



**CITY OF HAVERHILL
CITY COUNCIL AGENDA**

November 28, 2023 at 7:00 PM

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

In-Person/Remote Meeting

This meeting of Haverhill City Council will be held in-person at the location provided on this notice as its official meeting location pursuant to the Open Meeting Law. As the meeting is held in person at a physical location that is open and accessible to the public, the City Council is not required to provide remote access to the meeting. Members of the public are welcome to attend this in-person meeting. Please note that a live stream of the meeting is being provided only as a courtesy to the public, and the meeting will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. 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 Fiorentini submits Memorandum of Agreement (MOA) and the Salary Ordinance between the City of Haverhill and the *Haverhill Superior Officers Group*

5.1.1. Ordinance re: Salaries – *Superior Officers Group* File 10 days

6. COMMUNICATIONS FROM COUNCILLORS 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. John Pettis, City Engineer submits request to open 235 Essex st, for repair of a gas leak

8.1.1. Order-excavate at 235 Essex st to repair a gas leak



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8.2. Christine Webb, City Assessor submits abatement report for month of October 2023

8.3. City Council President Jordan announces that the 2024 Inauguration will be held on Tuesday, January 2, 2024 at 10:00 am in the *Nicholas J Ross Auditorium*

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

9.1. Document 95: Petition from National Grid and Verizon NE for joint pole location on Torosian Lane, Plan #30814303

9.1.1. Document 95-B: Order - Joint Pole location on Torosian Lane

9.2. Petition from National Grid and Verizon New England requesting joint pole location on Hildale av for new traffic plans for the intersection of Hildale av and Rosemont st - Plan #30667884

Hearing Dec 19, 2023

10. HEARINGS AND RELATED ORDERS:

10.1. Document 78: Mayor Fiorentini requests hearing for proposed zoning amendments relating to Inclusionary Zoning Ordinance

10.1.1. Document 78-B: Ordinance re: Zoning – amend Chapter 255, Zoning – **Section 8.4 Flexible Development**

10.1.2. Document 78-C: Ordinance re: Zoning – amend Chapter 255, Zoning, Appendix B Table 2 Table of Dimensional and Density Regulations – **Zoning District RM minimum lot area (sq. ft.) eliminate 20,000 and replace with 15,000**

10.1.3. Document 78-D: Ordinance re: Zoning – amend Chapter 255, Zoning, Appendix B Table 2 Table of Dimensional and Density Regulations – **Zoning district RR Minimum Lot Area (Sq. Ft.) eliminate 80,000 and replace with 40,000**



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- 10.2. Document 90: CCSP 23-12; Hearing for Special Permit from Gordon Glass for Richard Early to allow the demolition of a single-story defunct commercial structure – formerly a hair salon – and replacement of the same with a two-story, three-family residential structure at 462 Washington st *Continued from October 3rd*

11.APPOINTMENTS:

- 11.1. **Confirming Appointments:**
- 11.2. **Non-Confirming:**
- 11.3. **Resignations:**
- 11.4. **PETITIONS:**
- 11.5. **Applications Handicap Parking Sign:** *with Police approval*
- 11.6. **Amusement/Event Application** - *with Police approval*
- 11.7. **Auctioneer License:**
- 11.8. **Tag Days:** *with Police approval*
- 11.9. **One Day Liquor License** – *with License Commission & Police approval*
- 11.10. **Annual License Renewals:**
- 11.10.1. **Hawker Peddlers License- Fixed location** – *w/Police approval*
- 11.10.2. **Coin-Op License Renewals** – *with Police approval*
- 11.10.2.1. Market Basket, 2 Water st, 2 Coin-ops
- 11.10.3. **Christmas Tree Vendor** – *with Police approval*
- 11.10.4. **Taxi Driver Licenses for 2023:** *with Police approval*



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- 11.10.5. **Taxi/Limousine License** *with Police approval:*
- 11.10.6. **Junk Dealer /Collector License** *with Police approval*
- 11.10.7. **Sunday Pool**
- 11.10.8. **Bowling**
- 11.10.9. **Sunday Bowling**
- 11.10.10. **Buy & Sell Second Hand Articles** *with Police approval*
- 11.10.11. **Buy & Sell Second Hand Clothing**
- 11.10.12. **Pawnbroker license** - *with police approval*
- 11.10.13. **Fortune Teller** *with - Police approval*
- 11.10.14. **Buy & Sell Old Gold** – *with Police approval*
- 11.10.15. **Roller Skating Rink**
- 11.10.16. **Sunday Skating**
- 11.10.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
- 11.10.18. **Limousine/Livery License/Chair Cars** *with Police approval*

12.MOTIONS AND ORDERS:

13.ORDINANCES (FILE 10 DAYS)

14.COMMUNICATIONS FROM COUNCILLORS:

15. UNFINISHED BUISINESS OF PRECEEDING MEETING:

- 15.1. Document 15-L: Ordinance re: Vehicles and Traffic; *Add* handicap parking at 40 Central st, 98 South Pleasant st and 34 Fountain st and *delete* handicap parking from 68 Temple st *Filed 11/15/2023*
- 15.2. Document 15-M: Ordinance re: Vehicles and Traffic; *Add* Handicap parking at 151 River st *Filed 11/15/2023*

16.RESOLUTIONS AND PROCLAMATIONS:



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17.COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

- 17.1. Councillor Barrett submits the minutes of the *Administration and Finance Committee* meeting held on November 20 2023 for acceptance

18.DOCUMENTS REFERRED TO COMMITTEE STUDY

19.LONG TERM MATTERS STUDY LIST

20.ADJOURN :

JAMES J. FIORENTINI
MAYOR



**CITY OF HAVERHILL
MASSACHUSETTS**

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

511

November 16, 2023

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

RE: Salary Ordinance & MOA submission

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

Please find attached a Salary Ordinance and a Memorandum of Agreement (MOA) between the City of Haverhill and the Haverhill Superior Officers Group. This ordinance must be placed on file for 10 days. I recommend approval.

Very truly yours,


James J. Fiorentini
Mayor

JJF/lyf



Haverhill


Human Resources Department, Room 306

Phone: (978) 374-2357 Fax: (978) 374-2343

Denise McClanahan, HR Director – dmcclanahan@cityofhaverhill.com

Christine Caminero, HR Technician – ccaminero@cityofhaverhill.com

Christina Carrie, HR Technician – ccarrie@cityofhaverhill.com

TO: Mayor James J. Fiorentini
FROM: Denise McClanahan, HR Director 
DATE: November 17, 2023
RE: Salary Ordinance & MOA submission

Attached please find a salary ordinance and MOA for the Haverhill Superior Officers Group as a result of their recent negotiations. Please submit these documents to the next City Council meeting for action.

dln

TO: MAYOR JAMES J. FIORENTINI
FROM: Denise McClanahan, HR Director
DATE: 11/17/2023
RE: COLLECTIVE BARGAINING FINANCIAL DISCLOSURE

NAME OF CONTRACT OR GROUP: Superior Officers Group
CONTRACT PERIOD: July 1, 2022 to June 30, 2025

% INCREASE FOR EACH CONTRACT YEAR:

Year 1 _____ % Year 2 new step 2.25% % Year 3 Increase from 2% to 2.25%

COST OF COLA FOR EACH FISCAL YEAR OF CONTRACT:

Year 1 – FY <u>23</u>	Cost amount	<u>\$n/a</u>
Year 2 – FY <u>24</u>	Cost amount	<u>\$17,263 (new step)</u>
Year 3 – FY <u>25</u>	Cost amount	<u>\$4,947.80 (COLA only)</u>

ADDITIONAL COSTS

(i.e., OT, Hazardous Duty, Professional Development, Clothing Allowance, Holiday Pay, etc.)

What is the percentage increase that these extras add to the budget? _____

TOTAL COST OF PROPOSED COLLECTIVE BARGAINING AGREEMENT: \$ _____

Total salary budget for this group: _____

Percent increase in salary budget: _____

Are there any other groups or individuals that would be directly affected by this budget? No

What would be the effect? _____

Are there any other known implications to this contract? _____

Yes No

Funds are appropriated

☒ ☐

Where funds are located

Account #: Click or tap here to enter text.

Yes No

Funds need appropriation by council

☐ ☒

Where funds to come from

Account #: Click or tap here to enter text.

Auditors Office



HR Dept

Memorandum of Agreement
Between
THE CITY OF HAVERHILL and
THE HAVERHILL SUPERIOR OFFICERS GROUP

This Memorandum of Agreement sets forth the agreement of the parties to amend and supplement the existing agreement in effect through June 30, 2025. This Memorandum shall not be binding until ratified by the membership of the Union and funded by City Council. Failing such ratification, or funding, the Memorandum shall not be admissible in any proceeding between the parties.

1. Article XII – Private Paid Details and Overtime

Add effective the week following the City Council funding of this agreement increase detail rate to \$62 per hour. City details and details for non-profit charities shall be straight \$55/hr. All other terms not contradictory to the above to remain the same.

2. Article XXIII – Salaries and Longevity.

- | | |
|----------------------|---|
| 1. Wages Increases - | Effective July 1, 2024 – An additional 0.25% for a total increase of 2.25% |
| 2. Additional Step - | Effective January 1, 2024 - A new step shall be added - Year 10/5 Step – to be eligible for this step a member must have not less than ten (10) years of service with the Department and not less than five (5) years of service within this bargaining group; The Year 10/5 Step shall be initially established two and one quarter percent (2.25%) higher than the current Year 2 step. |

3. Integrated CBA.

An integrated collective bargaining agreement shall be completed by the parties within 30 days following City Council ratification of funding.

Except as expressly provided below, the Parties agree that the terms and provisions of their current collective bargaining agreement ("CBA") effective July 1, 2022 to June 30, 2025, including all side letters of agreement, shall remain unchanged and in full force and effect until June 30, 2025.

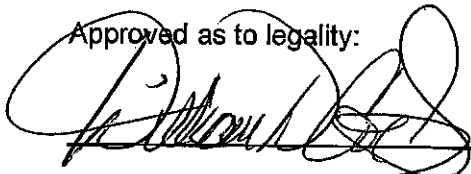
(Signatures on following page)

Date: November 6, 2023

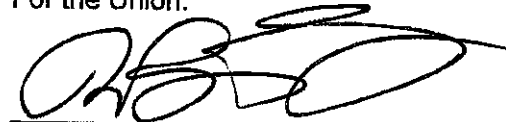
For the City:

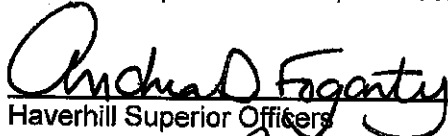

James J. Fiorentini, Mayor

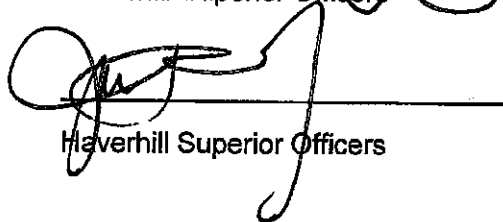
Approved as to legality:


William D. Cox, Jr., City Solicitor

For the Union:


Haverhill Superior Officers, President


Haverhill Superior Officers


Haverhill Superior Officers

Side Letter
Between
THE CITY OF HAVERHILL and
THE HAVERHILL SUPERIOR OFFICERS GROUP

This Side Letter sets forth the agreement of the parties as follows:

Resolution of Pending Matters.

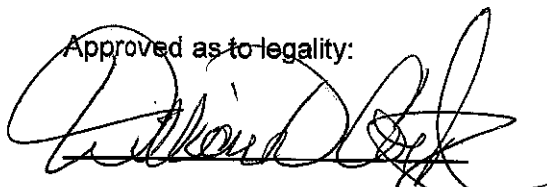
- Repayment of FY 22 & 23 wages identified in the 5.3.23 Audit Report as having been overpaid. Repayment to occur upon City Council ratification of funding.
- Dismissal with prejudice of Haverhill Police Superior Officers Association v. City of Haverhill – AAA Case 01-23-0002-0612 (including all 3 grievances filed 3.3.2023), however, should the HPPA file the same grievance and prevail, resulting in the City being required to grant the same benefits to the HPPA, the City will provide said benefits to members of this group. Parties agree that there are no other pending grievances or arbitrations between the parties at this time.

