant Commissioner for Clinical and Professional Service/ Director of Licensing

cc: Jeff Lenar, Chief Executive Officer, Haverhill Pavilion Behavioral Health



Haverhill

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

To: City Council

From: Jacki Byerley, AICP, Planning Director

Re: CCSP-26-7 – 27 Marshland Street

Date: September 11, 2026

An application has been received pursuant to the Zoning Ordinance Section 10.4 Special Permits to construct a three-unit condominium project at 27 Marshland Street within the RH Zoning District, the applicant is Sterling Commonwealth Builders. A three family is allowed by Special Permit in the RH zoning district and requires 11,700 square feet of land, 80 feet of frontage and 2 parking spaces for 3-bedroom units; the applicant's proposal has 12,919 square feet and 111 feet of frontage and 2 spaces per unit for parking.

The applicant has provided a write-up on how the project meets the special permit criteria. Departments have also provided comments regarding the proposal.

It is recommended that the City Council approve the requested Special Permit, subject to the suggested conditions, standard special permit conditions and recommendations made by the departments.

Suggested conditions:

1. The Applicant, property owner, and their successors or assigns (collectively, the "Applicant") shall construct the project substantially in accordance with the plans, architectural renderings and elevations submitted with the Special Permit application, which are incorporated herein by reference. If the Applicant determines that any modification to the approved plans is necessary, the Applicant shall submit the proposed modification in writing to the Building Commissioner and obtain the required approval prior to implementing the modification.

The Building Commissioner shall make a determination of whether a proposed modification is minor or major. Minor changes may be approved in writing by the Building Commissioner in consultation with the Planning Director and Director of Inspectional Services. Any modification determined by the Building Commissioner to be major shall require review and approval by the City Council following a public hearing.

1. Curb Cuts: Any new driveway opening or curb cuts that have egress to the public right of way must be approved by the City Engineer or Designee in advance of construction.

2. Fire Department and Utility Compliance: The Applicant shall be responsible for designing the utility's to meet City standards and ensuring compliance with the fire codes prior to commencing work under this permit.
3. Submission of As Built Foundation Plan: A copy of the as-built foundation plan shall be provided to the Building Department upon foundation completion.
4. Site Lighting: All lighting fixtures, including but not limited to, signage, building, parking lot, site decorative, and security shall feature cut off fixtures so that the lights are pointed downward reducing light pollution and glare onto abutting properties.
5. Hours of Construction: The Applicant shall take reasonable care not to disturb surrounding properties and property owners during construction. Construction work shall be limited to the hours of 7:00 am to 7:00 pm Monday – Saturday.
6. Submission of As-Built Site Plans: A copy of the as built site plans stamped by a professional engineer shall be submitted to the Office of Planning and Development at the completion of construction.
7. Prior to the sale or conveyance of any unit, the applicant shall establish a condominium association. The condominium documents shall provide for the ownership, maintenance, repair, replacement, and management of all common areas, parking areas, driveways, landscaping, utilities, stormwater facilities, and other shared improvements. The condominium documents shall also establish an adequate reserve fund for the long-term maintenance and replacement of common facilities, to be reviewed by the City Solicitor and departments prior to recording at the Registry of Deeds.
8. A landscaping plan shall be reviewed by the Planning Director prior to planting and must be planted prior to occupancy or at the next planting season. The association shall maintain the landscaping throughout the life of the project, should any of the landscaping die it shall be replaced during the next available planting season.
9. A Development Review meeting for review of the plans for compliance with City regulations and applicable state laws shall take place prior to start of construction.

GENERAL NOTES:

- 1 SEE GENERAL NOTES ON THIS SHEET. PLAN BY RICHARD J. MUEHL, P.E. IS TITLE
2 CERTIFIED PLAT PLAN, 37 MARSHALL AND STREET, HARTFORD, MA. TO ESTABLISH
3 PROPERTY LINES. IT CONTAINS A P.L.S. STATEMENT. IT SHOULD NOT BE USED TO ESTABLISH
4 PROPERTY LINES UNLESS IT CONTAINS A P.L.S. STATEMENT.
5 IF CONDITIONS DO NOT MATCH INFORMATION, ELEVATION, OR GRADE ELEVATIONS, SURVEY
6 INFORMATION, OR CONFORMANCE SHALL NOT BE ENFORCED IMMEDIATELY. IMMEDIATELY
7 NOTIFY THE CONTRACTOR OF THE DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE
8 FOR CORRECTING THE DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
9 CONSTRUCTION AND NOTING IF DISCREPANCIES OCCUR. THE BUILDING
10 PLANS CONTRACTOR MUST CALL ENGINEERING SOLUTIONS GROUP, LLC PRIOR TO
11 CONSTRUCTION. DRAINAGE SYSTEM SHALL BE CALLED FOR INSPECTION PRIOR TO
12 BACKFILL AND 48-HOUR ADVANCED NOTICE PROVIDED.
13 THE CONTRACTOR SHALL HAVE A MINIMUM SLOPE OF 1/2%
14 BED ALL SLEW PIPE IN 1 FT OF FOUNDATION SHALL BE DESIGNED BY THE
15 CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE
16 CONFORMANCE WITH LOCAL INSPECTION AND RECORDING CODES. THE CONTRACTOR SHALL
17 ACCORDANCE WITH LOCAL INSPECTION AND RECORDING CODES. THE CONTRACTOR SHALL
18 PVC AND DI SLEWES ARE COMMONLY USED. NO PIPES SHALL BE PLACED UNDER
19 THE FOOTING WITHOUT STEPPING THE FOOTING BELOW THE PIPES. 48" FEMCO TO
20 CONTRACT ENGINEER PRIOR TO STORMWATER SYSTEM INSTALLATION. TURN
21 INSPECTION AND ENGINEER INSPECTION REQUIRED AT VARIOUS PHASES. TURN
22 CONTRACTOR TO CONFIRM CONSISTENCY WITH BUILDING PLAN SECTION HEIGHTS AND
23 COORDINATE WITH BUILDING DEPARTMENT TO ENSURE CONFORMANCE WITH THE
24 PIPES, TRENCHES, AND WALLS SHALL BE DESIGNED BY THE CONTRACTOR.
25 PROFESSIONALS AND ARE NOT DESIGNED HEREIN.
26 CONTRACTOR TO ENSURE BUILDING DIMENSIONS FROM FINAL PLANS MATCH
27 DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROCEEDING WITH
28 DOWNSPOUTS SHALL BE COLLECTED VIA PVC PIPE. 4" PVC PERMITTED VERTICALLY
29 HORIZONTAL PIPING SHALL BE 6" PVC. MINIMUM 2% SLOPE. MINIMUM 6" CORNER AT
30 DRAIN SYSTEM SHALL BE PERMITTED. UNDESIRABLE ON PLOTS. A DOWNSPOUT
31 DRAIN SYSTEM SHALL BE PERMITTED.

