



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, June 10, 2025, at 7:00 PM

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

In-Person/Remote Meeting

Present: President Sullivan, Councilors Basiliere, LePage, Ferreira, Jordan, Michitson, Toohey, Rogers, McGonagle and Lewandowski

Remote: Councilor Hobbs Everett

Absent: None

City Clerk: Kaitlin M. Wright

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

COUNCILOR TOOHEY STATED HE REVIEWED THE MINUTES AND FINDS THEM IN ORDER.

MOTION BY COUNCILOR TOOHEY TO PLACE ON FILE, SECOND BY COUNCILOR MCGONAGLE

PASSED

YEAS 11, NAYS 0, ABSENT 0

4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING

PRESIDENT SULLIVAN ASSIGNED THE MINUTES TO COUNCILOR MCGONAGLE

5. COMMUNICATIONS FROM THE MAYOR:

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:

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

9.1. Petition from National Grid & Verizon requesting joint pole location
on Vine and Winter st; WR # 31129285

Hearing July 8, 2025

44-B

MOTION BY COUNCILOR MCGONAGLE, SECOND BY VICE PRESIDENT JORDAN

PASSED

YEAS 11, NAYS 0, ABSENT 0

12.2.1 EVNT 25-23, Kevin Burke for *Team Haverhill, Inc.* requests to hold their "Thursday Nights Live" Concert Series at the Bradford Common, 10 Church st; for six consecutive weeks from 6 pm to 8:15 pm, on Thursday evenings beginning July 10th through Thursday, August 14th with August 21st and 28th as rain dates if needed. They also request any additional fees be waived.

26-T

Kevin Burke addressed the council. He stated the concerts will be moving from Friday to Thursday evenings, 6:00-8:00PM, to better accommodate attendees. The series will feature blues, rock and jazz and regional artists. Events will run from July 10th – August 14th with August 21st and 28th as rain dates.

MOTION BY COUNCILOR MCGONAGLE TO APPROVE AND WAIVE FEES, SECOND BY VICE PRESIDENT JORDAN

PASSED

YEAS 11, NAYS 0, ABSENT 0



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, June 10, 2025, at 7:00 PM

**Theodore A. Pelosi, Jr. Council Chambers, 4 Summer st, Room 202
In-Person/Remote Meeting**

10. HEARINGS AND RELATED ORDERS:

- 10.1. CCSP 25-1, Document 32; Attorney Magliochetti representing *Astro Enterprise LLC*, requests to build a 4-unit condo building at 0 Nichols st in the RU Zone – (residential urban density) Map 608, Block 485, Lots 6-7 *Continued from June 3, 2025*

Recommendation from Planning Director to conduct the previously opened hearing and based on the fact that the application is now complete take action on the permit making the required findings and specifying any conditions to be added to the special permit

President Sullivan re-opened the special permit hearing.

Attorney Paul Magliochetti addressed the City Council on behalf of Astro Enterprise LLC, requesting a special permit to build a four-unit condominium structure at 9-11 Nichols Street. He noted the applicant had previously received a variance from the Board of Appeals to subdivide the lot and praised the developer, Juan Valerio, for agreeing to construct owner-occupied condos rather than rental units. He emphasized that the proposal aligns with zoning ordinance 255-10.4.2 and will not negatively impact the neighborhood's character, which is already densely populated with multifamily homes. He highlighted that all city departments raised no objections except for trash placement, which has since been resolved. The project meets parking and access requirements, improves housing availability, and will increase the city's tax base. He submitted supporting documents and requested Council approval of the special permit.

Mr. Juan Valerio, Main Street, Boxford, MA he noted he was a loan officer, he spoke to the council about the difficulties his clients face in qualifying for housing despite having jobs and income. Due to high interest rates, many are unable to secure loans. He proposed building four condominiums to help families achieve homeownership.

President Sullivan asked if anyone would like to speak in favor? No one spoke.

President Sullivan asked if anyone would like to speak in opposition? No one spoke.

President Sullivan closed the hearing.

Motion by Councilor McGonagle for passage with discussion and all conditions, Second Vice President Jordan.

Vice President Jordan inquired about the construction timeline and pricing, expressing support for the project's focus on homeownership through condominiums. Councilor Lewandowski emphasized the importance of clear snow removal plans and ensuring the condo designation is finalized before occupancy. Councilor Ferreira supported the project's alignment with the masterplan and proposed including a landscape plan at development review.

Motion by Councilor Ferreira to include a landscape plan at development review, Second Vice President Jordan.



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, June 10, 2025, at 7:00 PM

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

In-Person/Remote Meeting

Councilor Hobbs Everett commended the upkeep and neighborhood value of the property. Councilor McGonagle supported the reduced unit count and improved parking, while Councilor Michitson highlighted the project's low impact on city services and invited the developer to an upcoming housing plan meeting. Councilor Rogers had questions about shared driveways, snow removal, and the implications of reducing parking availability in a congested area. Councilor Basiliere shared positive feedback from local police and residents, noting the impact of increased homeownership on neighborhood safety. Councilor Toohey requested that parking spaces be formally assigned in the condo documents

Councilor Toohey stated I would like to make that a condition.