Date: November 6, 2023

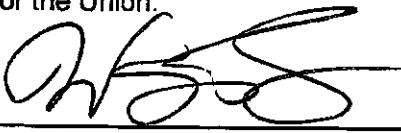
For the City:


James J. Fiorentini, Mayor

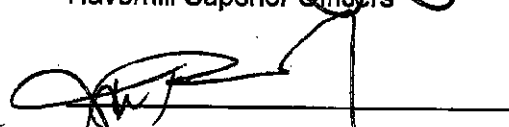
Approved as to legality:

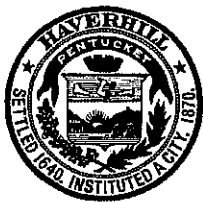

William D. Cox, Jr., City Solicitor

For the Union:


Haverhill Superior Officers, President


Haverhill Superior Officers


Haverhill Superior Officers



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

File 10 DAYS
5.11.1

ORDERED:

MUNICIPAL ORDINANCE
AN ORDINANCE RELATING TO SALARIES

CHAPTER
SUPERIORS OFFICERS GROUP

BE IT ORDAINED by the City Council of the City of Haverhill that Document 99-H of 2022 is hereby amended as follows:

Amend Article XIII - SALARIES AND LONGEVITY Section 1

EFFECTIVE 1/1/2024	START	YEAR 1	YEAR 2	10/5 STEP
CAPTAIN	\$ 1,740.63	\$ 1,841.01	\$ 1,903.96	\$ 1,946.80
LIEUTENANT	\$ 1,571.19	\$ 1,661.23	\$ 1,717.73	\$ 1,756.38
SERGEANT	\$ 1,406.58	\$ 1,486.74	\$ 1,537.10	\$ 1,571.68

EFFECTIVE 7/1/2024 2.25%	START	YEAR 1	YEAR 2	10/5 STEP
CAPTAIN	\$ 1,779.80	\$ 1,882.43	\$ 1,946.80	\$ 1,990.61
LIEUTENANT	\$ 1,606.54	\$ 1,698.61	\$ 1,756.38	\$ 1,795.90
SERGEANT	\$ 1,438.23	\$ 1,520.19	\$ 1,571.68	\$ 1,607.04

Amend Article XII: PRIVATE DETAILS AND OVERTIME

Effective the week following the City Council funding of this agreement increase detail rate to \$62 per hour. City details and details for non-profit charities shall be straight \$55 per hour. All other terms not contradictory to the above to remain the same.

Approved as to legality:

City Solicitor



DOCUMENT 99-H

CITY OF HAVERHILL

In Municipal Council November 1 2022

~~ORDERED:~~

MUNICIPAL ORDINANCE
AN ORDINANCE RELATING TO SALARIES

CHAPTER
SUPERIORS OFFICERS GROUP

BE IT ORDAINED by the City Council of the City of Haverhill that Document 97-B of 2020 is hereby amended as follows:

Amend Article XIII - SALARIES AND LONGEVITY Section 1

EFFECTIVE 7/1/2022 2%	START	YEAR 1	YEAR 2
CAPTAIN	\$ 1,706.50	\$ 1,804.91	\$ 1,866.63
LIEUTENANT	\$ 1,540.38	\$ 1,628.65	\$ 1,684.05
SERGEANT	\$ 1,379.00	\$ 1,457.59	\$ 1,506.96

EFFECTIVE 7/1/2023 2%	START	YEAR 1	YEAR 2
CAPTAIN	\$ 1,740.63	\$ 1,841.01	\$ 1,903.96
LIEUTENANT	\$ 1,571.19	\$ 1,661.23	\$ 1,717.73
SERGEANT	\$ 1,406.58	\$ 1,486.74	\$ 1,537.10

EFFECTIVE 7/1/2024 2%	START	YEAR 1	YEAR 2
CAPTAIN	\$ 1,775.44	\$ 1,877.83	\$ 1,942.04
LIEUTENANT	\$ 1,602.62	\$ 1,694.45	\$ 1,752.09
SERGEANT	\$ 1,434.71	\$ 1,516.48	\$ 1,567.84

Amend Article XIII - SALARIES AND LONGEVITY Section 2

Increase 20 years payment from \$950 to \$1,000.

Add new section to Article XIII - SALARIES AND LONGEVITY - ACCREDITATION STIPEND

Effective July 1, 2022 an annual accreditation stipend of \$1,000 to be paid at the same time as annual longevity payment provided the Department remains accredited as of July 1st of each year.

Amend Article XXX - DIFFERENTIALS by inserting and replacing with the following language:

- Any member of the Bargaining Unit who works any hours between the hours of 4:30 p.m. and 8:30 a.m. will receive a night differential of twelve and one-quarter percent (12.25%) computed on their annual salary. Said differential to be paid weekly. An employee does not have to be regularly assigned to said shift to receive the differential.



Or

ORDERED:

2. Any member of the Bargaining Unit who works any hours between the hours of 8:30 a.m. and 4:30 p.m. will receive a differential of two and one-quarter percent (2.25%) computed on those hours on their annual salary. Said differential to be paid weekly. An employee does not have to be regularly assigned to said shift to receive the differential.

Amend Article XXIX- EDUCATIONAL INCENTIVE PAY Section F

Effective July 1, 2022 (and to be included in this year's educational payment) increase the educational stipend by \$1,000 to a total of \$11,700 for all members currently receiving the \$10,700 education stipend.

Amend Article XXIX- EDUCATIONAL INCENTIVE PAY Section G

Effective July 1, 2022 (and to be included in this year's educational payment) officers not otherwise eligible for education incentive pay under Sections A-F of this agreement shall be eligible to receive an education incentive stipend for Quinn-qualifying criminal justice degrees or a law degree from an accredited institution as follows: Associate's Degree: \$3,700; Bachelor's Degree: \$6,200; Master's Degree: \$8,200. (Increase of \$1,000 for each)

Amend Article XII: PRIVATE DETAILS AND OVERTIME

Effective the week following the City Council funding of this agreement increase detail rate \$2 to \$56 per hour.

Approved as to legality:

City Solicitor

PLACED ON FILE for at least 10 days

Attest: _____

City Clerk

IN CITY COUNCIL November 15 2022

PASSED

Attest: _____

City Clerk

APPROVED:

Mayor



Haverhill

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

8.1

November 16, 2023

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

Subject: Road Opening, 235 Essex St, EROM-23-20

As the subject street was paved within the last 5 years, Council approval is required to open the roadway for repair of a grade 2A gas leak. I am supportive of this request, and the Engineering Office will require proper trench compaction and infrared treatment to the pavement (or equivalent) after the paving is completed as part of the Right of Way/Trench Permits.

Please contact me if you have any questions.

Sincerely,

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

C: Mayor Fiorentini, Ward, Cox



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the City Council approve the requests to excavate at the following location for the gas leak repair:

Essex Street at #235

The roadway has been paved in the last 5 years and in accordance with Chapter 222, Section 11, Restrictions on future paving of the Municipal Ordinances, Council approval is necessary.

8.1.1



8.2

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

Nov. 2, 2023

TO: MEMBERS OF THE HAVERHILL CITY COUNCIL:

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

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

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

Very truly yours,

Christine Webb, MAA
Assessor

Transaction Summary All Years
City of Haverhill

All Entry Date range 10/01/2023 through 10/31/2023 for Abatements

Totals	Tax		Interest		Fees		Tax		Interest		Fee		Refund		Abate	Exemp	Adjust	Transfers
	Paid	Interest Paid	Paid	Interest	Paid	Reversals	Reversals	Reversals	Reversals	Reversals	Reversals	Reversals	Reversals	Reversals				
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.29	0.00	0.00	0.00
2021 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.29	0.00	0.00	0.00
2021	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.29	0.00	0.00	0.00
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	0.00	0.00	0.00
2022 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	0.00	0.00	0.00
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,327.17	0.00	0.00	0.00
2022 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,327.17	0.00	0.00	0.00
2022	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,342.17	0.00	0.00	0.00
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.00	0.00	0.00	0.00
2023 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.00	0.00	0.00	0.00
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,396.97	0.00	0.00	0.00
2023 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,396.97	0.00	0.00	0.00
2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,514.97	0.00	0.00	0.00
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	342.00	0.00	0.00	0.00
2024 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	342.00	0.00	0.00	0.00
2024	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	342.00	0.00	0.00	0.00
Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,336.43	0.00	0.00	0.00
Total All Charges															13,336.43			

Total All Charges: Add all columns except Adjustments.

8.3

CITY COUNCIL

Timothy J. Jordan

President

John A. Michitson

Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.COM

CITYCNCL@CITYOFHAVERHILL.COM

November 20, 2023

To: President and Members of the City Council:

President Jordan wishes to announce that the 2024 Inauguration will be held on Tuesday, January 2, 2024 at 10 a.m. in the Nicholas J. Ross Auditorium.



President Timothy J. Jordan

Hearing November 28, 2023

WR#30814303 - Torosian Lane

Questions contact - Veasna Eang 978-995-4819

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To The City Council
Of Haverhill, Massachusetts

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

Torosian Lane - National Grid to install 1 JO pole on Torosian Lane beginning at a point approximately +/- 431 feet South of the centerline of the intersection of Broadway and Torosian Lane and continuing approximately +/- 22 feet in a Westerly direction. JO pole 3-50 to be installed +/- 431" South and +/- 22' West from the centerline of Broadway and Torosian Lane, Haverhill, MA.

Location approximately as shown on plan attached.

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

No.# 30814303

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

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

IN CITY COUNCIL: October 24 2023
VOTED: that HEARING BE HELD
NOVEMBER 28 2023
Attest:

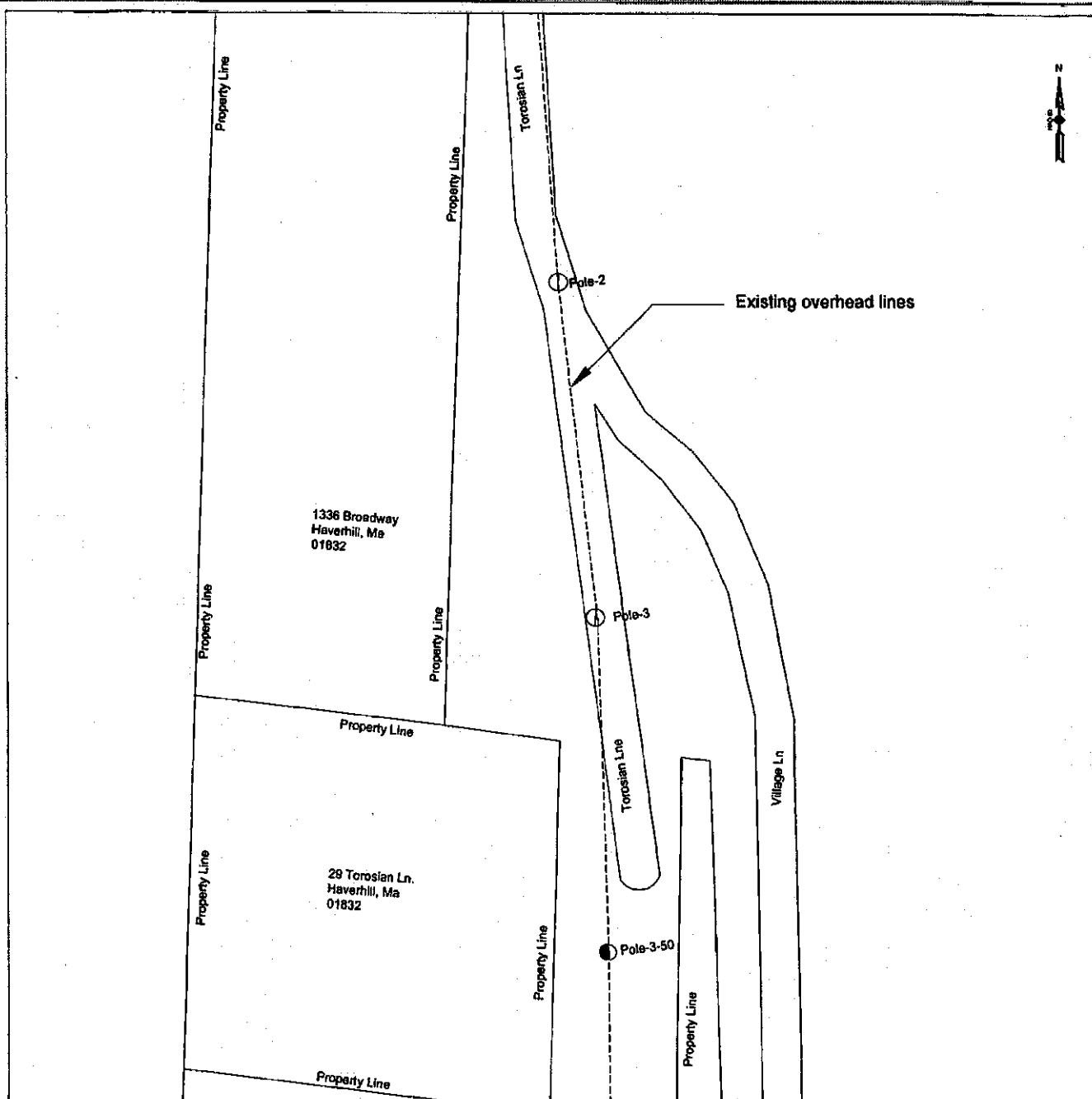
City Clerk

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

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *Karen Levesque*
Manager / Right of Way



JOINT OWNED POLE PETITION		nationalgrid And Verizon New England, Inc.	
① Proposed J.O. Pole Locations		Date: 9/6/2023	
① Existing J.O. Pole Locations		Work Request Number: 30814303	
Nationalgrid to install J.O pole 3-50 in the public way. Pole 3-50 to be set +/- 431' south and +/- 22' from the centerline of Broadway and Torosian Ln. New pole 3-50 to help raise low hanging wires from pole 3 to pole 4.		To Accompany Petition Dated:	
		To The: Town _____ Of Haverhill, MA	
		For Proposed: J.O Pole: 3-50 Location: Torosian Ln.	
DISTANCES ARE APPROXIMATE			



October 12, 2023

WR# 30814303-Torosian Lane

To the City of Haverhill, Massachusetts

To Whom It May Concern:

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

**WR# 30814303 – Torosian Lane
Install 1 JO pole # 3-50
Torosian Lane, Haverhill, MA**

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

Veasna Eang 978-995-4819

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

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

National Grid: Jennifer Iannalfo, 1101 Turnpike Street; North Andover, MA 01845
978-725-1392.