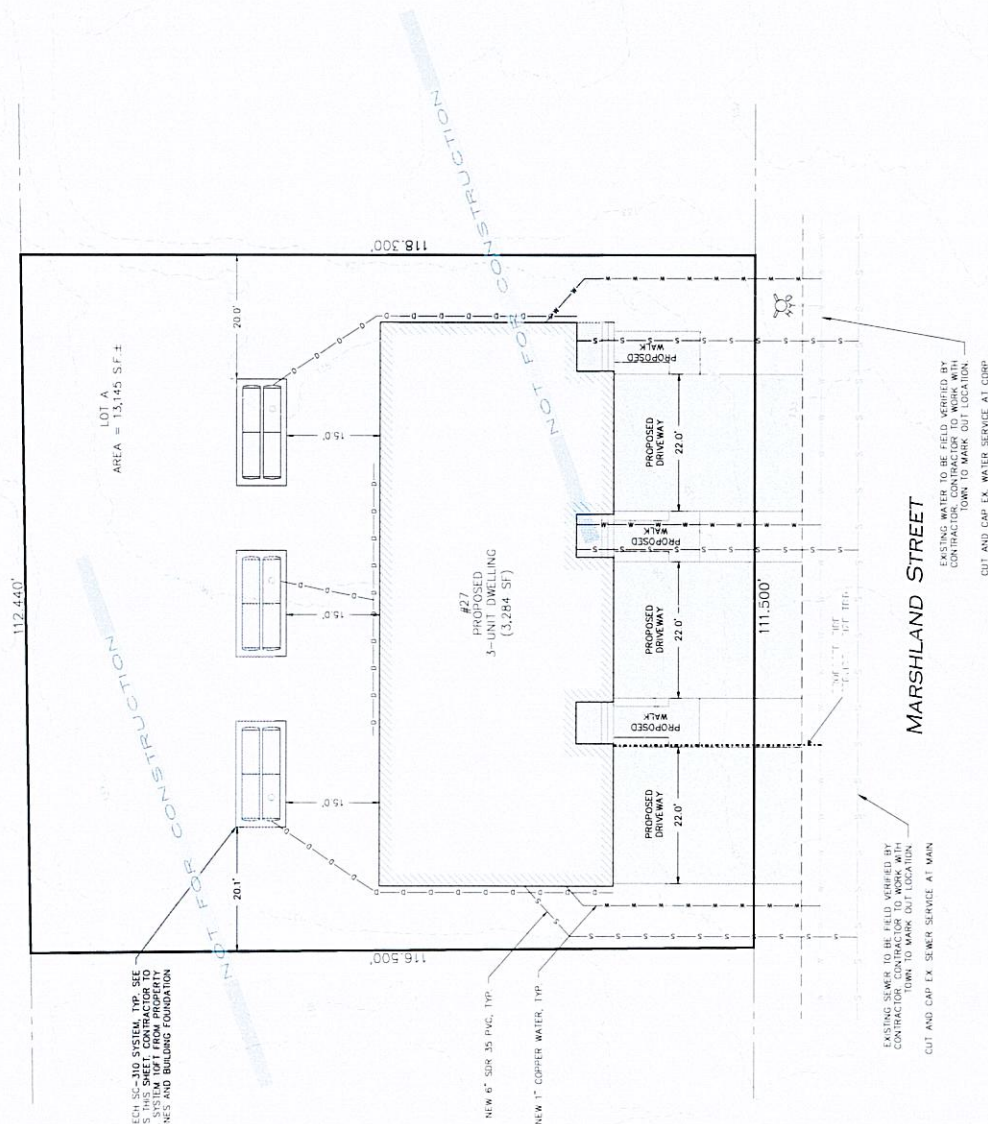
CATCHMENT AREA BREAKDOWN CHART

	EXISTING (S.F.)	PROPOSED (S.F.)
DWELLING/STRUCTURES	1,357	3,284
ASPHALT DRIVEWAY, WALKWAYS, PATIOS & OTHER IMPERVIUS	800	1,875
GRASS/ LAWN	10,988	7,986
TOTAL	13,145	13,145

INCREASED IMPERVIOUS AREA = 3,002 SF

SUBSURFACE INFILTRATION SYSTEM:

- [illegible]



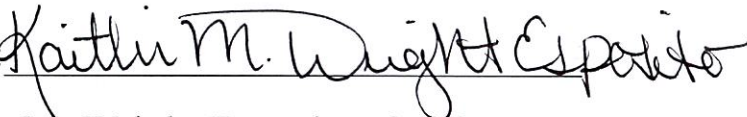
Document # 32-Q

Mayor Barrett submits an ordinance relating to amending Chapter 222 Article XI Recreational Motorized Vehicles of the Haverhill City Ordinance restricting the use of motorized bicycles and scooters

IN CITY COUNCIL: September 22, 2026

File 10 Days

10 YEAS, 0 NAYS, 1 ABSENT

Attest: 

Kaitlin M. Wright Esposito, CMC

City Clerk

File 10 days

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

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

September 18, 2026

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

From: Mayor Melinda E. Barrett

Re: E-Bike Ordinance

Dear Mr. President and Members of the City Council:

I respectfully submit An Ordinance Relating to Amendment to Chapter 222
Article XI Recreational Motorized Vehicles of the Haverhill City Ordinance
restricting the use of motorized bicycles and scooters.

I recommend approval.

Very truly yours,

Melinda E. Barrett
Mayor



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

**TO: MELINDA E. BARRETT, MAYOR
TIM JORDAN, CITY COUNCIL PRESIDENT**

**FROM: LISA MEAD AND ELIZABETH LYDON
CITY SOLICITORS**

RE: E-BIKE ORDINANCE

DATE: September 11, 2026

I. Introduction

Reference is made to the above captioned matter. In that connection, you have requested that we provide an updated opinion regarding the City of Haverhill's authority to regulate electric bicycles ("e-bikes") and motorized bicycles and scooters, and an ordinance regulating the same. Massachusetts law authorizes municipalities to regulate e-bikes and motorized bicycles and scooters in limited circumstances, provided the City conducts a public hearing and provides adequate notice to its residents. Although certain restrictions are not currently allowed by ordinance, the proposed Ride Safe Act would expand and clarify the Commonwealth's regulatory framework and the scope of municipal authority.

II. Current Municipal Authority

M.G.L. c. 90 authorizes motorized bicycles and scooters on public ways with certain restrictions and in accordance with all traffic laws unless expressly prohibited. M.G.L. c. 85, §11B ¾ (b) provides that *"electric bikes are afforded the same rights and privileges, and are subject to the same duties, as traditional bicycles, and shall be subject to all of the duties, of the operator of a bicycle or duties related to a bicycle set forth in sections 11B and 11B1/2, any general or special law, regulation or local ordinance."* Chapter 85 § 11B ¾ authorizes municipalities, after notice and a public hearing, to adopt ordinance or regulations prohibiting or otherwise regulating electric bicycle use on bike paths, bikeways, and natural surfaces trails including those imposing speed limits.

State law is preemptive in the areas of motorized scooters and bicycles or class 1 and 2 electric bicycles. Therefore, the City's ordinance and regulations are limited to the confines of what the statute specifically authorizes the City to regulate as set forth above. The draft revised ordinance, attached as Exhibit A, mimics the applicable statutes which require operators to use a helmet and follow traffic safety laws and imposing fines and operational restrictions, and adds language specific to your requests

restricting use of such vehicles on public sidewalks, bike paths, bikeways and trails, playgrounds and public property.

Driving under the influence and impoundment of vehicles cannot be addressed by ordinance as these areas are preempted by statute and specific to motor vehicles. M.G.L. Chapter 90, Section 24 is specific to operating a motor vehicle under the influence, which definition under Section 1 specifically states, "The definition of "Motor vehicles" shall not include electric bicycles or motorized bicycles." Similarly, M.G.L. c. 159B related to towing and impoundment is also specific to motor vehicles. Therefore, restrictions related to motorized recreational vehicles cannot be enacted by ordinance in these subject areas.

III. Proposed Safe Ride Act

Although not yet enacted, the proposed Ride Safe Act (S. 3077), entitled *An Act to Enhance the Safe Use of Micromobility Devices*, would significantly revise the Commonwealth's regulations of e-bikes and other micromobility devices. If enacted, the bill would establish a maximum designed Speed Tier classification system, allowing operational and safety requirements to vary based upon a device's maximum manufacturer designed speed. The proposed legislation provides greater flexibility in regulating higher-speed devices.

If enacted in its current form, many of the bill's substantive regulatory provisions would not become effective until January 1, 2028.

Conclusion

The draft ordinance restricts use of motorized bicycles and scooters and ebikes on bike paths, bikeways, and natural surface trails pursuant to G.L. c. 85, §§ 11B ¾ and G.L. c. 90. The City may not, however, prohibit their operation on public ways. If S. 3077 is enacted, the City may amend any adopted ordinance to reflect the new statutory framework and additional regulatory authority granted by the legislation.

Article XI Recreational Motorized Vehicles

§ 222-62 Definitions.