Councilor Rogers stated I will second that.

He also inquired about the suitability of the site for families with children. President Sullivan supported the project for its promotion of homeownership, manageable impact on parking, and proximity to public parks.

City Clerk Wright stated I have a motion from Councilor Lewandowski for a snow removal plan, Second, Councilor Michitson.

President Sullivan stated Madam Clerk please call the roll.

Madam Clerk Wright: Vice President Jordan-yes, Councilor Basiliere-yes, Councilor Hobbs Everett-yes, Councilor Michitson-yes, Councilor Ferreira-yes, Councilor Lewandowski-yes, Councilor Toohey-yes, Councilor McGonagle-yes, Councilor LePage-yes, Councilor Rogers-yes, President Sullivan-yes.

11 Yeas, 0 Nays, 0 Absent

Passed.

President Sullivan stated the second condition.

City Clerk Wright stated that was there should be a landscape plan at the time of development review. I have a motion from Councilor Ferreira, Second by Vice President Jordan.

President Sullivan stated Madam Clerk please call the roll.

Madam Clerk Wright: Vice President Jordan-yes, Councilor Basiliere-yes, Councilor Hobbs Everett-yes, Councilor Michitson-yes, Councilor Ferreira-yes, Councilor Lewandowski-yes, Councilor Toohey-yes, Councilor McGonagle-yes, Councilor LePage-yes, Councilor Rogers-yes, President Sullivan-yes.

11 Yeas, 0 Nays, 0 Absent

Passed.



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, June 10, 2025, at 7:00 PM

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

In-Person/Remote Meeting

City Clerk Wright stated the final condition I had was that each proposed condominium unit would get an assigned parking spot. That was a motion from Councilor Toohey, Second by Rogers.

President Sullivan stated Madam Clerk please call the roll.

Madam Clerk Wright: Vice President Jordan-yes, Councilor Basiliere-yes, Councilor Hobbs Everett-yes, Councilor Michitson-yes, Councilor Ferreira-yes, Councilor Lewandowski-yes, Councilor Toohey-yes, Councilor McGonagle-yes, Councilor LePage-yes, Councilor Rogers-yes, President Sullivan-yes.

11 Yeas, 0 Nays, 0 Absent
Passed.

President Sullivan stated and now the matter of approving the four-unit condominium building with all the conditions. Did we have a motion.

Madam Clerk stated I did, I had a motion from Councilor McGonagle, Second Vice President Jordan.

President Sullivan stated Madam Clerk please call the roll.

Madam Clerk Wright: Vice President Jordan-yes, Councilor Basiliere-yes, Councilor Hobbs Everett-yes, Councilor Michitson-yes, Councilor Ferreira-yes, Councilor Lewandowski-yes, Councilor Toohey-yes, Councilor McGonagle-yes, Councilor LePage-yes, Councilor Rogers-yes, President Sullivan-yes.

11 Yeas, 0 Nays, 0 Absent
Passed.

11.APPOINTMENTS:

11.1. **Confirming Appointments**

11.1.1. *Cultural Council, Nikolas Orellana, 130 Lowell av*
Expires June 30, 2028 To Be Confirmed 7-Q

MOTION BY VICE PRESIDENT JORDAN, SECOND BY COUNCILOR ROGERS
PASSED YEAS 11, NAYS 0, ABSENT 0

11.2. **Non-Confirming Appointments:**

11.3. **Constables**

11.4. **Resignations:**



CITY OF HAVERHILL
CITY COUNCIL MINUTES

Tuesday, June 10, 2025, at 7:00 PM

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

In-Person/Remote Meeting

12. PETITIONS:

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

12.2. **Amusement/Event Application:** *with Police approval*

12.2.1 moved to beginning of agenda

26-T

12.3. **Auctioneer License:**

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

12.5. **One Day Liquor License –** *with License Commission & HPD 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 for 2024: 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 Second Hand Articles with Police approval**

12.6.11. **Buy & Sell Second Hand 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:



**CITY OF HAVERHILL
CITY COUNCIL MINUTES**

Tuesday, June 10, 2025, at 7:00 PM

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

In-Person/Remote Meeting

14.ORDINANCES (FILE 10 DAYS):

15.COMMUNICATIONS FROM COUNCILORS:

16. UNFINISHED BUSINESS OF PRECEEDING MEETING:

17.RESOLUTIONS AND PROCLAMATIONS:

18.COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

- Councilor Michitson stated there will be a Planning and Development Committee meeting to be held on June 16th at 6PM in the Council Chambers to review the Housing Production Plan draft. We would love to hear from residents about housing needs.
- Councilor Ferreira stated The Multicultural Festival will be held this Saturday from 12-6 with many fun events planned.

19.DOCUMENTS REFERRED TO COMMITTEE STUDY

20.LONG TERM MATTERS STUDY LIST

ADJOURN:

MOTION BY VICE PRESIDENT JORDAN TO ADJOURN, SECOND BY COUNCILOR LEWANDOWSKI
PASSED YEAS 11, NAYS 0, ABSENT 0 **ADJOURNED: 19:41**