Very truly yours,

Dave Johnson

Dave Johnson
Supervisor, Distribution Design

Enclosures

95-B
September 7, 2023
Veasna Eang – 978-995-4819

9.1.2
WR#30814303- Torosian Lane

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council of Haverhill, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 6th day of September, 2023.

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

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

No.# 30814303

Filed with this order:

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

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

Torosian Lane - National Grid to install 1 JO pole on Torosian Lane beginning at a point approximately +/- 431 feet South of the centerline of the intersection of Broadway and Torosian Lane and continuing approximately +/- 22 feet in a Westerly direction. JO pole 3-50 to be installed +/- 431" South and +/- 22' West from the centerline of Broadway and Torosian Lane, Haverhill, MA.

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

For Hearing Nov 28, 2023

95-1B

911

WR#30814303- Torosian Lane

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

City/Town Clerk.

Massachusetts

20 ____

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

Attest:

City/Town Clerk

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

City/Town Clerk.

.....
.....
.....
.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:

Hearing December 19, 2023

WR#30667884-Hilldale Ave.

Questions contact - Veasna Eang -- 978-995-4819

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

92

North Andover, Massachusetts

To The City Council
Of Haverhill, Massachusetts

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

Hilldale Avenue - National Grid to install 2 JO poles and relocate 1 JO pole on Hilldale Ave. Beginning at a point approximately +/- 72 feet Southwest of the centerline of the intersection of Hilldale Ave. & Rosemont St. and continuing approximately +/- 16 feet in a North direction. National Grid to relocate pole 96, install pole 96-84 and install pole 40-84. The new pole installs, and pole relocation are for the new traffic plans for the intersection of Hilldale Ave. & Rosemont St., Haverhill, MA.

Location approximately as shown on plan attached.

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

No.# 30667884

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

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

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

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

nationalgrid

November 13, 2023

WR# 30667884 – Hilldale Avenue

To the City of Haverhill, Massachusetts

To Whom It May Concern:

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

WR# 30667884 – Hilldale Avenue
Install 2 JO poles # 96-84 & # 40-84
Relocate 1 JO pole
Hilldale Ave, Haverhill, MA

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

Veasna Eang 978-995-4819

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

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

National Grid: Jennifer Iannalfo, 1101 Turnpike Street; North Andover, MA 01845
978-725-2308.

Very truly yours,

Dave Johnson

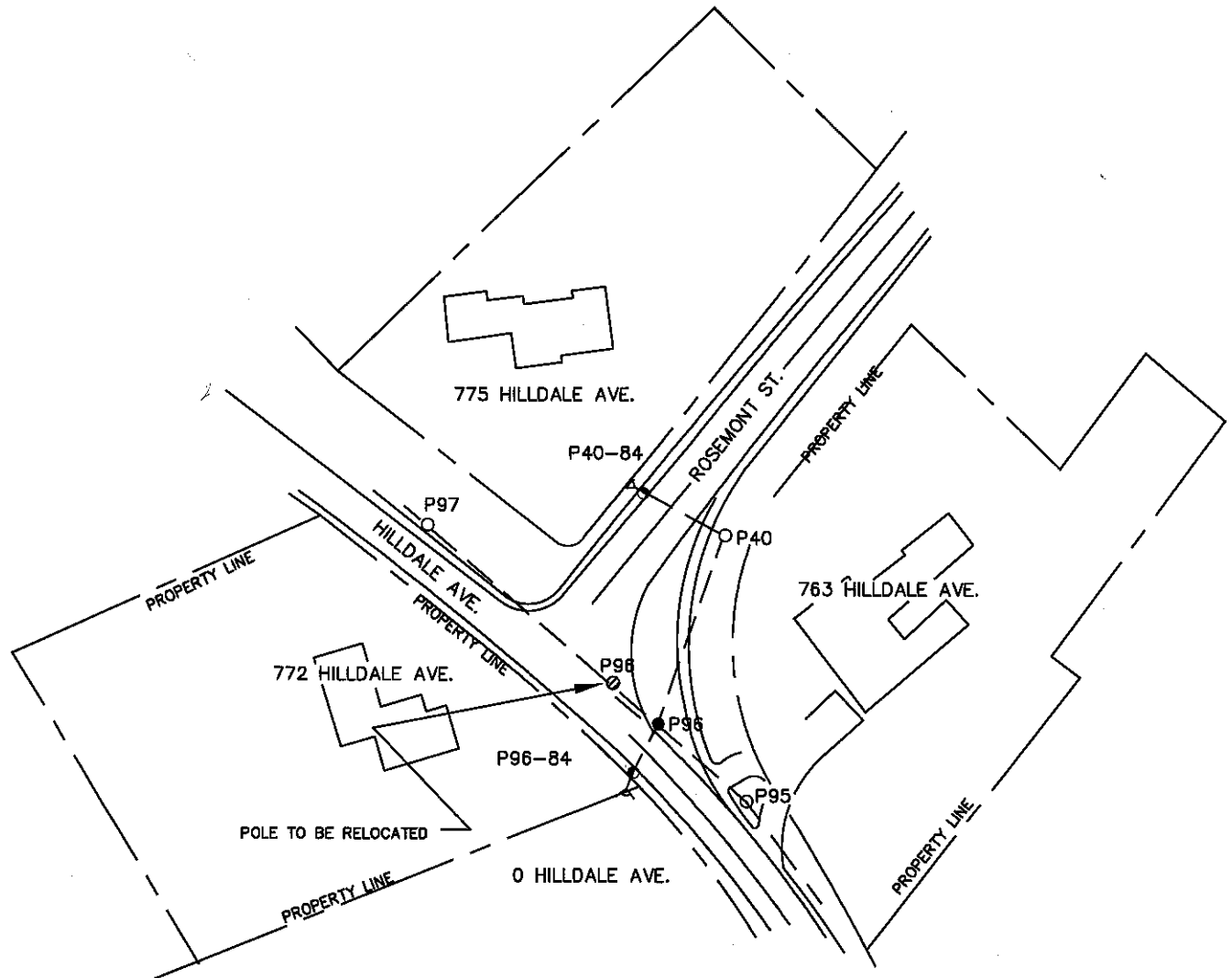
Dave Johnson
Supervisor, Distribution Design

Enclosures

For Review December 19, 2023



EXHIBIT 'A' NOT TO SCALE
THE EXACT LOCATION OF
SAID FACILITIES TO BE
ESTABLISHED BY AND UPON
THE INSTALLATION AND
ERECTION OF THE FACILITIES
THEREOF.



LEGEND

- EXISTING J/O POLE ⊙ J/O POLE TO BE RELOCATED
- PROPOSED J/O POLE
- ⦿ PROPOSED STUB POLE
- Y GUY
- OVERHEAD CONDUCTOR

POLE 96-84
PETITION

775 & 772 HILLDALE AVE.
Ngrid to install pole 96-84 +/-72' SE,
and 16' South of the centerline of Hilldale
Ave and Rosemont St.

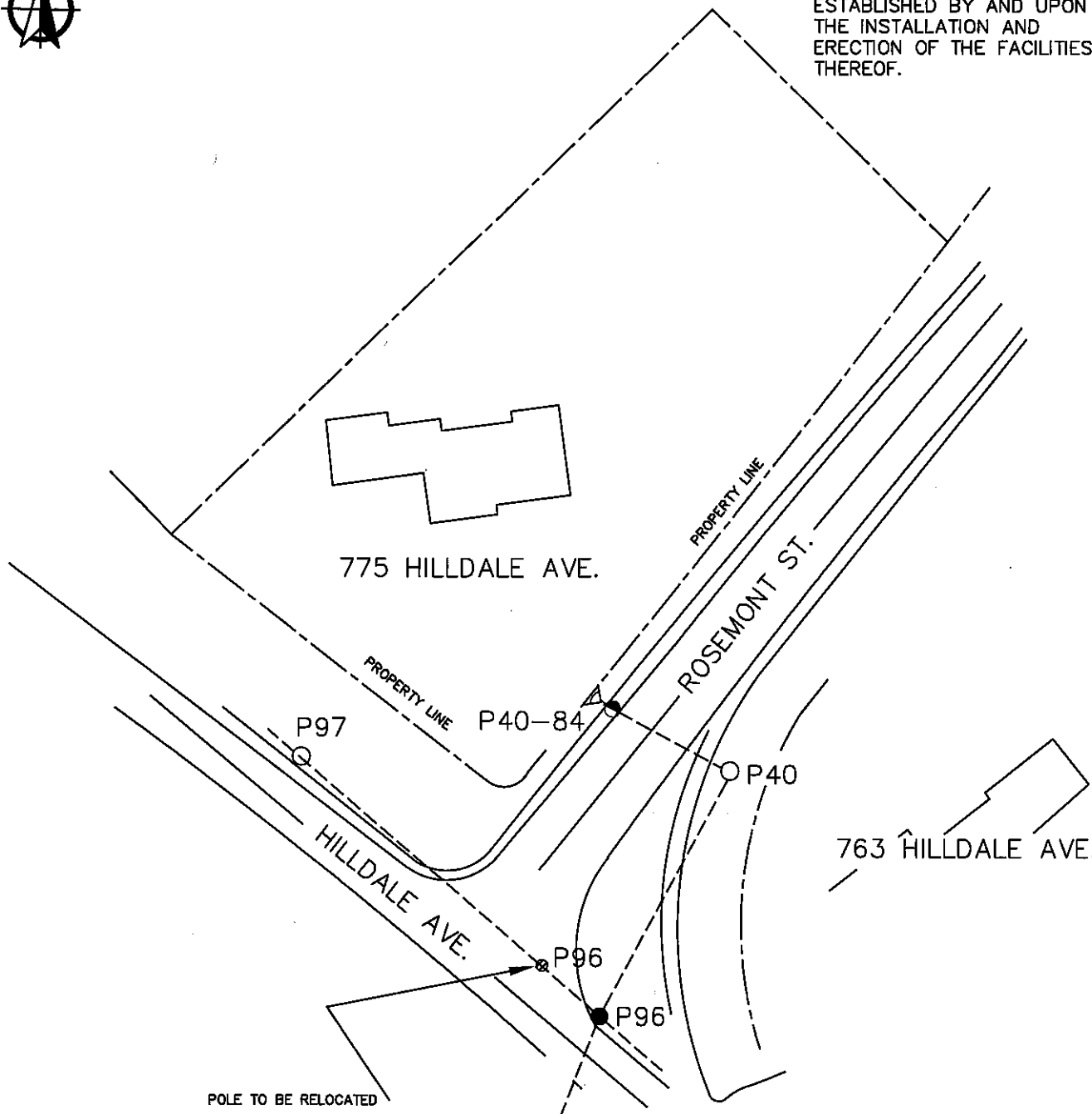
HAVERHILL, MA.

Date: 5.8.2023
Designer: V.EANG
W/R: 30667884

nationalgrid



EXHIBIT 'A' NOT TO SCALE
THE EXACT LOCATION OF
SAID FACILITIES TO BE
ESTABLISHED BY AND UPON
THE INSTALLATION AND
ERECTION OF THE FACILITIES
THEREOF.



LEGEND

- EXISTING J/O POLE ⊙ J/O POLE TO BE RELOCATED
- PROPOSED J/O POLE
- ⦿ PROPOSED STUB POLE
- GUY
- — — OVERHEAD CONDUCTOR

POLE 40-84
PETITION

775 HILLDALE AVE.

HAVERHILL, MA.

Ngrid to install pole 40-84 +/-112' NE,
and +/- 14' West of the centerline of
Hilldale Ave and Rosemont St.