As used in this article, the following terms shall have the meanings indicated:

RECREATIONAL MOTORIZED VEHICLES

Recreational motorized vehicles are described as the following: motorized scooters or motorized bicycles, or class 1 or class 2 electric bicycles all as defined in M.G.L. c. 90, § 1.

§ 222-63 Operating restrictions.

It shall be unlawful for any person to operate or permit to operate recreational motorized vehicles within the City of Haverhill under any of the following circumstances:

- A. On public sidewalks.
- B. On public bike paths, bikeways or natural surface trails.
- C. In public parks and public conservation and recreational areas.
- D. On public playgrounds or school property.
- E. On private property without the prior written consent of the owner or occupant of said property. No written consent shall be required for operation of any recreational motorized vehicle upon the property of any private club or other organization that permits the use of similar recreational vehicles by the club members.
- F. No person shall operate a motorized scooter upon any way at any time after sunset or before sunrise.
- G. To have a second rider on the same scooter.
- H. Failing to wear protective headgear conforming to Registry of Motor Vehicles standards and/or noncompliance with the helmet requirements of MGL c. 85, § 11B 1/2, as may be amended from time to time.
- I. Recreational motorized vehicles, excluding electric bicycles, shall not be operated on any way by a person under sixteen years of age, nor a person not possessing a valid driver's license or learner's permit, nor shall any operator permit any other person to ride as a passenger, and shall not operate at a speed in excess of the limit established by M.G.L. c. 90.

§ 222-64 Legal operation to conform with traffic regulations.

Any person legally entitled to operate a recreational motorized vehicle, as set forth herein, must conform with all traffic laws and regulations of the Commonwealth.

§ 222-65 The parent or guardian of a person under 18 years of age shall not authorize or knowingly permit that person to violate this ordinance. A violation by a person under 18 years of age shall not affect any civil right or liability nor shall the violation be a criminal offense.

§ 222-66 Violations and penalties.

Any violation of said article shall be subject to a fine of \$25 for the first offense and no more than a fine of \$50 for subsequent offenses. Ticketing procedures for traffic violations shall be issued in accordance with M.G.L. c. 90C. All fines collected by a city or town pursuant to Section 11E of M.G.L. c. 85 shall be used by the City for the development and implementation of bicycle safety programs. If the offender is under 16 years of age, the officer may give notice to the parent or guardian of the offender.



Document

CITY OF HAVERHILL

In Municipal Council

SEP 18 10 23 AM
HAVERHILL

Ordered:

MUNICIPAL ORDINANCE

CHAPTER 222

**AN ORDINANCE RELATING TO AMENDMENT TO CHAPTER 222 OF THE
HAVERHILL CITY ORDINANCES**

BE IT ORDAINED by the City Council of the City of Haverhill Chapter 222 – STREETS AND SIDEWALKS, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows:

Article XI Recreational Motorized Vehicles

§ 222-62 Definitions.

As used in this article, the following terms shall have the meanings indicated:

RECREATIONAL MOTORIZED VEHICLES

Recreational motorized vehicles are described as the following: motorized scooter, unregistered, two wheels, with handle grips, powered by a gasoline two-stroke or four-stroke engine or motorized bicycles, or class 1 or class 2 electric bicycles, all. A motorized bicycle or motorcycle, as defined in M.G.L. c. 90, § 1, is not a motorized scooter. Electric scooters, electric unicycles, electric skateboards, any other electrically powered personal transportation device not otherwise regulated as a motor vehicle under the General Laws.

§ 222-63 Operating restrictions.

It shall be unlawful for any person to operate or permit to operate the defined motorized scooter recreational motorized vehicles within the City of Haverhill under any of the following circumstances:

- A. On public sidewalks.
- B. On public and private roadways by a person not possessing a valid driver's license or learner's permit bike paths, bikeways or natural surface trails.
- C. In public parks and public conservation and recreational areas.
- D. On public playgrounds or school property.
- E. On private property without the prior written consent of the owner or occupant of said property. No written consent shall be required for operation of any recreational motorized scooter vehicle upon the property of any private club or other organization that permits the use of similar recreational vehicles by the club members.
- F. In such a manner as to create loud or unnecessary noise as to unreasonably disturb or interfere with persons in the peaceful and quiet enjoyment of their property. To this end, no

person shall operate a scooter before the hour of 9:00 a.m. and after the hour of 7:00 p.m.
person shall operate a motorized scooter upon any way at any time after sunset or before sunrise.

G. To have a second rider on the same scooter.

H. Failing to wear protective headgear conforming to Registry of Motor Vehicles standards and/or noncompliance with the helmet requirements of MGL c. 85, § 11B 1/2, as may be amended from time to time.

I. Children age 12 and under shall not be allowed to drive motorized scooters. Recreational motorized vehicles, excluding electric bicycles, shall not be operated on any Way, as defined by M.G.L. Chapter 90, Section 1, by a person under sixteen years of age, nor a person not possessing a valid driver's license or learner's permit, nor shall any operator permit any other person to ride as a passenger, and shall not operate at a speed in excess of the limit established by M.G.L. c. 90.

§ 222-64 Legal operation to conform with traffic regulations.

Any person legally entitled to operate a recreational motorized vehicle, as set forth herein, must conform with all traffic laws and regulations of the Commonwealth.

§ 222-65 The parent or guardian of a person under 18 years of age shall not authorize or knowingly permit that person to violate this ordinance. A violation by a person under 18 years of age shall not affect any civil right or liability nor shall the violation be a criminal offense.

§ 222-665 Violations and penalties.

1. Any violation of said article shall be subject to a fine of \$250 for the first offense and no more than a fine of \$50 for subsequent offenses. Ticketing procedures for traffic violations shall be issued in accordance with M.G.L. c. 90C. All fines collected by a city or town pursuant to Section 11E of M.G.L. c. 85 shall be used by the City for the development and implementation of bicycle safety programs.
2. If the offender is under 16 years of age, the officer may give notice to the parent or guardian of the offender and may immediately seize and impound any Recreational Motorized Vehicle where the juvenile offender:
 - A. Fails to wear a properly fitted helmet as required by Massachusetts law and this ordinance.
 - B. Fails to obey any traffic control device, sign, signal, crosswalk law, or other rule of the road.
 - C. Operates the device recklessly, negligently, or in a manner that endangers any person or property.
 - D. Operates the device on a sidewalk, recreational path, park, school property, conservation area, or other location where operation is prohibited.
 - E. Fails to stop upon the lawful order of a police officer.
 - F. Participates in racing, speed contests, stunt riding, wheelies in traffic, or similar hazardous conduct.
 - G. Operates a modified device that exceeds manufacturer specifications or lawful speed limitations.

H. Operates the device during the commission of any criminal offense or municipal ordinance violation.

3. A seized Recreational Motorized Vehicle shall not be released to the juvenile operator. Release shall be made only to a parent, legal guardian, or lawful owner, other than the juvenile, upon:

1. Proof of ownership;
2. Proof of the juvenile's identity;
3. Payment of all applicable fines and impoundment fees; and
4. A written acknowledgment of receipt and notice of future penalties.

4. In addition to the Penalties set forth in section 222-66.1 above, as to juvenile offenders:

1. First Violation: Device may be impounded for up to seven (7) days.
2. Second Violation within twelve (12) months: Device may be impounded for up to thirty (30) days.
3. Third or Subsequent Violation within twelve (12) months: Device may be impounded for up to ninety (90) days.



Document

CITY OF HAVERHILL

In Municipal Council

Ordered:

MUNICIPAL ORDINANCE

CHAPTER 222

AN ORDINANCE RELATING TO AMENDMENT TO CHAPTER 222 OF THE
HAVERHILL CITY ORDINANCES

BE IT ORDAINED by the City Council of the City of Haverhill Chapter 222 – STREETS AND SIDEWALKS, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows:

Article XI Recreational Motorized Vehicles

§ 222-62 Definitions.