2 OF 3

Date: 5.8.2023

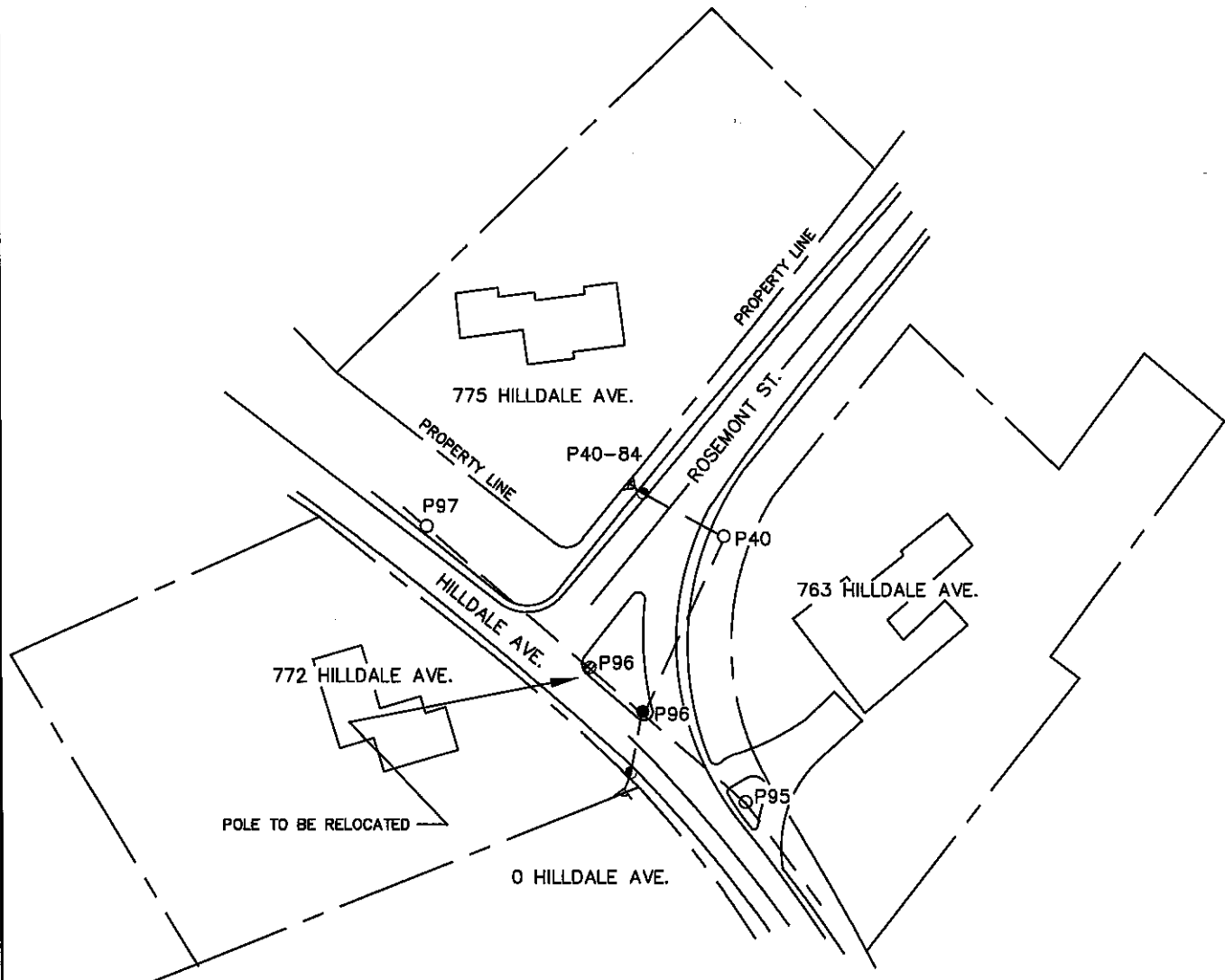
Designer: V.EANG

W/R: 30667884

nationalgrid



EXHIBIT 'A' NOT TO SCALE
THE EXACT LOCATION OF
SAID FACILITIES TO BE
ESTABLISHED BY AND UPON
THE INSTALLATION AND
ERECTION OF THE FACILITIES
THEREOF.



LEGEND

- EXISTING J/O POLE ⊗ RELOCATED POLE
- PROPOSED J/O POLE
- ◐ PROPOSED STUB POLE
- Y GUY
- — — OVERHEAD CONDUCTOR

POLE 96
PETITION

775 & 772 HILDALE AVE.

HAVERHILL, MA.

Ngrid to relocate pole 96 +/-70' SE,
and 16' North of the centerline of Hilldale
Ave and Rosemont St.

3 OF 3

Date: 5.8.2023

Designer: V.EANG

W/R: 30667884

nationalgrid



Hearing November 28, 2023
Zoning Amendments

JAMES J. FIORENTINI
 MAYOR

**CITY OF HAVERHILL
 MASSACHUSETTS**

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

August 3, 2023

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

From: Mayor James J. Fiorentini

RE: Proposed Zoning Amendments

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

After consultation with Utile, our planning consultant who did the master plan, I am submitting several proposed amendments to our zoning ordinance.

I do not intend to speak on these at Tuesday's meeting which I am unable to attend. I would like to address the ordinances some time in September or October.

No action is required at this time other than to send this to the planning board. If the council plans to send this to a subcommittee for review, I ask that this be done prior to this coming back to the council in October or November so that these items can be acted upon as quickly as possible.

I respectfully ask that the City Council refer these requests to the Planning Board for recommendations at their October 2023 meeting. I also ask that the council place these items on their agenda in late October or early November.

Very truly yours,

James J. Fiorentini
 Mayor

IN CITY COUNCIL
 JJF/lyf

IN CITY COUNCIL: AUGUST 8, 2023

REFERRED TO PLANNING BOARD AND COUNCIL HEARING ON NOVEMBER 28, 2023

Attest:

Kaitlin Wright
 City Clerk



78-B

DOCUMENT

CITY OF HAVERHILL

In Municipal Council August 8 2023

10.1.1

ORDERED:
MUNICIPAL ORDINANCE

CHAPTER 255

AN ORDINANCE RELATING TO ZONING

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 255, Zoning as amended, be and is hereby amended as follows:

SECTION 8.4 FLEXIBLE DEVELOPMENT

AMEND SECTION 8.4.3 PROCEDURES AS FOLLOWS:

Delete "city council" and replace with "Planning Board".

AMEND SECTION 8.4.6 BASIC MINIMUM NUMBER OF DWELLING UNITS AS FOLLOWS:

Insert after the words "shall not exceed" insert the words "three times (3 times)"

AMEND SECTION 8.4.7 DENSITY BONUS AS FOLLOWS

Delete 40% and insert 80%

AMEND SECTION 8.4.7.1

Delete 20% and insert 40%

AMEND SECTION 8.4.7.2

Delete 20% and insert 40%

AMEND SECTION 8.4.8 TYPES OF BUILDINGS AS FOLLOWS

Delete six (6) and insert Twelve (12)

IN CITY COUNCIL: August 8, 2023

PLACED ON FILE FOR 10 DAYS

Attest:

Kaitlin M. Wright City Clerk

FOR HEARING November 30, 2023



78-C

DOCUMENT

CITY OF HAVERHILL

In Municipal Council August 8 2023

10.12

78-C

ORDERED:

MUNICIPAL ORDINANCE

CHAPTER 255

AN ORDINANCE RELATING TO ZONING

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 255, Zoning as amended, be and is hereby amended as follows:

Appendix B Table 2 Table of Dimensional and Density Regulations

Zoning District RM minimum lot area (sq. ft.) eliminate 20,000 and replace with 15,000.

IN CITY COUNCIL: AUGUST 8, 2023

PLACED ON FILE FOR 10 DAYS

Attest:

Kaitlin M. Wright City Clerk

For Hearing November 26, 2023



DOCUMENT

CITY OF HAVERHILL

In Municipal Council August 8 2023

10.113

ORDERED:

78-D

MUNICIPAL ORDINANCE

CHAPTER 255

AN ORDINANCE RELATING TO
ZONING

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 255, Zoning as amended, be and is hereby amended as follows:

Appendix B Table 2 Table of Dimensional and Density Regulations

Zoning district RR Minimum Lot Area (Sq. Ft.) eliminate 80,000 and replace with 40,000.

IN CITY COUNCIL: AUGUST 8, 2023

PLACED ON FILE FOR 10 DAYS

Attest:

Kathleen M. Wright City Clerk

For Hearing November 28, 2023



Haverhill

Economic Development and Planning
Phone: 978-374-2330 Fax: 978-374-2315

October 12, 2023

City Council President Timothy J. Jordan
& City Councilors
City of Haverhill

RE: Zoning Amendment – The City of Haverhill requests a recommendation to the City Council to amend Chapter 255 of the City Code with respect to Sections: 8.4 and Appendix B Table 2 Table of Dimensional and Density Regulations.

Members Present: Member William Evans
 Member Bobby Brown
 Member Carmine Garcia
 Member Karen Buckley
 Chairman Paul Howard
 Member April DerBoghosian, Esq.
 Member Nate Robertson
 Member Michael Morales

Members Absent: Member Ismael Matias

Also Present: William Pillsbury, Jr., Director of Economic Development and Planning
 Lori Robertson, Head Clerk

Dear City Council President and Councilors:

Please note at the October 11, 2023, Planning Board meeting held at 7:00 pm in the City Council Chambers the board considered the above-mentioned zoning amendments.

Member Nate Robertson read the rules of public hearing into the record.

Mr. Pillsbury: The package that we have here to review this evening was filed by the Mayor. I notice the Mayor is not here. Mr. Herlihy has he filed a document that you have made some copies of. That document has been distributed to everyone here. It will get posted on viewpermit.

Ms. Robertson: This is not on viewpermit.

Mr. Pillsbury: It isn't yet. I know.

Ms. Robertson: We don't have this on viewpoint.

Mr. Pillsbury: No, we don't have it yet, but we will.

Ms. Robertson: Zoning Amendments are not on viewpermit.

The City of Haverhill requests a recommendation to the City Council to amend Chapter 255 of the City Code with respect to Sections: 8.4 and Appendix B Table 2 Table of Dimensional and Density Regulations.

Mr. Pillsbury: Okay, we will try to put this up on the city website, so people will know what the Mayor's position on this is. I haven't seen it yet. Again, we have three proposed zoning amendments in front of the Planning Board tonight. Ultimately the Planning Board's role is to make a recommendation to the City Council not to act on it. It's to make a recommendation to the City Council on these three items. The City Council hearing is scheduled for November 28th as my understanding. Again, with the Mayor not being here I will just read the ordinances. The first one deals with zoning district RR minimum lot size eliminate 80,000 s/f and replace with 40,000 s/f. The second one is the zoning district RM minimum lot area to eliminate 20,000 s/f and replace with 15,000 s/f. The third deals with flexible development it has several parts to it. Deleting the "city council" and replacing with "planning board" as the approval authority for flexible development. For basic minimum number of dwelling units as follows: insert after the words "shall not exceed" insert the words "three times (3 times)". Amend the density bonus as follows: delete 40% and insert 80%. Amend Section 8.4.7.1 Delete 20% and insert 40%. Amend Section 8.4.7.2 delete 20% and insert 40%. Amend section 8.4.8 types of dwellings as follows: delete six (6) and insert twelve (12). Those are the content of the 3 ordinances. With that, Mr. Chairman I would open the hearing to the public.

Chairman Howard: We will open the hearing to the public, is there anyone who wishes to speak?

Andrew Herlihy of the Community Development Department addressed the board. The Mayor has this memo which I want to distribute. I think everyone in the audience has one. We will get this out in interest of transparency. I will not read the memo to you all. I am also part of the housing task force. The housing task force did meet last night. Obviously, you can see that there are a number of things that the Housing Task Force at the Mayor's direction and the Mayor himself are looking at different ideas to deal with the housing crisis. My comments will be more general and more brief tonight. We obviously face a substantial housing crisis in eastern Massachusetts and here in Haverhill. I would argue similar to what the governor says this might be the number one issue in the City. Most people spend most of their money on. It is true that the City has dropped population in the last two years because it hasn't happened in 40+ years. A lot of that has to do with the price of housing, the availability of housing and obviously the difficulty getting housing built. We continue to work on a bunch of ideas. There are a bunch of different ideas. We might not bat a 1,000 on all these but we are looking to get input from this body, from the public and council. There has been a lot of thought and creativity dealing with the housing issue. We see it every day in our office. We see a lot of people looking for housing and the issues that come with that. One of the scariest statistics that came through the housing production plan as we now realize that a majority of 51%+ of the renters in Haverhill are what HUD considers to officially be cost burdened. They are spending more than 30% on their income on housing. 30% of them are spending more than 50% of their income on housing. This really wipes out people's budgets and it explains the demand on our social service network and the strain with that regard. I will leave my comments at that.

Chairman Howard: Anyone else who wishes to speak? It can either be for or against.

The City of Haverhill requests a recommendation to the City Council to amend Chapter 255 of the City Code with respect to Sections: 8.4 and Appendix B Table 2 Table of Dimensional and Density Regulations.

Seeing none, I will close the public portion of the hearing and turn it over for comments of the planning director.

Mr. Pillsbury: The matter before us this evening we read them, we got the information we will open it up to any comments or questions from the board and then we will pursue a motion to submit a recommendation to the City Council on the package.

Member Buckley: I would like to make a comment. I have lived here for 25 years and watched the city grow and change. I appreciated that there was the availability of housing here for me to move to Haverhill. It concerns me that not only is the state under producing housing by about 20% but so are we. That means there aren't places for people to live and we have buildable land here. It's just that back in the 90's we changed the size of the lots to be considerably larger than had been for many many years. Most of us live on 15,000 – 17,000 s/f and it was bumped up to 2 acres. That was intentionally designed to inhibit housing because we didn't want to see growth. Now we are in the opposite position. We need to see growth and provide housing for people. Unless we change this zoning we won't be able to do that. It doesn't mean that all of those houses are going to go in one place. It doesn't mean that they are going to be houses. It could be apartments, condos, lofts etc. We need to have places for people to live. I totally support making these changes because I think it's a first step in getting us to more housing in Haverhill.

Member Robertson: I would like to make some comments too. I have been living in the City for 6-7 years now. I came here for a few reasons. One is I got a job; I was looking for a new place to live because where I was living before on Cape Cod was no longer affordable. The Cape is as bad as the housing crisis is in the state times it by 3 on Cape Cod. You can't afford rentals and homes. Really all the young people left, me included. I see that happening more and more in cities that were more affordable to me. I fear that is the ultimate conclusion people get displaced as rent goes up, as ownership opportunities dwindle. As options become fewer and fewer for folks that want a decent place to live and really a slice of the American dream which is to own a place and build wealth. Housing in my mind is the number 1 issue facing folks in Haverhill. Whether it is the high cost of it. Displacement of themselves or their family members. Issues like homelessness, rentals availability, traffic congestion, school segregation. Those are issues that downstream from a singular issue which is housing scarcity. I am in favor of more housing options across the board. I don't think this zoning package is perfect. I think it's good I think it's step in the right direction. I know our job here is to simply issue a recommendation and have it moved onto the City Council where it will be deliberated. I think that is something that we should do. Those are my comments.

Member Garcia: I would like to make a comment as well. I myself have been here for almost 10 years. One of the reasons I have moved here to Haverhill was because my family was able to purchase a home that they were able to afford. It trickled down and I was able to purchase it when they retired. One thing that I do enjoy about living in Haverhill is that we have a really nice community where everyone continues to grow. We do our part at least in my neighborhood look more appealing not only to my generation but also to other generations to come. I am as well in favor of course having housing for future generations to be able to

The City of Haverhill requests a recommendation to the City Council to amend Chapter 255 of the City Code with respect to Sections: 8.4 and Appendix B Table 2 Table of Dimensional and Density Regulations.

afford but keeping the city looking good as we grow, so not overly congesting it. I just want to leave that comment as well. I am absolutely in favor of more growth.

Member Morales: Speaking as a resident of the Ward 5 area which is primarily rural. We are very proud of our conservation, our recreational spaces. Speaking as a real estate professional I echo my colleagues concerns that housing is absolutely is one of the greatest issues that we are facing right now. Its affecting everyone, in all different demographics, all classes and socioeconomic status. My only caution to the wind with making a recommendation to the City Council is that we want to make sure Conservation and preservation issues are still upheld. I do feel this is step in the right direction. We can alleviate some of the burdens that developers and builders are feeling to help promote affordable housing just options and opportunities for people. I will recommend this to the City Council with the caveat that they continue to preserve and maintain our recreational and conservation areas which we are so proud of in the city.

Chairman Howard: I have been a resident for almost 40 years. I am in favor of affordable housing, but I just don't see how this really enhances a lot of affordability. I hear you say a lot of people live on 15,000 s/f but I think 15,000 s/f is tiny for a lot. I think we did a lot for housing with the downtown zoning change. Instead of making the whole district commercial we changed it to be commercial on the 1st floor and residential on the top. That created 1,000 apartments in the city just by that one zoning change. I don't think zoning is unreasonable. That is my personal opinion.

Member Brown: I absolutely would be in support of making it easier to provide more housing. As the chair said this is the function of the Planning Board we make recommendations, I would be in full support as long as there is a lot of attentiveness to ensuring affordable housing. I listen to a lot of Haverhill residents that are having extreme difficulties in finding apartments that are affordable, especially the new construction apartments as well as the infrastructure in our city. Being a parent of children in the Haverhill public schools. I know we have new school plans, new building school plans and school plans in the future. At this point in time, with the ratios of students to teachers in our schools I have some concerns about the infrastructure of Haverhill as we do expand to more residents to come here and live in Haverhill, which we all love. We need to make sure that we support those people right away.

Member Buckley: If I may add another comment. One of the things that we assume about affordability is that we are looking at all low-income housing. I don't think that is true. Part of affordability is also a supply and demand issue. These things get really expensive when there is no supply to meet the demand. So, if we do a supply side then we will see the nice places that right now are going to come down in price in order to fill them and that means we will have a mix of income that shows up in this housing. I have also heard numerous times that this is going to tax our school system. We have actually been experiencing a decline in students. There is a matching decline in birth rate. Yes, bringing young people into the City is a good thing but it doesn't mean they are all going to have children. He doesn't. I'm an old person and my kids are grown, and my grandkids are in college. We are looking at the spectrum of people we are trying to attract. We are all looking for housing.

The City of Haverhill requests a recommendation to the City Council to amend Chapter 255 of the City Code with respect to Sections: 8.4 and Appendix B Table 2 Table of Dimensional and Density Regulations.

Member Morales: Thank you for clarifying about low-income verses affordable. There is a huge misconception that a lot of people have.

Member Brown: That absolutely makes perfect sense if we face the supply and demand problem, they will be forced to bring it down to a more affordable level. I appreciate that.

Member Garcia: We can't always think that because we have new families coming in, new residents coming in going to have a lot of children. I only have one child. I don't plan to have others. It's a lot of work, facing the housing crisis trying to afford all these activities for kids. Everything else that goes on in life. It can feel overwhelming but at the end of the day we all need to have a home that we can call and a home that we are not spending over 30% of our income to pay their mortgage.

Chairman Howard: Has anyone looked at this and said there is X amount of land available in these zoning districts and by cutting this it will create X amount of homes or housing opportunities.

Mr. Pillsbury: It was looked at previously when it was last proposed.

Chairman Howard: Are we talking 100s, 1000s.

Mr. Pillsbury: We did not go through all the research that was necessary because it got removed from the package.

Member Morales: I don't believe there were perhaps Andrew Herlihy can better qualify this, but I don't believe there are specific projects planned for these types of alleviations. The key word is alleviations and trying to invite developers to give them more options and more flexibility to create more housing options. It's not just apartments by the way we are talking about owner properties as well, hopefully that would be contributing to the tax base. Again, I don't believe there are specific numbers or projects in place for this alleviation.

Chairman Howard: In RR zoning it is 80,000 s/f that's a single-family home. There is only so much acreage that is in that zoning district. So, if there is 800 acres available then that's 10 homes. If you cut it in half that's 20 homes. It's a simple formula you are not going to put an apartment building in the RR zone. It's very easy to calculate something like that. It doesn't have to be a planned project. There is X amount of acreage of land available of which a portion of it is unbuildable it leaves...

Member Morales: Would that make it a moot point though? If it's unbuildable then it's not going to get built on.

Chairman Howard: Right, what I am saying is there is only so much buildable land. You are going from basically 2 acres a builder's acre.

The City of Haverhill requests a recommendation to the City Council to amend Chapter 255 of the City Code with respect to Sections: 8.4 and Appendix B Table 2 Table of Dimensional and Density Regulations.

Mr. Pillsbury: It's entirely possible to make that calculation we didn't do that because it was withdrawn. To answer the point of Member Morales, there are no projects, when you change zoning, you are changing the configuration of opportunity. There are no specific projects that are going to be forthcoming immediately after that. Its creating, enabling the possibility under the ordinance.

Member Buckley: That is a good way of putting it.

Member Garcia: Yes, I agree.

Mr. Pillsbury: Any other comments from the board?

Member Brown: One quick question about this. As we are on the topic this is just referring to the square footage that's allowed. Normal building projects, I believe I am in the RM zone you have to be a certain amount of feet away from someone else's property, someone else's home before you actually construct something. It seems to me that there needs to be a lot more detail as to what is being created.

Mr. Pillsbury: The only thing that is being changed is the lot area. The frontage remains the same, setbacks, rear, side.

Member Brown: I just wanted to clarify that.

Mr. Pillsbury: In the RM zone, the 20,000 to 15,000 proposal, that was done in the year 2000. We did not change the frontage and depth requirements then. In that zone it still requires 150x100. That's 15,000 s/f. The lot area was increased 20,000. That was the only area in the year 2000.

Chairman Howard: They would need a variance for frontage, setbacks.

Mr. Pillsbury: Any other comments? At this point Mr. Chairman, I would reiterate what the purpose of the Planning Board's role is to package the comments that we received from the public portion of the hearing and the board members and send it off to the City Council for action. They will be looking at this, I believe, on the 28th of November. With that we can entertain motions.

The City of Haverhill requests a recommendation to the City Council to amend Chapter 255 of the City Code with respect to Sections: 8.4 and Appendix B Table 2 Table of Dimensional and Density Regulations.

After board consideration, Member Karen Buckley motioned to pass these recommendations from the mayor on to the City Council with approval and bring acknowledgement that we protect our natural resources and the beauty of our areas in the process of implementing this. Member Carmen Garcia seconded the motion.

Member Michael Morales-yes
Member William Evans- yes
Member Bobby Brown - yes
Member Carmine Garcia- yes
Member Ismael Matias- absent
Member Karen Buckley - yes
Chairman Paul Howard - no
Member April DerBoghosian, Esq.-yes
Member Nate Robertson-yes

Motion Passed.

City department reports are attached to and considered part of this board's decision and notice of decision. Any appeal of this board's decision and notice of decision shall be taken in accordance with M.G.L. Chapters 40A and 41 within twenty (20) days of the board's filing of this decision/notice of decision with the city clerk.

Signed,

Paul Howard

Paul Howard
Chairman

Cc: Zoning amendment
City Clerk (original)
City Departments
Owner/Applicant/representative

Received @
PB mtg.

10.11.23

Memo to the Housing Task force and the Planning Board

Members:

Background—the Housing Shortage

As we all know, there is a critical housing shortage right now in the city and in the state. There is never a week that goes by that someone doesn't contact the office desperate to find a place to live. Haverhill lost population last year [for the first time in four decades] as people were unable to find a place to live and moved out of the city. Massachusetts also lost population two years in a row after tremendous growth. People are leaving for New Hampshire and for Florida where housing prices are less expensive.

As we saw last week in Braintree, and as we have seen time after time after time, getting new housing built is extremely difficult. For every project that is proposed, there are numerous people to oppose it. As the Boston Globe put it, everyone is for new housing until that new housing has an address attached to it.

Authors like Ed Glazer, author of such books as the Triumph of the Cities, points out that the reason Massachusetts loses population and places like New Hampshire, Florida and even Idaho gain population is not entirely related to weather. Massachusetts makes it incredibly difficult to build new housing with a series of difficult zoning and building requirements. New Hampshire, Florida, and other states make it much easier. The way to get more housing is to make it easier to build. It really comes down to that.

We have been working on this for some time. We have had some victories. Tonight before you are some ordinances that will loosen zoning restrictions that make it difficult to build.

How this happened

Part of our housing shortage is of our own doing. In the 1990's it was mistakenly thought that there was too much residential growth here in Haverhill. A series of zoning amendments were enacted in the 1990's to make it more difficult to build. These amendments were enormously successful. The number of subdivisions before the planning board plummeted. The housing task force felt that the best way to make it possible for more housing to be built is to reverse some of the changes made in the 1990s.

The changes before you tonight will reverse some of those changes and add a few more.

Victories

We have had several victories including inclusionary zoning, accessory dwelling units, changing the master plan to allow for building without hooking up to water and sewer. We have permitted the first addition to the housing authority in 40 years, and we have permitted 44 units of elderly low-income housing at Merrivista. We have funded legal services in Haverhill to help with evictions. There is much more to do.

Proposed changes to zoning

Tomorrow night at Planning Board meeting, early November for council. Most of these changes, as discussed at the last task force meeting, would undo the changes made in the 1990's that were designed to limit growth.

1. Amend the flex zoning rules will allow for more development provided open space is preserved.

2. Change the minimum lot size in the RM zone from 20,000 square feet to 15,000 square feet as it was prior to the 1990's.

3. Amend **some** (not all) of the 2-acre zones installed in the city in the 1990s. We have always had 2-acre zoning to protect some of our waterfront areas and that should remain. We should also protect all existing farms as to acre zoning. However, not all of the areas added as 2-acre zoning in the 1990s still need to be 2-acre zoning and that needs to be looked at. This will require hard work and compromise to get anything passed.

4. I have added to that one additional change that was not part of the amendments in the 1990s. At least on small projects, the Planning Board or the Board of Appeals rather than the City Council be the permit granting authority. While the proposed ordinance says Planning Board, Board of Appeals may be more appropriate-- I leave that to your discretion.

Other means of improving housing production

Changing zoning laws is not the only way to increase housing production.

Here are some other ideas which I hope will be considered in the future:

1. Change the downtown parking rules.

The more parking that is required for housing, the less housing that you get. I am not certain I want to buy into the position of Strong Towns and other housing advocacy groups that we eliminate all zoning parking requirements, but we could reduce downtown requirements and allow more housing without adversely affecting our downtown. Our housing consultant, Tim Love, recommends 0.8 cars per unit.

2. Allow housing where it is currently not allowed.

Another way is to allow housing in areas where it is currently not allowed either because of zoning rules or as a practical financial matter. Allowing

housing in areas that did not have housing was the key to our redevelopment of downtown and our redevelopment along the waterfront.

There are three specific areas that should be looked at as possible sites for new housing.

a. Housing in the airspace above the MBTA train station

We are actively working with the MBTA to see if this is feasible. If it is, it will require some modest changes in the parking requirements and perhaps some minor changes in the zoning laws.

b. Housing along Essex Street

We are actively working with Historic New England on a wonderful new plan for the Essex Street area of downtown which would involve some housing.

c. Housing on Ginty Boulevard

What is today known as Ginty Boulevard was part of an urban renewal project from the 1960s or 70s. It cut directly through the heart of what was then a low-income area. The north side of Ginty Boulevard is still owned today by the Haverhill Housing Authority which handled the urban renewal program in the 1960s.