As used in this article, the following terms shall have the meanings indicated:

RECREATIONAL MOTORIZED VEHICLES

Recreational motorized vehicles are described as the following: ~~motorized scooter, unregistered, two wheels, with handle grips, powered by a gasoline two-stroke or four-stroke engine~~ **or motorized bicycles, or class 1 or class 2 electric bicycles, all** ~~A motorized bicycle or motorcycle, as defined in M.G.L. c. 90, § 1, is not a motorized scooter.~~ ***Electric scooters, electric unicycles, electric skateboards, any other electrically powered personal transportation device not otherwise regulated as a motor vehicle under the General Laws.***

§ 222-63 Operating restrictions.

It shall be unlawful for any person to operate or permit to operate ~~the defined motorized scooter~~ ***recreational motorized vehicles*** within the City of Haverhill under any of the following circumstances:

- A. On public sidewalks.
- B. On public ~~and private roadways by a person not possessing a valid driver's license or learner's permit~~ ***bike paths, bikeways or natural surface trails.***
- C. In public parks and ***public conservation and*** recreational areas.
- D. On public ***playgrounds or*** school property.
- E. On private property without the prior written consent of the owner or occupant of said property. No written consent shall be required for operation of any ***recreational*** ~~scooter~~ ***vehicle*** upon the property of any private club or other organization that permits the use of similar recreational vehicles by the club members.
- F. ~~In such a manner as to create loud or unnecessary noise as to unreasonably disturb or~~

~~interfere with persons in the peaceful and quiet enjoyment of their property. To this end, no person shall operate a scooter before the hour of 9:00 a.m. and after the hour of 7:00 p.m.~~
person shall operate a motorized scooter upon any way at any time after sunset or before sunrise.

G. To have a second rider on the same scooter.

H. Failing to wear protective headgear conforming to Registry of Motor Vehicles standards and/or noncompliance with the helmet requirements of MGL c. 85, § 11B 4/2, *as may be amended from time to time.*

I. ~~Children age 12 and under shall not be allowed to drive motorized scooters~~ *Recreational motorized vehicles, excluding electric bicycles, shall not be operated on any Way, as defined by M.G.L. Chapter 90, Section 1, by a person under sixteen years of age, nor a person not possessing a valid driver's license or learner's permit, nor shall any operator permit any other person to ride as a passenger, and shall not operate at a speed in excess of the limit established by M.G.L. c. 90.*

§ 222-64 Legal operation to conform with traffic regulations.

Any person legally entitled to operate a recreational motorized vehicle, as set forth herein, must conform with all traffic laws and regulations of the Commonwealth.

§ 222-65 The parent or guardian of a person under 18 years of age shall not authorize or knowingly permit that person to violate this ordinance. A violation by a person under 18 years of age shall not affect any civil right or liability nor shall the violation be a criminal offense.

§ 222-65 Violations and penalties.

1. Any violation of said article shall be subject to a fine of ~~\$250~~ for the first offense and no more than a fine of \$50 for subsequent offenses. *Ticketing procedures for traffic violations shall be issued in accordance with M.G.L. c. 90C. All fines collected by a city or town pursuant to Section 11E of M.G.L. c. 85 shall be used by the City for the development and implementation of bicycle safety programs.*
2. *If the offender is under 16 years of age, the officer may give notice to the parent or guardian of the offender and may immediately seize and impound any Recreational Motorized Vehicle where the juvenile offender:*
 - A. *Fails to wear a properly fitted helmet as required by Massachusetts law and this ordinance.*
 - B. *Fails to obey any traffic control device, sign, signal, crosswalk law, or other rule of the road.*
 - C. *Operates the device recklessly, negligently, or in a manner that endangers any person or property.*
 - D. *Operates the device on a sidewalk, recreational path, park, school property, conservation area, or other location where operation is prohibited.*
 - E. *Fails to stop upon the lawful order of a police officer.*
 - F. *Participates in racing, speed contests, stunt riding, wheelies in traffic, or similar hazardous conduct.*

G. Operates a modified device that exceeds manufacturer specifications or lawful speed limitations.

H. Operates the device during the commission of any criminal offense or municipal ordinance violation.

3. A seized Recreational Motorized Vehicle shall not be released to the juvenile operator. Release shall be made only to a parent, legal guardian, or lawful owner, other than the juvenile, upon:

- 1. Proof of ownership;*
- 2. Proof of the juvenile's identity;*
- 3. Payment of all applicable fines and impoundment fees; and*
- 4. A written acknowledgment of receipt and notice of future penalties.*

4. In addition to the Penalties set forth in section 222-66.1 above, as to juvenile offenders:

- 1. First Violation: Device may be impounded for up to seven (7) days.*
- 2. Second Violation within twelve (12) months: Device may be impounded for up to thirty (30) days.*
- 3. Third or Subsequent Violation within twelve (12) months: Device may be impounded for up to ninety (90) days.*

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>

Date Mon 9/21/2026 10:00 AM

To CityClerk <cityclerk@haverhillma.gov>

Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

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

THANK YOU for your notice submission!

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

Job Details

Order Number: **W0147786**
Business Type: **All Other Public Notices**
Notice Size: **Public Notices**
Notice Estimate: **\$57.69**
Referral Code: **E-Bike Ord.**

Account Details

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

Schedule for notice number W01477860

Thu Sep 24, 2026

**Haverhill Gazette Public All Zones
Notices**

**CITY OF HAVERHILL
In Municipal Council**
ORDERED:
Municipal Ordinance Chapter 222
An Ordinance Relating to Amend-
ment to Chapter 222 of the Haver-
hill City Ordinances Chapter 222-
Streets and Sidewalks Article XI
Recreational Motorized Vehicles
Since this Ordinance exceeds in
length eight octavo pages of ordi-
nary book print, in lieu of advertis-
ing, it is published by the City Coun-
cil in a municipal bulletin, placed
on file in the City Clerk's Office, and
posted on the municipal bulletin in
City Hall.
PLACED ON FILE for at least 10
days
Attest:
Kaitlin M. Wright Esposito, CMC.
City Clerk
HG - Publication Dates

The North of Boston Media Group is not responsible for any false, inaccurate or omitted notices.

The North of Boston Media Group reserves the right to alter, edit and omit any notice to meet our editorial guidelines. Any additional charges or credits as a result of this process will be the responsibility of the individual or company submitting the notice.

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

Document # 32-R

Order- That the City Council hereby votes to repeal and replace Chapter 250, Article VI of the Code the of the City of Haverhill, entitled Water Restriction, in its entirety, with the following revised ordinance

IN CITY COUNCIL: September 22, 2026

File 10 Days

10 YEAS, 0 NAYS, 1 ABSENT

Attest: 
Kaitlin M. Wright Esposito, CMC
City Clerk

File 10 days

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

5.2
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

September 18, 2026

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

From: Mayor Melinda E. Barrett

Re: An Order Relating to the Water Use Restriction Ordinance –
Chapter 250 Article VI of the Code of the City of Haverhill

Dear Mr. President and Members of the City Council:

I respectfully submit An Order Relating to the Water Use Restriction
Ordinance - Chapter 250 Article VI of the Code of the City of Haverhill for
water conservation and drought management.

I recommend approval.

Very truly yours,

Melinda E. Barrett
Mayor



City of Haverhill

Massachusetts

Water and Wastewater Divisions

Date: September 17, 2026

To: The Honorable Melinda E. Barrett
Mayor of Haverhill

From: Robert E. Ward *REW*
DPW Director - Water/Wastewater

Subject: Proposed City Council Order to Amend § 250-22 through § 250-30 Water Use
Restriction of the City Code

Attached is a City Council Order to amend § 250-22 through § 250-30 Water Use Restriction of the City Code by repealing and replacing the ordinance in its entirety. The revised ordinance was prepared by my office, in consultation with the City Solicitor's Office, and incorporates items discussed during the City Council Planning and Development Committee meeting on this ordinance. The new ordinance also includes updates based on the Massachusetts Water Management Act (M.G.L. c. 21G and implementing regulations, 310 CMR 36.00) and MassDEP permit requirements. A copy of the existing ordinance is attached for reference.

The new ordinance modernizes and strengthens the City's legal and regulatory framework for water conservation and drought management. The substantive updates to the ordinance are as follows:

- Alignment with MassDEP and Water Management Act requirements - The revised ordinance fully integrates state drought guidance, required nonessential water use restrictions, and notification protocols mandated under 310 CMR 22.15(8) and 310 CMR 36.07 throughout various sections of the ordinance.
- Clarified authority and applicability – A new § 250-23.1 of the ordinance now explicitly applies the restrictions to all water customers and all water users, including those drawing from private wells within City limits, ensuring consistent community-wide compliance.
- Updated definitions and expanded exemptions – The definitions included in § 250-24, and as expanded upon in § 250-26, have been updated to match state regulations, including revisions to “nonessential outdoor water use,” “automatic irrigation system,” and permitted exemptions for agriculture, certain commercial operations, and public facilities.
- Irrigation system requirements - A new § 250-24.1 requires soil moisture sensors, rain sensors, and flow sensors on all newly installed or repaired in-ground irrigation systems to reduce unnecessary outdoor water use.

- New baseline seasonal conservation standards - A new § 250-25 establishes standard seasonal outdoor water use limitations applicable annually from May 15 through September 30.
- Revised drought trigger levels and response actions - Trigger thresholds and associated restrictions have been updated in § 250-25.2 to comply with Water Management Act permit conditions, including new multi-level drought stages (Watch, Mild, Significant, Critical, Emergency).
- Suspension of deduct meter credits – A new § 250-25.2(C) suspends deduct-meter credits applicable to sewer bills for participating individuals and businesses during a Level 3 or Level 4 drought condition.
- Strengthened enforcement provisions - Penalties have been revised in § 250-29 to provide more effective enforcement, with increased fine amounts for repeat violations and provisions for termination of service in emergency conditions.

These revisions ensure that the City of Haverhill remains compliant with state law while better protecting public health, safety, and the long-term resiliency of the municipal water supply—particularly in light of increasingly frequent drought conditions. The updated ordinance reflects best practices recommended by MassDEP and aligns the City’s regulatory language with current water management requirements.

Pending your approval, the revised ordinance can be forwarded to the full City Council for consideration and adoption. As noted above, the Council must place the ordinance on file for ten days prior to final action.

Please let me know if you would like any further revisions or supporting documentation.

If you need additional information, please call or email.

Attachments

City Council Order
Current Ordinance

Cc: Christine Lindberg, Chief of Staff
Lisa Mead, City Solicitor

	Document CITY OF HAVERHILL In Municipal Council	
---	---	---

ORDERED:

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

CITY OF HAVERHILL

CITY COUNCIL

AN ORDER RELATING TO THE WATER USE RESTRICTION ORDINANCE

BE IT ORDERED by the City Council of the City of Haverhill that the City Council hereby votes to repeal and replace Chapter 250, Article VI of the Code of the City of Haverhill, entitled Water Use Restriction, in its entirety, with the following revised ordinance:

Article VI

Water Use Restriction

[Adopted 2-3-1998 by Doc. 31; amended in its entirety 8-23-2016 by Doc. 92-B]

§ 250-22. Authority.

This ordinance is adopted by the City under its police powers to protect public health and welfare and its powers under M.G.L. c. 40, § 21 et seq. This ordinance also implements the City's authority under M.G.L. c. 40, § 41A, conditioned upon a declaration of water supply emergency issued by the Commonwealth of Massachusetts Department of Environmental Protection (MassDEP). This ordinance is also intended to implement other water conservation requirements of M.G.L. c. 21G, the "Massachusetts Water Management Act" and its regulations promulgated under 310 CMR 36.00.

§ 250-23. Purpose.

The purpose of this ordinance is to protect, preserve and maintain the public health, safety and

welfare whenever there is in force a State of Water Supply Conservation or State of Water Supply Emergency by providing for enforcement of any duly imposed restrictions, requirements, provisions or conditions imposed by the City or by the Massachusetts Department of Environmental Protection.

§ 250-23.1. Applicability.

All Water Customers and Water Users shall be subject to this ordinance, which shall be in effect year-round.

§ 250-24. Definitions.

As used in this ordinance, the following terms shall have the meanings indicated:

AGRICULTURE — Farming in all its branches as defined at M.G.L. c. 128, § 1A.

AUTOMATIC IRRIGATION SYSTEM — Any system, including sprinklers, for watering vegetation other than a hand-held hose or a bucket.

DIRECTOR — means the position responsible for oversight of the water division and may be the Director of Public Works, Deputy Director of Public Works, or the head of the water division.

NONESSENTIAL OUTDOOR WATER USE — means any outdoor water use that is not specified in 310 CMR 36.03, as may be amended by § 250-26, as an exempted outdoor water use.

PERSON — Any individual, corporation, trust, partnership or association, or other entity.

STATE OF WATER SUPPLY CONSERVATION — A State of Water Supply Conservation declared by the City pursuant to § 250-25 of this ordinance.

STATE OF WATER SUPPLY EMERGENCY — A state of water supply emergency declared by the Massachusetts Department of Environmental Protection under M.G.L. c. 21G, §§ 15 through 17.

SUPPLY CAPACITY — A specific relationship between a reservoir's level and storage capacity expressed in percent.

WATER CUSTOMERS — All persons using the public water supply, irrespective of that person's responsibility for payment for use of the water.

WATER USERS — All persons using water from the City's public water supply or using privately-owned wells within the City's boundaries.

§ 250-24.1. Irrigation System Requirements.

- A. All in-ground irrigation systems installed after the date of effect of this ordinance shall be equipped with a soil moisture sensor and rain sensor to prevent the system from starting automatically when not needed, and a flow sensor for leak detection.
- B. Any service or repair to an existing in-ground irrigation system shall include the installation of an approved moisture sensor, rain sensor, and flow sensor, if the same is

not already installed and in good working condition.

- C. All in-ground irrigation systems shall be plumbed so that a shutoff valve is located outside the building and situated so that it may be shut off if found to be in violation of this ordinance. For the purposes of this section only, Police Officers of the City and/or Agents of the Board of Water Commissioners may enter upon any property to enforce this section.

§ 250-25. Baseline Seasonal Conservation.

From May 15 through September 30, nonessential outdoor water use shall be limited to before 9:00 a.m. and after 5:00 p.m., unless otherwise modified by the City. The City may further restrict such use in accordance with § 250-25.1 and § 250-25.2.

§ 250-25.1. Declaration of State of Water Supply Conservation.

The City, through its Water Division, shall declare a State of Water Supply Conservation upon a determination by the Director that a shortage of water exists and conservation measures are appropriate to ensure an adequate supply of water to all water consumers and to ensure compliance with the City's obligations under the Water Management Act. Public notice of a State of Water Supply Conservation shall be given under § 250-27 of this ordinance before it may be enforced.

§ 250-25.2. Method of Determining a State of Water Supply Conservation.

- A. The City, through its Water Division, shall monitor the state of the City's water supply. From May 15th through September 30th the City shall implement a State of Water Supply Conservation in stages based on trigger levels as set forth below and in accordance with 310 CMR 36.07 as applicable which shall be applicable to all Water Users.

Drought Status	Trigger Level	Action
Drought Watch	5% reduction in Kenoza Lake supply capacity	From May 15 through September 30, nonessential outdoor water use may be limited to before 9:00 a.m. and after 5:00 p.m
Level 1 Mild Drought	10% reduction in Kenoza Lake supply capacity	All nonessential outdoor water uses are restricted to no more than one day per week, before 9 a.m. and after 5 p.m., except the watering of ornamentals and flower gardens with drip irrigation, hand-held hose, or watering cans.

Drought Status	Trigger Level	Action
Level 2 Significant Drought	20% reduction in Kenoza Lake supply capacity	All nonessential outdoor water uses are banned, except that watering of ornamentals and flower gardens with drip irrigation, hand-held hose, or watering can.
Level 3 Critical Drought	35% reduction in Kenoza Lake supply capacity	All nonessential outdoor water uses are banned.
Level 4 Drought Emergency	>35% reduction in Kenoza Lake supply capacity	All nonessential outdoor water uses are banned.