Ginty Boulevard is a four-lane road where no more than a two-lane road is needed once you get past the courthouse. We have put in for a planning grant to study whether or not we could make this into a two-lane road and add housing on the other side.

d. Housing in old industrial zones

Some of the virtually abandoned buildings along Hale Street I never again going to be used for any substantial manufacturing purpose. Allowing housing to be built, with some restrictions, in that area has the same effect that allowing housing in the old shoe factory district did 20 years ago.

This presents with it some challenges in that there is currently some activity in the Hale Street area which is not compatible with housing.

e. Housing on River Street

Parts of River Street, in the area of the old Allen Shoe Factory at 266 River Street, would make ideal housing. Unfortunately, housing is prohibited in that area. Rezoning this gateway area has the potential to bring in some new housing, just as rezoning the abandoned factory buildings downtown brought in new housing.

I strongly urge you tonight to send this to the city council **with a favorable recommendation.**

Jim Fiorentini



James J. Fiorentini
Mayor

Robert M. O'Brien
Fire Chief

Haverhill Fire Department

Fire Prevention / Investigation Unit

D/C Eric M. Tarpy
Lieut. Michael H. Picard
Insp. Johnathan W. Pramas
Insp. Richard H. Wentworth
Insp. Timothy Riley



4 Summer St, Room 113
Tel: (978) 373-8460
Fax: (978) 521-4441

September 18, 2023

William Pillsbury, Planning Director
4 Summer Street, room 201
Haverhill, MA 01830

Re: City of Haverhill Zoning Amendments

I have reviewed the application from the City of Haverhill for the Zoning Amendment changes and in the interest of public safety, have no comments at this time in the process.

Respectfully,

Eric M. Tarpy

Eric M. Tarpy
Deputy Fire Chief
Haverhill Fire Prevention Division

10.11.23 PLANNING BOARD MEETING

Rezoning/Zoning Ordinance Amendment

Request for Comment

COMMENTS DUE BY: 9.25.23

TO: Fire Chief – Room #113
Board of Health – Room #214
Conservation Commission Chairperson & Members – Room #300
~~Building Inspector – Room #214~~
Police Chief – Mail slot
Highway Department – Mail slot
City Engineer – Room #300
Water/Wastewater Department – Room #300
CDBG Director – Room #309
School Superintendent – Room #104

FROM: William Pillsbury, Planning Director – Room #201

DATE: 9.11.23


RE: ~~Rezoning/Zoning Ordinance Amendment~~ Application of: **City of Haverhill**

Street Location: Zoning Code

First Submission/Revised Submission Number: 1

The plans and or application attached to this transmittal letter, as noted, are for the cited rezoning/amendment to the zoning ordinance application received from the Council/applicant on 8.3.23. Would you kindly review the attached plans/application and provide your respective reports to the Planning Board by the cited date. Thank you. Respective comments due by: 9.25.23.

I have reviewed this application and have no comments at this time. I will enforce whatever is passed

Thomas Bridgewater


**JOHNSON &
BORENSTEIN, LLC**
ATTORNEYS AT LAW

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

90-B

Doc 90
CESP-23-12

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

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA)
Gordon T. Glass (ME, MA)
Andrew T. Lechner (VT, MA, NH)

10.2

Of Counsel

Robert W. Lavoie (MA, NH)

Paralegals

Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Tina M. Wilson

September 29, 2023

Via Email ~ citycncl@cityofhaverhill.com

City Council
c/o Laurie Brown
4 Summer Street
Haverhill, MA 01830

**Re: 462 Washington Street
Request for Continuance to November 28, 2023**

Dear Council President Jordan and City Councilors,

On behalf of the Applicant, request is hereby made for a continuance of the Special Permit Hearing until the Council meeting on November 28, 2023, so as to enable the hearing to be held before the full Council.

This is Applicant's first request for a continuance.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Gordon T. Glass

Gordon T. Glass

IN CITY COUNCIL: October 3 2023
REQUEST TO CONTINUE HEARING TO NOVEMBER 28 2023
GRANTED
Attest:

Kaitlin M. Wright
City Clerk

Completed Sep 18, 2023 at 2:14 pm



✓ **Assessor for Abutter's List**
Completed Sep 19, 2023 at 9:10 am



✓ **Conservation Department Review**
Completed Sep 18, 2023 at 2:52 pm



✓ **DPW Review**
In Progress



✓ **Engineering Department Review**
In Progress



✓ **Fire1 Department Review**
In Progress



✓ **Fire2 Department Review**
Completed Sep 19, 2023 at 8:22 am



✓ **Health Department Review**
In Progress



✓ **Police Department Review**
Completed Sep 18, 2023 at 2:50 pm



✓ **School Department Review**
Completed Sep 18, 2023 at 2:15 pm



✓ **Storm Water Review**
Completed Sep 18, 2023 at 2:52 pm



✓ **Water/Wastewater Review**
In Progress



✓ **Water Supply Review**
In Progress



✓ **Building Inspector Approval for Agenda**
In Progress



✓ **First Ad Placement**
Review



✓ **Placed on Agenda**
Review





Abutter Notification
Review



Second Ad Placement
Review



City Councilor A Review
Review



City Councilor B Review
Review



City Councilor C Review
Review



City Councilor D Review
Review



City Councilor E Review
Review



City Councilor F Review
Review



City Councilor G Review
Review



City Councilor H Review
Review



City Councilor I Review
Review



City Council Meeting
Review



Meeting Minutes & Decision Filed w/City Clerk
Review





Details

Applicant Information

[Edit](#)

IMPORTANT NOTE: ALL DOCUMENTS THAT ARE ATTACHED TO THIS APPLICATION MUST BE SUBMITTED AS ORIGINALS TO THE CITY CLERK BEFORE THE APPLICATION IS CONSIDERED COMPLETE AND PROCEEDS TO REVIEW. THESE DOCUMENTS WILL LATER BE FILED WITH THE COUNTY REGISTRY WHICH REQUIRES ORIGINAL DOCUMENTS.

What is Your Role in This Process?*

Attorney/Agent

Applicant Business/Firm Name*

Johnson & Borenstein, LLC

Applicant Business/Firm Phone*

978-475-4488 x 771

Applicant Business/Firm Address*

12 Chestnut St

Applicant Business/Firm City*

Andover

Applicant Business/Firm State*

MA

Applicant Business/Firm Zip*

01810

Client Name*

Richard Early

Client Business Name*

N/A

Client Phone*

978-374-8033

Client Email*

earlydickjr@yahoo.com

Client Address*

50 South Main St

Client City*

Haverhill

Client State*

MA



Fire2 Department Review

**Complete** ▾

Complete

Assignee

 Michael Picard

Due date



None

**Michael Picard**

Remove Comment • Sep 19, 2023 at 8:22 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, 9th 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, NFPA 1 2021 ed., 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.

Fire Protection Permits must be issued before the Fire Department sign off on the Building Permit

This step was assigned to Michael Picard - Sep 18, 2023 at 2:13 pm

Michael Picard approved this step - Sep 19, 2023 at 8:22 am



Gordon Glass

View Profile



Email Address

gordon@jblclaw.com (mailto:gordon@jblclaw.com)

Phone Number

9784754488

Address

12 Chestnut Street, Andover, MA 01810

Guests

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

Guest's Email

Enter guest's email here...

Grant Access

No guests with access to this record yet



Location

PRIMARY LOCATION

The main location associated with this record.

462 WASHINGTON ST

Haverhill, MA 01832

504-239-1

[View Location](#)

Property Owner Information (for this record)

Name

EARLY RICHARD P JR

Email Address

--

Phone Number

--

Address

50 SOUTH MAIN ST
BRADFORD, MA 01835

ZONING ANALYSIS – 462 WASHINGTON STREET¹

462 Washington Street (“Property”) is evidently located in the Urban Density Residential Zoning (“RU”) District.

I. Dimensional Summary

In the RU District, the following dimensional standards appear to apply to the three-family residential housing that Mr. Early proposes to construct on the Property (“Project”):

Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Lot Width	Minimum Open Space	Maximum Building Coverage
11,700 s.f.	80’	100’	60’	40%	30%

Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Height	Maximum Stories
20’	10’	30’	35’	3.5

Via decision dated June 21, 2023, the Zoning Board of Appeals granted Mr. Early certain variances concerning the Project, said variances allowing: 1) lot area of 4,816 s.f.; 2) lot frontage of 60.5’; 3) lot depth of 78’; 4) open space of 29%; 5) building coverage of 35.9%; 6) front setbacks of 7.2’ & 1.5’; and 7) side setback of 4.9’.

The Project is additionally proposed to have: 1) lot width of >60’; 2) rear setback of >30’; 3) maximum height of <35’; and 4) maximum stories of <3.5.

II. City Council Special Permit Application

In the RU District a three-family dwelling is apparently allowable by special permit from the City Council.

As such, Mr. Early submits the enclosed special permit application to respectfully request a special permit to allow the demolition of a single-story defunct commercial structure situated on the Property – said structure being a former hair salon – and replacement of the same with a two-story, three-family residential structure.

¹ This document is not intended to be a formal legal opinion, and under no circumstances may it be relied upon as such.

DESCRIPTION OF PROJECT – 462 WASHINGTON STREET

Via the enclosed application, Mr. Early seeks a special permit to allow the demolition of a single-story defunct commercial structure – formerly a hair salon – and replacement of the same with a two-story, three-family residential structure.

WRITTEN SUMMARY OF PROJECT – 462 WASHINGTON STREET

Mr. Early hereby respectfully requests the City Council issue a special permit allowing him to raze a defunct single-story commercial building¹ situated on his property, said property located in the Urban Density Residential Zoning (“RU”) District at 462 Washington Street (“Property”), and replace the same with a two-story, three-family residential structure (“Project”).

As grounds therefor, Mr. Early states the following:

- 1) The proposed three-family residential housing will not cause substantial detriment to the neighborhood or the City. Indeed, as determined by the Zoning Board of Appeals in its decision concerning the Project dated June 21, 2023, Mr. Early proposes “a welcome addition to the neighborhood that would eliminate an abandoned building in favor of the creation of critically needed additional housing units.”
- 2) The community need for residential housing will be served by Mr. Early’s proposal.
- 3) The Project will be served by adequate parking and has been designed to emphasize traffic and pedestrian flow and safety.
- 4) The Property is adequately served by utilities and other public services.
- 5) The Project will replace a defunct commercial building with housing consistent with the residential character of the surrounding neighborhood.
- 6) The Project will result in no negative impacts to the natural environment.
- 7) The Project will increase the City’s tax revenue without negatively impacting City services.

Mr. Early seeks to improve the Property in a manner that is harmonious with the aesthetic and uses in the surrounding neighborhood – replacing a defunct commercial structure with residential housing – thereby benefiting the neighborhood and the public good. Such residential improvement to the Property is entirely consistent with the purposes and intent of the Zoning Ordinance, as the same applies to the RU District.

As such, Mr. Early respectfully requests the City Council grant the special permit herein requested. Thank you for your consideration.

¹ The building is a former hair salon.

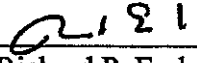
OWNER'S AUTHORIZATION

**Re: Property – 462 Washington Street
Haverhill, MA 01832**

Owner – Richard P. Early, Jr.

The undersigned, owner of the above-referenced Property, hereby authorizes Johnson & Borenstein, LLC to file and pursue permits, applications, petitions, and appeals with the City of Haverhill City Council related to the above-referenced Property.

Owner:



Richard P. Early, Jr.