- B. In the event that the trend of the City's water supply is declining at a rate the Water Division deems concerning based on monitoring and forecasting by the Water Division, the City may elect to enact any one of the above drought status conditions at any time to preserve the condition of the water supply by providing notice as described in § 250-27.
- C. Upon declaration of a Level 3 Critical Drought or Level 4 Emergency Drought, no participating individuals or businesses shall be eligible to receive a deduct-meter credit, adjustment, or reduction to their sewer bill for water used through the deduct meter, regardless of meter readings or previous eligibility. This suspension shall apply to all outdoor irrigation systems, including inground sprinkler systems, automatic irrigation systems, hose bibs, and any metered device used to exclude outdoor water use from sewer billing. Deduct meter credits shall be reinstated once the Director terminates the Level 3 or Level 4 drought condition in accordance with § 250-27.1. Deduct-meter credits shall resume on the first billing cycle following public notice of termination. The suspension of deduct-meter credits shall be included in the public notice required under § 250-27 for a State of Water Supply Conservation and § 250-28 for a State of Water Supply Emergency.

§ 250-26. Nonessential Outdoor Water Use.

Nonessential outdoor water use means a use that is not required:

- A. for health or safety reasons, including public facilities used for cooling such as splash pads and swimming pools, and for washing of boats, engines, or marine equipment to prevent negative saltwater impacts or the transfer of invasive aquatic species;
- B. by permit, license, statute or regulation;
- C. for the production of food, including vegetable gardens, and fiber;
- D. for the maintenance of livestock;
- E. Irrigation with harvested and stored stormwater runoff;
- F. to meet the core functions (those functions essential to the commercial operations) of a business, including but not limited to:

- (1) plant nurseries as necessary to maintain stock;
 - (2) golf courses as necessary to maintain greens and tees, and limited fairway watering per 310 CMR 36.07(2)(c)2.a. through c.;
 - (3) venues used for weddings or similar special events that limit watering to hand-held hose or drip irrigation as necessary to maintain gardens, flowers and ornamental plants;
 - (4) professional washing of exterior building surfaces, parking lots, driveways and/or sidewalks as necessary to apply surface treatments such as paint, preservatives, stucco, pavement, or cement in the course of construction, reconstruction or renovation work;
- G. for irrigation of public parks before 9:00 A.M. and after 5:00 P.M.,
 - H. for irrigation of public and private recreation fields, including those operated by schools, colleges, universities and athletic associations, before 9:00 A.M. and after 5:00 P.M.,
 - I. for irrigation of publicly-funded shade trees and trees in the public right-of-way; or
 - J. to establish a new lawn as necessary to stabilize soil in response to new construction or following the repair or replacement of a Title 5 system.

§ 250-27. Public notification of State of Water Supply Conservation; notification of MassDEP.

- A. Notification of any provisions, restrictions, requirements or conditions imposed by the City as part of a State of Water Supply Conservation shall be published in a newspaper of general circulation within the City, or by such other means reasonably calculated to reach and inform all users of water of the State of Water Supply Conservation. Any restriction imposed under this section shall not be effective until such notification is provided, but no later than 48 hours after the declaration of a State of Water Supply Conservation. The City may also notify the public using other means determined to be appropriate. Notification may also include e-mail, websites, public service announcements on local media, or other such means.
- B. Submittal of MassDEP's form "Notification of Water Use Restriction" shall be provided to the Massachusetts Department of Environmental Protection per MassDEP regulations [310 CMR 22.15(8)].

§ 250-27.1. Termination of State of Water Supply Conservation; notice.

A State of Water Supply Conservation may be terminated by the Director or Deputy Director of Public Works of the Water Division upon a determination that the water supply shortage no longer exists. Public notification of the termination of a State of Water Supply Conservation shall be given in the same manner required by § 250-27 for notice of its imposition.

§ 250-28. State of Water Supply Emergency; compliance with MassDEP orders.

- A. Upon notification to the public that a declaration of a State of Water Supply Emergency has been issued by MassDEP, no person shall violate any provision, restriction, requirement, or condition of any order approved or issued by MassDEP intended to bring about an end to the state of emergency.
- B. Notification of any provisions, restrictions, requirements or conditions imposed by the declaration of a State of Water Supply Emergency shall be published in a newspaper of general circulation within the City, or by such other means reasonably calculated to reach and inform all users of water of the State of Water Supply Emergency as soon as possible but not later than 48 hours after the City receives notice of such declaration. The City may also notify the public using other means determined to be appropriate. Notification may also include e-mail, websites, public service announcements on local media or other such means.

§ 250-28.1. Termination of State of Water Supply Emergency; compliance with MassDEP orders.

Upon notification to the City that the declaration of a State of Water Supply Emergency has been terminated by MassDEP, the public will be notified of the termination in the same manner as is required by § 250-28 for notice of its imposition.

§ 250-29. Violations and penalties.

- A. Any person violating this ordinance shall be liable to the City in the amount listed below:
 - (1) First violation: warning.
 - (2) Second violation: \$100.
 - (3) Third violation: \$200.
 - (4) Fourth violation and subsequent violations: \$300 and may be subject to termination of water service.
- B. Fines shall inure to the City for such uses as the Director or Deputy Director of Public Works may direct. Each day of violation shall constitute a separate offense. Fines shall be recovered by indictment, or by complaint before the District Court, or by noncriminal disposition in accordance with M.G.L. c. 40, § 21D. For purposes of noncriminal disposition, the enforcing person shall be any police officer of the City or the Director or Deputy Director of Public Works or their designee. If a State of Water Supply Emergency has been declared, the Water Division may, in accordance with M.G.L. c. 40, § 41A, shut off the water at the meter or the curb stop.

§ 250-30. Severability.

The invalidity of any portion or provision of this ordinance shall not invalidate any other portion or provision thereof.

APPROVED AS TO LEGALITY:

City Solicitor

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor

ARTICLE VI

Water Use Restriction**[Adopted 2-3-1998 by Doc. 31; amended in its entirety 8-23-2016 by Doc. 92-B]****§ 250-22. Authority.**

This article is adopted by the City under its police powers to protect public health and welfare and its powers under MGL c. 40, § 21 et seq., and implements the City's authority to regulate water use pursuant to MGL c. 41, § 69B. This article also implements the City's authority under MGL c. 40, § 41A, conditioned upon a declaration of water supply emergency issued by the Commonwealth of Massachusetts Department of Environmental Protection (MassDEP).

§ 250-23. Purpose.

The purpose of this article is to protect, preserve and maintain the public health, safety and welfare whenever there is in force a State of Water Supply Conservation or State of Water Supply Emergency by providing for enforcement of any duly imposed restrictions, requirements, provisions or conditions imposed by the City or by the Department of Environmental Protection.

§ 250-24. Definitions.

As used in this article, the following terms shall have the meanings indicated:

AGRICULTURE — Farming in all its branches as defined at MGL c. 128, § 1A.

AUTOMATIC SPRINKLER SYSTEM — Any system for watering vegetation other than a hand-held hose or a bucket.

NONESSENTIAL OUTDOOR WATER USE — Those uses that are not required:

- A. For health or safety reasons;
- B. By regulation;
- C. For the production of food and fiber;
- D. For the maintenance of livestock; or
- E. To meet the core functions of a business (for example, irrigation by golf courses as necessary to maintain tees and greens, and limited fairway watering, or irrigation by plant nurseries or agricultural operations as necessary to maintain stock or establish new plantings, wash equipment to prevent damage and/or maintain performance, pest management and plant cooling).

PERSON — Any individual, corporation, trust, partnership or association, or other entity.

STATE OF WATER SUPPLY CONSERVATION — A State of Water Supply Conservation declared by the City pursuant to § 250-25 of this article.

STATE OF WATER SUPPLY EMERGENCY — A state of water supply emergency declared by the Department of Environmental Protection under MGL c. 21G, §§ 15 through 17.

SUPPLY CAPACITY — A specific relationship between a reservoir's level and storage capacity

expressed in percent.