Dated: August 10, 2023

PROPOSED SITE PLAN OF LAND AT

462 WASHINGTON STREET
HAVERHILL, MA. 01832

MARCH 13, 2023
REVISED MAY 18, 2023

OWNER/APPLICANT:

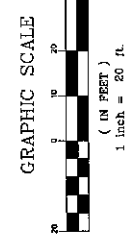
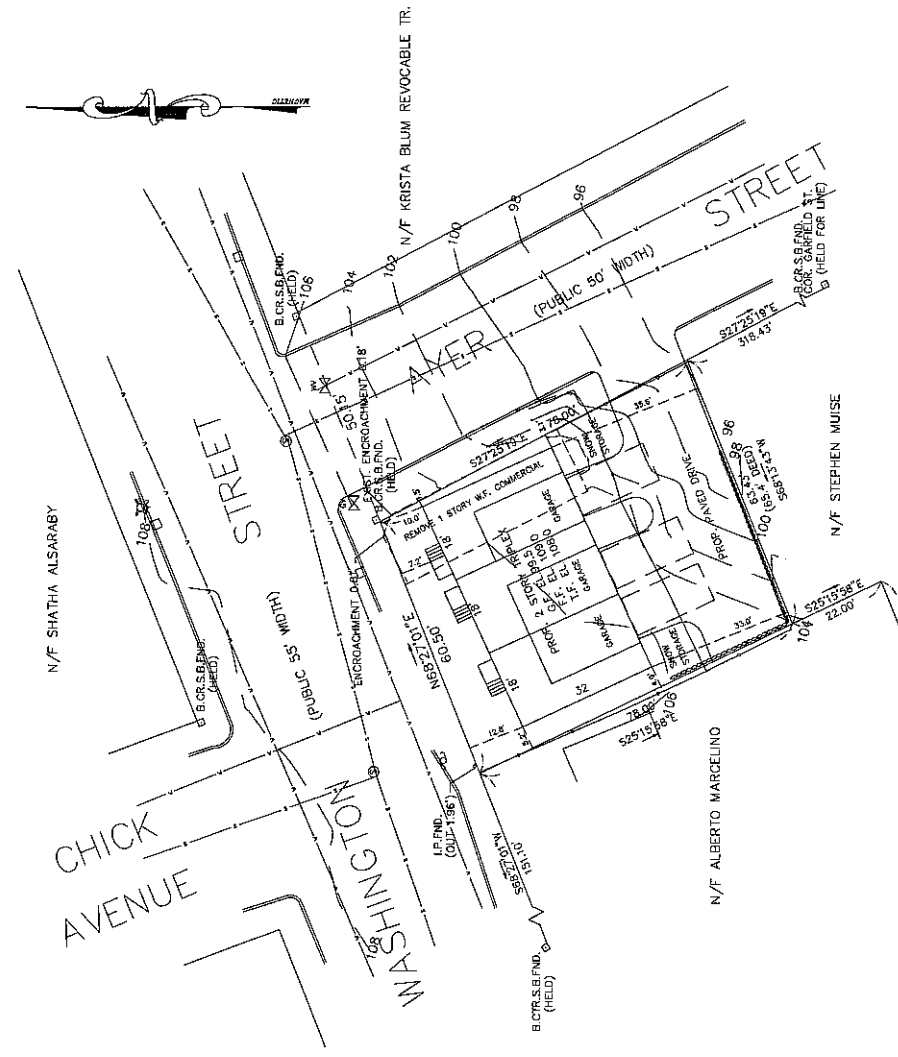
RICHARD P. EARLY JR.,
50 SOUTH MAIN STREET
HAVERHILL, MA. 01835

ASSESSORS PLAN
BLOCK 239
LOT 1
AREA 4,816 S.F.
DEED BOOK 40640 PAGE 221
ZONE RU

GENERAL NOTES:
1. BOUNDARY DETERMINATION FROM
PLAN BK. 228 PLAN 56 E.C.S.R.D.
2. ADDITIONAL INFORMATION FROM
AN ON SITE SURVEY BY THIS OFFICE.

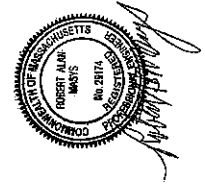
ZONING REQUIREMENTS - ZONE RU

LOT	REQUIRED	PROPOSED
FRONTAGE	80.0'	80.5' & 78.0'
DEPTH	100.0'	78.0' & 81.92'
AREA	11,700 S.F.	4,816 S.F.
WIDTH	60.0'	80.5' & 78.0'
SET BACKS		
FRONT	20.0'	7.2' & 1.5'
SIDE	10.0'	4.9'
REAR	30.0'	33.0'
BLD. COVG.	30% MAX	35.9%
OPEN SPACE	40% MIN.	25%
PARKING	2 SPACES PROPOSED / UNIT	
	1 IN GARAGE, 1 AT GARAGE ENTRANCE	



APPLICANT
HAVERHILL BOARD OF APPEALS

DATE:



ROBERT A. MASYS, P.E.

R.A.M. ENGINEERING
160 Main Street
Haverhill, Massachusetts 01830
TEL: (978) 372-0449 FAX: (978) 372-7183

City Council Special Permit · Add to a project

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

(/#/explore/request-changes/157939)

⋮

CCSP-23-12**Details**

Submitted on Aug 24, 2023 at 4:40 pm

**Attachments**

8 files

**Activity Feed**

Latest activity on Sep 19, 2023

**Applicant**

Gordon Glass

 0**Location**

462 WASHINGTON ST, Haverhill, MA 01832

View ▼**Edit Workflow****Special Permit Filing Fee**

Paid Sep 18, 2023 at 1:10 pm

IN CITY COUNCIL: September 26 2023
VOTED: that COUNCIL HEARING BE HELD
OCTOBER 24 2023

Attest:

**Planning Director Review**

Completed Sep 18, 2023 at 2:13 pm

____ City Clerk

IN CITY COUNCIL: ~~September 26~~ ~~2023~~
HEARING CONTINUED TO NOVEMBER 28 2023

Attest: _____ City Clerk

**City Clerk Review - Hearing Dates Set**

In Progress

**City Council Clerk Notified**

**JOHNSON &
BORENSTEIN, LLC**
ATTORNEYS AT LAW

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

90-B

Doc 90
cesp-23-12

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

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA)
Gordon T. Glass (ME, MA)
Andrew T. Lechner (VT, MA, NH)

11.4.12

Of Counsel

Robert W. Lavoie (MA, NH)

Paralegals

Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Tina M. Wilson

HAV CITY CLERK SEP 23 2023 4:10:13

September 29, 2023

Via Email ~ citycncl@cityofhaverhill.com

City Council
c/o Laurie Brown
4 Summer Street
Haverhill, MA 01830

**Re: 462 Washington Street
Request for Continuance to November 28, 2023**

Dear Council President Jordan and City Councilors,

On behalf of the Applicant, request is hereby made for a continuance of the Special Permit Hearing until the Council meeting on November 28, 2023, so as to enable the hearing to be held before the full Council.

This is Applicant's first request for a continuance.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Gordon T. Glass


Gordon T. Glass

IN CITY COUNCIL: October 3 2023
REQUEST TO CONTINUE HEARING TO NOVEMBER 28 2023
GRANTED
Attest:

City Clerk


11.10.2.1

Coin-Operated Amusement Device License · Add to a project

 **Expiration Date**

Active

Request Changes
(/#/explore/request-changes/164342)



AMUS-23-3



Details

Submitted on Nov 14, 2023 at 2:44 pm



Attachments

0 files



Activity Feed

Latest activity on Nov 19, 2023



Applicant

Ken Naudzunas



Location

2 WATER ST, Haverhill, MA 1830

View ▼

Edit Workflow



Coin-Operated Amusement Device Payment

Paid Nov 14, 2023 at 2:46 pm



City Clerk Approval

Completed Nov 17, 2023 at 12:55 pm

MB



Police Department Approval

Completed Nov 19, 2023 at 9:43 am

KL





City Council Approval
Review



Coin-Operated Amusement Device Permit Issued
Document

Details

Applicant Information

Edit

Business Name*

Market Basket

Type of Business*

Corporation

Applicant Birthday*

09/06/1982

Type of Device*

Coin-Operated Machine

Number of Machines*

2

Are Machines Operated on Sundays?*

Yes

Vendor Information

Edit

Vendor Name*

Modern Amusement

Vendor Phone*

603-498-9709

Vendor Address*

Windham

Vendor City*

Windham

Vendor State*

Nh

Vendor Zip*

03461

Agreement & Signature**Edit**

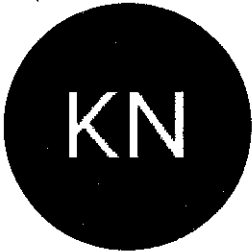
Under penalties of perjury, I state that all of the above statements are true. I understand that any false information on this application may be cause for denial or revocation of my Application for Tax Abatement.



City Council Approval
Review



Coin-Operated Amusement Device Permit Issued
Document



Ken Naudzunas

View Profile



Email Address

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

Phone Number

978-372-0576

Address

2 Water St, Haverhill, MA 01830

Guests

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

Guest's Email

Enter guest's email here...

Grant Access

No guests with access to this record yet

City Council Approval
Review



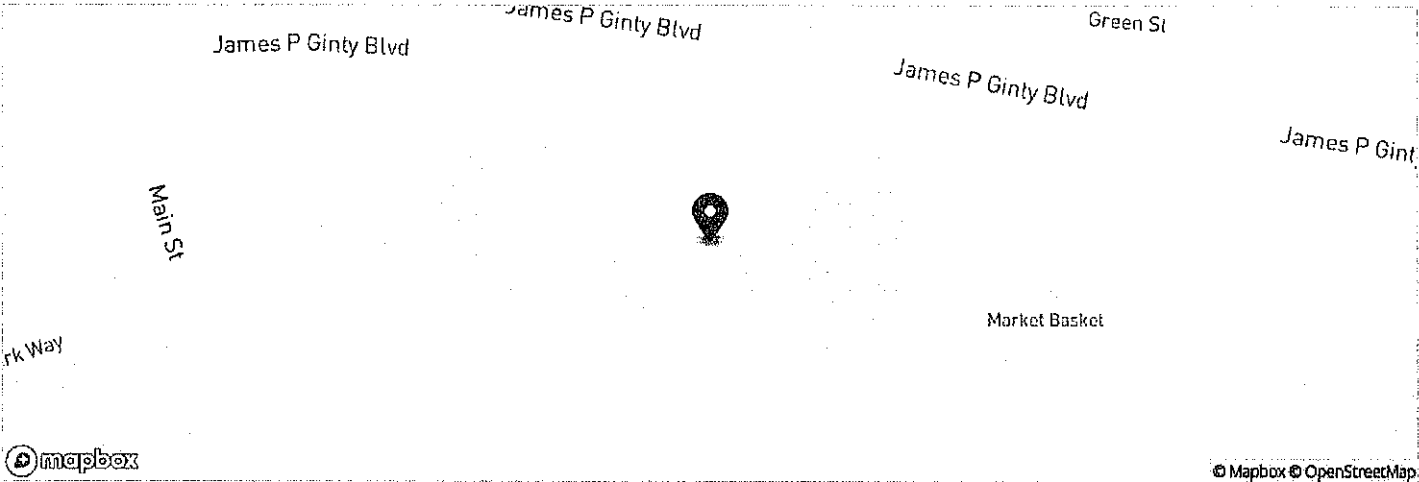
Coin-Operated Amusement Device Permit Issued
Document

Location

PRIMARY LOCATION
The main location associated with this record.

2 WATER ST
Haverhill, MA 1830

View Location



Property Owner Information (for this record)

Name
Demoulas Supermarkets, Inc

Email Address
Knaudzunas@demoulasmarketbasket.com

Phone Number
978-851-8000

Address
2 Water Street
Haverhill, Ma 01830



City Council Approval
In Progress



Coin-Operated Amusement Device Permit Issued
Document

Police Department Approval

● Complete ▾

Complete

Assignee

Kevin Lynch

Due date

None

This step was assigned to Kevin Lynch - Nov 17, 2023 at 12:55 pm
Kevin Lynch approved this step - Nov 19, 2023 at 9:43 am



DOCUMENT 15-L

CITY OF HAVERHILL

In Municipal Council November 14 2023

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Central Street: Across from #40	No Parking (except for 1 24-hour parking space)	24 hours
South Pleasant Street: In front of #98	No Parking (except for 1 24-hour parking space)	24 hours
Fountain Street: In front of #34	No Parking (except for 1 24-hour parking space)	24 hours

AND is hereby further amended by DELETING the following:

Temple Street: In front of #68	No Parking (except for 1 24-hour parking space)	24 hours
-----------------------------------	---	----------

APPROVED AS TO LEGALITY

City Solicitor

PLACED ON FILE for at least 10 days

Attest:

City Clerk



Haverhill

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


November 8, 2023

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

**Subject: *Handicap Parking Ordinances; Add at HPS-23-14 = 40 Central St, HPS-23-15 =
98 South Pleasant Street and HPS-23-17 = 34 Fountain Street; Remove at HPS-23-
16 = 68 Temple Street***

As requested, see attached ordinances for handicap parking spots at the Subject locations.
Please contact me if you have any questions.

Sincerely,



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

C: Mayor Fiorentini, Ward, Pistone, Pillsbury, Cox



DOCUMENT 15-M

CITY OF HAVERHILL

In Municipal Council November 14 2023

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

River Street:	No Parking	24 hours
In front of #151	(except for 1 24-hour parking space)	

APPROVED AS TO LEGALITY

City Solicitor

PLACED ON FILE for at least 10 days
Attest¹⁷

City Clerk



Haverhill

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

November 9, 2023


**MEMO TO: CITY COUNCIL PRESIDENT MELINDA BARRETT AND
MEMBERS OF THE CITY COUNCIL**

Subject: *River Street #151 – Add Handicap Parking – HPS-23-18*

As requested, attached is an Ordinance to add handicap parking at 151 River Street.

Please contact me if you have any questions.

Sincerely,



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

C: Mayor Fiorentini, Ward, Cox, Pistone, O'Brien

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President

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Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

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CITY OF HAVERHILL

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17.1

November 22, 2023

To: President and Members of the City Council:

Councilor Barrett submits the attached minutes of the Administration and Finance Committee meeting held on November 20, 2023 for acceptance.

Melinda E. Barrett /lab

City Councilor Melinda E. Barrett

(meeting 11.28.2023)

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MINUTES OF THE ADMINISTRATION AND FINANCE COMMITTEE MEETING MONDAY, NOVEMBER 20, 2023

An Administration and Finance Committee Meeting was held on Monday, November 20, 2023 at 6:00 PM in the City Council Chambers, Room 202.

Committee Members: Chair Councilor Melinda Barrett, Council Vice President John Michitson, and Councilor Shaun Toohey.

Also in Attendance: Council President Tim Jordan, Mayor James Fiorentini, Andrew Herlihy, Matt Hennigan, Karen Buckley, Carol Ann Coldberg-Aydin, Deborah Dyer, Michael Reid, Larry Olasky, Christine Kwitchoff, Kathleen Fitts, Sarah Weaver, Chris Todino, Sam Bergeron, Scott Kochakian, John O'Dea, Sandra O'Dea, Robert Chicoski, Nina Chicoski, Manuel Natias, Tara Murphy-Volz, Lynda Angstadt, Nina Chicoski, John Cueo, Annmary Cannon, Cathi Sherer, Roberta Roffo, Jeff Grassie, Lisa Marzilli, Amanda Coburn, Kathy Bresnahan, Diane Itasaka, Anita Toscano, Kalister M. Green-Byrd, Patrick Delaney, Michael Crouse, and Mike Morales

Document 78-A: *"Mayor Fiorentini requests Zoning Amendments previously submitted at Council meeting of August 8, 2023 be referred to a subcommittee for review prior to their coming back to Council on November 28, 2023."*

Mayor Fiorentini spoke of the housing production crisis of our time and the need to address the crisis. He recognized the members of his housing commission, and the Latino coalition who were in attendance. In 2000, the city rezoned as the city was afraid of the rapid building expansion. His proposal before us in part restores the zoning prior to 2000. The Mayor had a power point of his proposed changes. He proposed changing *RM 20,000 to 15,000; the vast majority of RM Zone already 15,000 this would make infill housing easier to attain.

- SC 2 Acres to 80,000, preserve all Farms and consider modifying by area.
- Reform Flexible Development, to preserve open space.
- Depoliticize process by taking small projects out of Council purview.

The Mayor also proposed working in the future with MVPC to develop a Comprehensive Housing Plan.

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Kalister Green-Byrd: Spoke in favor of the proposed changes. Housing is essential in her experience she became homeless after a fire and there was no housing available at the time. She urged collaboration with other entities and agencies to develop more housing in the city.

Manny Mattis: Spoke in favor of the proposal. Taking the City Council out of approval will save time and money. The reduction in lot size in RM will create more housing.

Frank Novak: Need to expand available properties in city, he cited current number of homes for sale or rent as being very low. 20,000 to 15,000 would allow for some continuity in neighborhoods and allow for buildings to assimilate in an area and seems appropriate. Right now, in Riverside for example. RH allows for 9,600 square feet for two families which is essentially a Condex or 75,000 square feet for a single family is allowed. Belmont street is an example of a condex constructed on that street has changed the character of the neighborhood. If we were sensitive to the area, we would allow a lot size for a single-family home of 5,000 square feet in keeping with the standards of the neighborhood.

Kassie Infante: Housing crisis and lack of production means we may not be able to age in place and our children may not be able to live here. Exclusionary zoning makes it hard to build what we need. Historically exclusionary zoning has been used to exasperate social, economic, and racial segregation. They raise costs and add costs to the consumer. I want more people in Haverhill to have the opportunity to be first-time home buyers. This is about making room for our future housing needs, but this is not a production mandate.

Mike Morales: Issues are not exclusive to Haverhill. Housing fosters stability, security and belonging. This recommendation may seem aggressive, but we are facing a crisis. Providing the Planning Board to use its authority to make sure developments adhere to the zoning and ensures the promotion of open space. Haverhill is one of the few Cities who does not have the Planning Board being the granting authority. Minimum lot area changes increase the possibility of more housing.

Andrew Herlihy: Population lost is not dramatic, but it is unusual as the economy is doing well. We are concerned with the missing middle and the lack of single-family homes and Condexes. We have three years' worth of building occurring now, but we urge the Council not to stop.

Ann Mary Connors of Bread and Roses: We hope to build more affordable work force housing. Eighty percent affordable, is that teachers, nurses, nursing assistants, fire fighters? For a family of four, you're

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looking at about \$94,000 a year for annual income. At 100% you're about \$118,000. We must continue to build more housing.

Christine Kwitchoff: She read a letter that recapped a November 10, 2020 meeting regarding RR Zoning being removed from Master Plan. The letter addressed a pause for discussion and study that would need a workshop. Conservation should be included in the discussion. As to RR development, we need a map to see size and location of parcels the location and the relationship to the watershed and our area 61 farmland. At this late stage, we are here without having that workshop. As Andrew and the MVPC have said, we need to have the missing the middle at the top of mind. I think we should focus on the center of town and walkable areas. I feel like having items go to City Council makes for a better outcome. I would like to see the math on the changes to Flex Development and what that housing would look like. These changes to RR and Flex development seem like triple dipping. Any conversation about Rural must address these concerns. Right to Farm should be a consideration. What does over 55+ in Rural look like with no amenities? It seems like it is a recipe for disaster. It will be isolated. What happened to Village Center and walkable city. If we adopt some of the recommendations from the Open Space and Recreation Plan, it will take away a lot of fear. I feel like we are doing this backwards. I feel like we need a strategy and a step-by-step plan. I am not the opposition; I am for housing. We can't take the handcuffs off without knowing what this will do. We don't even have a damn map!

Sam Bergeron: I agree with Christine. We are concerned about the future of the city. If we had a Right to Farm legislation, and a plan to protect our watershed and open space and were working with Essex County Green Belt much of this opposition would not be here. Housing in Rural will not be affordable and of the land available in Rural, you are talking maybe 2,000 houses if you clearcut.

Anita Toscano: We appreciate the work done recently on preservation, but this seems to being shoved down our throats. We need to consider global warming before we make drastic changes to our open space. Housing production has been affected by a multifaceted number of issues from covid, supply chain issues, inflation and interest rates. I left Andover 30 years ago and the farms that existed when I lived there are gone. I believe we must think of the impact of development in rural to our environment and the community.

Chris Todino: We have approved a lot of apartments in the last few years. Apartments do not grow roots. They create a transient population with no place to grow into. Why aren't we creating housing that families can move into and stay? I think it's important to keep control of the approval process with

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Council, it seems like the politicalizing is not coming from the Council but from the Planning Board. Take the time to collaborate, get the maps and have the discussions.

Bonnie Pookles: Am concerned about these drastic changes, although I am on a commercial highway it is also rural. We need to protect our current residents, our environment, and our water.

Robert Chicoski: I am a CPA and have 50 years of Auditing and one thing I focus on is internal control. An example of internal control is the City Council is checking on the work of the Planning Board. If you take away the City Council, there goes your internal control.

Patrick Devany: This seems to be never let a crisis go to waste. There is a crisis, let's change the zoning! I don't think taking the Council out of equation is wise. Changing the Rural Zoning won't make housing more affordable. I think we could make process easier to get permitting as an answer to get more development.

Susan Cloutier: I think it needs to be noted that in 2019, 56 single family homes were built and it went down to 30 in 2022. What wasn't mentioned was that this was concurrent with Covid. There are other factors to consider. There are Historical areas we need to take into consideration before we start putting in more units. This is the first time since I have lived here that we have more representation for all our areas on the City Council. Why would we take away some of our opinions and votes when we just made this change to Ward Representation on the City Council?

Linda Anstead: I feel like we need more time to discuss these issues. I hadn't heard of these proposed changes until recently. I would like to be part of the discussion and I think we can come to a plan that works if we have more time.

Scott Kochakian: Infrastructure, we have old systems underground, and we are looking for problems if we expand too dramatically. Our Waste Water Treatment plant can only handle so much. When was our waste water plant upgraded? Our pipes are aging. We must keep this in mind.

Nina Chicoski: I understand both sides. I know three families who live in a 2-bedroom home in the Acre. I know we need housing. I do not support giving control to planning. I want a walkable city and to maintain green space.

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Bonnie Pookles: Are other communities doing anything to address housing? I do not think so. We need more transparency. Residents need to be able to find things with more ease.

Kathy Fitts: I do legal aid work and there are people here that are being priced out. I think we need more time to study this issue.

Mayor: The opposition complained about the changes in RR zoning and taking away the City Council authority. Take those off the table. I ask you to do the right thing and pass the rest of these changes.

Sandy O'Dea: Taking control away from Council is a huge mistake. Lots of these things I have written down have already been said. If we try to take sole ownership of an issue that affects the entire state. That is a mistake. We must take into consideration the impact these changes will have on those folks already living here. Also, the waste treatment plant has to be taken into consideration.

Council President Jordan: This is a good start, a good discussion but it seems like this is being rushed through at the end of a term. I am against the change to the Planning Board. 1,700 units have been approved; all our schools are at capacity. We need a plan for the impact on infrastructure. I am opposed to changes in Rural Residential. I think we have to address the development of apartments over condos.

Council Vice President Michitson: I agree with everything Councilor Jordan said but I think we need to test out our models. We need a housing plan, our infrastructure, and our services. I think we need to address diversity in the city. We need to address how are people going to afford the city or Massachusetts. I think we need to move forward to a comprehensive plan that includes diversity.

Councilor Toohey: I agree with my colleagues. We need to do the work at this committee level and continue the discussion and work. I will never give away the Council's authority.

Councilor Barrett: I find this whole thing a non-starter. I think we need to go back to the drawing board. We have to work with MVPC, Matt, and Andrew and start real thorough discussion on the impacts of zoning. We have done some great work, but we will not solve Massachusetts housing production problem alone. We will do our share. We are hovering around the 10% affordability target while our neighbors are not. I think this was rushed and lacking planning and forethought. I will support a future housing task force and further study that includes not only concern about affordability, but how we envision our city growing. I know we can continue to work together for a better Haverhill. I know

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tonight we heard from rural residents, but I live in a denser area, and we didn't really hear from them. I do know a recently proposed 30-unit development on a small one-way street and South Central Street had neighbors of that densely built area flabbergasted.

Councilor Michitson motion to recommend that the full Council table these proposed changes, second Councilor Toohey. Motion to table passes 3-0

Adjourned at 7:50 PM

Respectively submitted,

Melinda E. Barrett, Chairperson
Administrative and Finance Committee

November 22, 2023

MEB:lab

CITY COUNCIL

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



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DOCUMENTS REFERRED TO COMMITTEE STUDY

79-F	Communication from Councillor Sullivan requesting to introduce Kathleen Fitts, Gale Park Assoc. to request the city replace the Gale Park Fountain in fiscal year 20	NRPP	6/25/19
34-P	Communication from Councillor Sullivan requesting a discussion regarding the disposal of cremated remains on public property	NRPP	3/17/20
86-D	Communication from Councillor Michitson requesting to address economic development ideas resulting from the pandemic	Planning & Dev.	8/11/20
86-F	Communication from Council President Barrett and Councillor LePage requesting discussion pertaining to utilization of UV-C disinfection fixtures in public buildings	A & F	8/25/20
89-C	Mayor Fiorentini submits final recommendations of Matrix Company	NRPP	9/15/20
91	Petition from Wady & Jewnifer Grullon requesting to purchase city property that abuts their property at 14 Silver Birch Ln; Assessor's Map 574, Block 1 Lot 7	NRPP	9/15/20
91-B	Petition from the Biggart Family requesting to purchase 2 parcels of land that abuts their property at 30 Belvidere Rd., Assessor's Map 409, Block 114, Lot 9; and Map 409, Block 1A, Lot 1 that includes conservation land, but only the portion zone RMD (Residential Medium Density)	"	9/22/20
55-I	Communication from Council President Barrett and Councillor McGonagle requesting to introduce Don Jarvis, Keith Gopsill and Mike Ingham to discuss becoming a Purple Heart Community	NRPP	12/15/20
91-C	Petition of Michael DeLuca requesting to purchase surplus city land on River St., Map 538, Block 419B, Lots 20, 21, 22, 23	NRPP	12/15/20
27-E	Communication from Councillor Sullivan requesting to introduce Debbie Lyons, to explain having legal permitting system as it relates to establishing permitting/licensing process to allow for "Bow Hunter Tree Stands" to be placed on trees on City properties when hunting is allowed in season	NRPP	3/2/21
27-J	Communication from Councillor Michitson requesting to re-start discussion on way ahead for residential zoning in Haverhill	Planning & Dev.	3/9/21
50	Councillor Jordan requests on behalf of Tom Riley, 195 Kingsbury Ave., to have city surplus land that abuts his property, Map 768, Block 50, Lot 85A on Lincolnshire Ave.	NRPP	4/6/21
50-U	President Barrett and Vice President LePage request discussion about composting options	Citizens Outreach	5/18/21
63-S	Councillor Daly O'Brien discuss sending intent of closing Washington St. for trial period to make it pedestrian walkway	Citizens Outreach	8/24/21
5-F	Councillor Michitson request study between Mayor and City Council budgetary powers	Citizens Outreach	1/25/22

5-W	Communication from Councillor Sullivan and Councillor Lewandowski to discuss Atherton Housing parking needs downtown.	NRPP	4/5/22
118-G	Communication from Vice President Michitson to send to develop city policies to incentivize Building & business park developers to use sustainable & environmentally friendly practices.	Planning & Dev	10/25/22
78-A	Communication from Mayor Fiorentini to send Zoning amendments to committee for review. Motion by Councilor Rogers to send to A&F, second Councilor Sullivan.	A&F	10/31/23