WATER CONSUMERS — All public and private users of the City's public water system, irrespective of any person's responsibility for billing purposes for water used at any particular facility.

§ 250-25. Declaration of State of Water Supply Conservation.

The City, through its Water Division, may declare a State of Water Supply Conservation upon a determination by the Director or Deputy Director of Public Works that a shortage of water exists and conservation measures are appropriate to ensure an adequate supply of water to all water consumers and to ensure compliance with the City's obligation under the Water Management Act. Public notice of a State of Water Supply Conservation shall be given under § 250-27 of this article before it may be enforced.

§ 250-25.1. Method of determining a State of Water Supply Conservation.

- A. The City, through its Water Division, shall monitor the state of water supply. The City shall implement water conservation measures in stages based on trigger levels as set forth below.

Drought Status	Trigger Level	Trigger Action
Watch	5% reduction in Kenoza Lake supply capacity	Notice may be issued to all water consumers of the drought watch condition in accordance with § 250-27.
Warning	10% reduction in Kenoza Lake supply capacity	Notice shall be issued to all water consumers of the drought warning status in accordance with § 250-27. All water consumers may be requested to enact water conservation measures as described in § 250-26 on a voluntary basis.
Emergency	20% reduction in Kenoza Lake supply capacity	Notice shall be issued to all water consumers of the drought emergency status in accordance with § 250-27. All water consumers shall be required to comply with mandatory water conservation measures as described in § 250-26. All water consumers shall also be required to comply with any additional mandatory water conservation measures as may be mandated by the city through its Water Division.

Drought Status	Trigger Level	Trigger Action
Critical	35% reduction in Kenoza Lake supply capacity	Notice shall be issued to all water consumers of the critical drought status in accordance with § 250-27. All water consumers shall be required to comply with mandatory water conservation measures as described in § 250-26 in addition to those additional measures enacted to preserve the public water supply.

- B. In the event that the trend of the City's water supply is declining at a rate, as monitored and forecast by the Water Division, the City may elect to enact any one of the above drought status conditions to preserve the condition of the water supply.

§ 250-26. Restricted nonessential outdoor water uses.

A declaration of a State of Water Supply Conservation shall include one or more of the following restrictions, conditions, or requirements limiting the use of water as necessary to protect the water supply. The applicable restrictions, conditions or requirements, as determined by the Director or Deputy Director of Public Works, shall be included in the public notice required under § 250-27.

- A. Nonessential outdoor water use days. Nonessential outdoor water use, by water users, is permitted only on the days per week specified in the State of Water Supply Conservation or State of Water Supply Emergency and public notice thereof.
- B. Nonessential outdoor water use ban. Nonessential outdoor water use is prohibited at all times.
- C. Nonessential outdoor water use hours. Nonessential outdoor water use is permitted only during the hourly periods specified in the declaration of a State of Water Supply Conservation and public notice thereof.
- D. Automatic sprinkler use. The irrigation of lawns via sprinklers or automatic irrigation systems is prohibited.
- E. All other nonessential outdoor water use not specifically mentioned above as specified in the State of Water Supply Conservation or State of Water Supply Emergency and public notice thereof.

§ 250-26.1. Exceptions to nonessential outdoor water use.

- A. Unless the drought status reaches emergency or critical, as certified by the Water Division and the Director of Public Works or Deputy Director of Public Works, then the following items may be exempted as nonessential outdoor water use.
 - (1) Irrigation with harvested and stored stormwater runoff;
 - (2) Water use for the purposes of agriculture;
 - (3) To meet the core functions of a business (for example, irrigation by golf courses as necessary to maintain tees and greens, and limited fairway watering, or irrigation by

plant nurseries or agricultural operations as necessary to maintain stock or establish new plantings, wash equipment to prevent damage and/or maintain performance, pest management and plant cooling).

B. The following outdoor water uses are subject to review and approval by the City, through its Water Division:

- (1) Irrigation of public parks and recreation fields by automatic sprinkler before 7:00 a.m. and after 7:00 p.m.;
- (2) Irrigation to establish replanted or resodded lawn or plantings during the months of May and September;
- (3) Irrigation of newly planted lawns (seeded or sodded) in the current calendar year for homes or businesses newly constructed in the previous 12 months;
- (4) Irrigation of gardens, flowers and ornamental plants by means of hand-held hose or drip irrigation systems; and
- (5) Irrigation of established lawns by means of a hand-held hose only.

§ 250-27. Public notification of State of Water Supply Conservation; notification of MassDEP.

- A. Notification of any provisions, restrictions, requirements or conditions imposed by the City as part of a State of Water Supply Conservation shall be published in a newspaper of general circulation within the City, or by such other means reasonably calculated to reach and inform all users of water of the State of Water Supply Conservation. Any restriction imposed under this section shall not be effective until such notification is provided, but no later than 48 hours after the declaration of a State of Water Supply Conservation. The City may also notify the public using other means determined to be appropriate. Notification may also include e-mail, websites, public service announcements on local media or other such means.
- B. Submittal of MassDEP's form "Notification of Water Use Restriction" shall be provided to the Massachusetts Department of Environmental Protection per MassDEP regulations [310 CMR 22.15(8)].

§ 250-28. Termination of State of Water Supply Conservation; notice.

A State of Water Supply Conservation may be terminated by the Director or Deputy Director of Public Works of the Water Division upon a determination that the water supply shortage no longer exists. Public notification of the termination of a State of Water Supply Conservation shall be given in the same manner required by § 250-27 for notice of its imposition.

§ 250-29. State of Water Supply Emergency; compliance with MassDEP orders.

- A. Upon notification to the public that a declaration of a State of Water Supply Emergency has been issued by the Department of Environmental Protection, no person shall violate any provision, restriction, requirement, condition of any order approved or issued by the Department intended to bring about an end to the state of emergency.

- B. Notification of any provisions, restrictions, requirements or conditions imposed by the declaration of a State of Water Supply Emergency shall be published in a newspaper of general circulation within the City, or by such other means reasonably calculated to reach and inform all users of water of the State of Water Supply Emergency. Any restriction imposed under this section shall not be effective until such notification is provided, but no later than 48 hours after the declaration of a State of Water Supply Emergency. The City may also notify the public using other means determined to be appropriate. Notification may also include e-mail, websites, public service announcements on local media or other such means.

§ 250-29.1. Termination of State of Water Supply Emergency; compliance with MassDEP orders.

Upon notification to the City that the declaration of a State of Water Supply Emergency has been terminated by the Department of Environmental Protection, the public will be notified of the termination in the same manner as is required by § 250-29 for notice of its imposition.

§ 250-30. Violations and penalties.

- A. Any person violating this article shall be liable to the City in the amount listed below:
- (1) First violation: warning.
 - (2) Second violation: \$50.
 - (3) Third and subsequent violations: \$100 and may be subject to termination of water service.
- B. Fines shall inure to the City for such uses as the Director or Deputy Director of Public Works may direct. Each day of violation shall constitute a separate offense. Fines shall be recovered by indictment, or by complaint before the District Court, or by noncriminal disposition in accordance with MGL c. 40, § 21D. For purposes of noncriminal disposition, the enforcing person shall be any police officer of the City or the Director or Deputy Director of Public Works or their designee. If a State of Water Supply Emergency has been declared, the Water Division may, in accordance with MGL c. 40, § 41A, shut off the water at the meter or the curb stop.

§ 250-30.1. Severability.

The invalidity of any portion or provision of this article shall not invalidate any other portion or provision thereof.

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>

Date Mon 9/21/2026 9:56 AM

To CityClerk <cityclerk@haverhillma.gov>

Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

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

THANK YOU for your notice submission!

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

Job Details

Order Number: **W0147784**
Business Type: **All Other Public Notices**
Notice Size: **Public Notices**
Notice Estimate: **\$57.69**
Referral Code: **Zoning Amend Chapter 255**

Account Details

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

Schedule for notice number W01477840

Thu Sep 24, 2026

Haverhill Gazette Public All Zones

Notices

**CITY OF HAVERHILL
In Municipal Council**
ORDERED:
Municipal Ordinance
Chapter 255 Zoning
An Ordinance Relating to Zoning
to Amend Chapter 255 Zoning Ordinance and Appendix A Table 1: Table of Use and Parking Regulations
Since this Ordinance exceeds in length eight octavo pages of ordinary book print, in lieu of advertising, it is published by the City Council in a municipal bulletin, placed on file in the City Clerk's Office, and posted on the municipal bulletin in City Hall.
PLACED ON FILE for at least 10 days
Attest:
Kaitlin M. Wright Esposito, CMC.
City Clerk
HG - Publication Dates

The North of Boston Media Group is not responsible for any false, inaccurate or omitted notices.

The North of Boston Media Group reserves the right to alter, edit and omit any notice to meet our editorial guidelines. Any additional charges or credits as a result of this process will be the responsibility of the individual or company submitting the notice.

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

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

OCT 2 4 48:06
HVCITYCLERK

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

October 2, 2026

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

From: Mayor Melinda E. Barrett

Re: White Cane Awareness Day Proclamation

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

I, Mayor Barrett request to present a proclamation recognizing October 15th, 2026,
as White Cane Awareness Day in the City of Haverhill.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em

City Of Haverhill

PROCLAMATION

WHEREAS, The white cane, which every blind citizen of Haverhill and the Commonwealth has the right to carry, demonstrates and symbolizes the ability to achieve a full and independent life and the capacity to work productively in competitive employment; and

WHEREAS, The white cane, allows every blind person to move freely and safely from place to place, making it possible for the blind to fully participate in and contribute to our society and to live the lives they want; and

WHEREAS, Every citizen should be aware that the law requires that motorists and cyclists exercise appropriate caution when approaching a blind person carrying a white cane; and

WHEREAS, Massachusetts law also calls upon employers, both public and private, to be aware of and utilize the employment skills of our blind citizens by recognizing their worth as individuals and their productive capacities; and

NOW THEREFORE, I, MELINDA E. BARRETT, MAYOR of the City of Haverhill, do hereby proclaim October 15, 2026, as

WHITE CANE AWARENESS DAY

I call upon our schools, colleges, and universities to offer opportunities for learning and training to blind persons; upon employers and the public to utilize the available skills of competent blind persons and to be open to offering new opportunities to the blind in our rapidly changing society; and upon all citizens to recognize the white cane as a tool of independence for blind pedestrians on our streets and highways.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Seal of the City of Haverhill to be affixed this 6th day of October in the Year of Our Lord, Two Thousand and Twenty-Six.



MAYOR MELINDA E. BARRETT

CITY COUNCIL

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



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

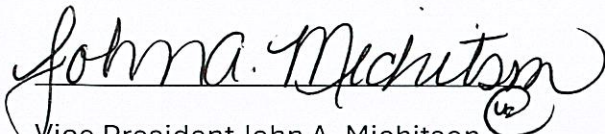
WWW.CITYOFHAVERHILL.GOV

CITYCOUNCIL@HAVERHILLMA.GOV

September 29, 2026

TO: President and Members of the City Council

Vice President Michitson wishes to announce a Planning and Development Committee meeting on Monday, October 19, 2026 at 6:00PM in Room 202, City Council Chambers.


Vice President John A. Michitson

OCT 2 AM 8:31
HAVERHILL CITY CLERK

(Meeting: 10.6.26)

CITY COUNCIL

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



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.GOV

CITYCOUNCIL@HAVERHILLMA.GOV

September 29, 2026

TO: Kaitlin M. Wright, City Clerk

RE: Planning and Development Committee Meeting -
Monday, October 19, 2026, 6:00 PM

Dear Ms. Wright:

Please be advised, I have scheduled a Planning and Development Committee meeting for **Monday, October 19, 2026, at 6:00 PM in the City Council Chambers, Room 202, City Hall, 4 Summer Street.**

The purpose of the meeting is to discuss and review the following:

Doc. 32-k: Motion by Vice President Michitson to work with the administration and appropriate departments on an initial risk-based assessment of the City's critical infrastructure, beginning with the wastewater and drinking water systems.
The purpose of the first meeting will be to define the scope of the project, identify outcomes, and organize the study.

You can also join the meeting remotely by using the link: <https://meet.google.com/tow-hfmn-jov>

Sincerely,

John A. Michitson

John A. Michitson, Chairperson
Planning and Development Committee

JAM/lar

C: P&D Committee Members, City Council, Mayor Melinda E. Barrett, DPW Department,
Water/Wastewater Department, Engineering Department

CITY COUNCIL

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



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

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

DOCUMENTS REFERRED TO COMMITTEE STUDY

SEP 25 AM 8:30
 HAUGHTYCLERK

Document Number	Motion Details	Committee	Date Sent
103-HH	Motion by Councilor Michitson to send the Home Rule Petition – <i>An Act Establishing Guidelines for the Installation and Use of Electric Vehicle Charging Stations in the City of Haverhill</i> to committee in order to coordinate with condominium associations.	A&F	12/23/23
40	Motion by Councilor Lewandowski to send updated <i>Cannabis Social Equity Best Practices</i> for the Cannabis Control Commission to A&F for further review.	A&F	4/2/24
12-S	Motion by Councilor Ferreira to send the City's Swimming Ordinance (Chapter 193, Article III) and related items at Lake Saltonstall (Plug Pond) to NRPP for further discussion.	NRPP	6/18/24
33-F	Motion by Councilor Basiliere to send resident winter parking concerns and offer suggestions for improvements to the Public Health & Safety Committee.	Public Health & Safety	3/11/25
33-L	Motion by Councilor Lewandowski to send Bill 3360 (vacancy tax on residential properties) for review, along with further review of the Massachusetts Vacant Storefront Program (MVSP).	Planning & Development	6/24/25
33-P	Motion by Councilor Ferreira to send for review the City's local strategies regarding traffic and safety, including evaluation of intersections at Amesbury Line Road and Merrimac Road for public safety improvements.	Public Health & Safety	9/16/25
94-B	Motion by Councilor Ferreira to review and update standards of Chapter 250, Article VI of the Haverhill Zoning Code regarding water use restrictions established in 2016.	Planning & Development	9/16/25
33-T	Motion by Councilor Lewandowski to establish a working group, as previously discussed, to implement a control management plan for vegetation in Riverside Park / Edible Avenue along the river.	NRPP	9/30/25
85-E	Motion by Councilor Michitson to send Judi Barrett's progress report on the fiscal impact analysis prepared for the Council for further discussion.	Planning & Development	12/9/25
1-F	Motion by Councilor Lewandowski to send for discussion the establishment or formalization of an ordinance regarding a water conservation program.	Planning & Development	1/27/26
1-Q / 1-QQ	Motion by Councilor Lewandowski to send for further discussion amendments to Chapter 216 – Snow and Ice Removal, including changes to Sections 1-16, Article 1, Chapter 1 (General Provisions), to increase fines for violations.	Public Health & Safety	3/17/26

CITY COUNCIL

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



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

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

Document Number	Motion Details	Committee	Date Sent
21-B	Motion by Councilor Sullivan to send for further discussion Chapter 255-Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)	Planning & Development	5/19/26
32-C	Motion by Councilor McGonagle to send for further discussion fixed vendor locations	NRPP	6/16/26
33-F	Motion by Councilor Lewandowski to refer matter of e-bike safety for further review and discussion	Public Safety	6/30/26
32-K	Motion by Vice President Michitson to work the Administration and appropriate departments on initial risk based assessment of the city's critical infrastructure beginning with Wastewater and Drinking water systems	Planning & Development	7/14/26
32-l	Motion by Councilor Ferreira to send Flock Cameras to Public Safety committee for further discussion and recommendation back to council.	Public Safety	8/11/26
31-a	Motion by Councilor Ferreira to send for review the city's vegetation management plan	NRPP	8/25/26
44-a	Motion by Councilor Ferreira to send information regarding the consolidation of the city's existing medical marijuana overlay district and Licensed marijuana establishment overlay zone for review and discussion	Planning and Development	9/22/26