CITY OF HAVERHILL
CITY COUNCIL MINUTES –
Tuesday, October 20, 2026 at 7:00 PM
Theodore A. Pelosi, Jr. Council Chambers, 4 Summer St, Room 202
In-Person/Remote Meeting: https://meet.google.com/fae-tbvj-sqe

Present: Councilors Michitson, Basiliere, Diodati, Sullivan, Ferreira, Lewandowski, Toohey, McGonagle and Rogers
Remote: None
Absent: President Jordan and Councilor LePage
City Clerk: Kaitlin M. Wright-Esposito

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

SEPTEMBER 29, 2026- COUNCILOR LEWANDOWSKI STATED SHE REVIEWED THE MINUTES AND FINDS THEM IN ORDER, SECOND BY COUNCILOR MCGONAGLE
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

OCTOBER 6, 2026- COUNCILOR TOOHEY STATED HE REVIEWED THE MINUTES AND FINDS THEM IN ORDER, SECOND BY COUNCILOR MCGONAGLE
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING:

PRESIDENT SULLIVAN ASSIGNED THE MINUTES TO COUNCILOR MCGONAGLE

5. COMMUNICATIONS FROM THE MAYOR:

5.1. Mayor Barrett wishes to introduce Alison Gulubicki, *Economic Development Director* *32-t*

Alison Gulubicki addressed the council. She expressed the enthusiasm for serving Haverhill supporting local businesses and the community collaborating with city leaders and building a strong working relationship with the City Council.

5.2. Mayor Barrett submits an Order to authorize borrowing from the Golden Hill Elementary School Roof Replacement Project *32-u*

5.2.1. Order- That the City of Haverhill hereby appropriates Three Million Five Hundred Sixty- Four Thousand Dollars, including Three Hundred Thousand Dollars already appropriated for feasibility study and schematic design costs on January 13,2026, to pay costs of the design and construction of a roof replacement at Golden Hill Elementary School located at 140 Boardman Street

File 10 Days

MOTION BY VICE PRESIDENT MICHITSON, SECOND BY COUNCILOR MCGONAGLE
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

5.3. Mayor Barrett proposes an Order to amend Existing Snow Plowing Rates

5.3.1. Order- Amend Document 94-O of 2025 *32-v*

Rob Kimball, DPW Director, addressed the council. He proposed a $5.00 increase across all plowing rates due to operational costs and to remain competitive with surrounding municipalities. He noted some rates have not increased

since 2021. President Sullivan asked if $5.00 was enough. Rob Kimball stated it puts us in the middle. Councilor Lewandowski asked about an incentive and whether it was considered a baseline payment regardless of how much snow falls. Rob Kimball stated we didn't do that. He stated early signup is November 20th.

Councilor Rogers noted she will not be voting on this due to family members who plow snow.

MOTION BY VICE PRESIDENT MICHITSON FOR APPROVAL, SECOND BY COUNCILOR TOOHEY
PASSED YEAS 7, NAYS 0, ABSTENTION 2 (BASILIERE AND ROGERS), ABSENT 2 (JORDAN AND LEPAGE)

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

6.1. Councilor Lewandowski requests to introduce Patrick Menzie invite the public to the November 1, 2026, pre-election Veterans fundraiser breakfast, from 9AM to 11AM at the Amvets on Primrose Street *5-w*

(Councilor McGonagle left the meeting as a board member)
Patrick Menzie addressed the council. He stated the breakfast honors Veterans and thanked the council for its continued support including funding for heating assistance. In order to sponsor a star or stripe you can do so by going on the Facebook page Veterans Alliance of Greater Haverhill where the form is located. He stated every dollar that is raised goes directly back to the Veterans.

7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28:

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

8.1. Chris Loughnane, *City Assessor*, submits monthly abatement report for the month of September 2026 *3-r*

MOTION BY COUNCILOR MCGONAGLE, SECOND BY COUNCILOR BASILIERE
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

8.2. **EROM-26-23-** Lisa DeMeo, *City Engineer*, requests to open the roadway to allow for a gas valve to be raised, at the intersection of Winter St and Hale St; which requires National Grid to excavate in the right of way *23-u*

8.2.1. Order- Approve request to excavate at Winter and Hale St

MOTION BY COUNCILOR TOOHEY, SECOND BY COUNCILOR MCGONAGLE
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

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

10. PUBLIC HEARINGS AND RELATED ORDERS:

10.1. **Doc 21-J- CCSP-26-7 –** Matt Silva for Sterling Commonwealth Builders requests approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units on a single parcel at 27 Marshland St in

the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage

Continued from October 6 , 2026

President Sullivan opened the hearing.

Attorney Jonathan Stark Sachs addressed the council on behalf of the applicant. Went over a PowerPoint presentation. He presented the proposal to demolish the existing single-family home and construct three side by side condominium townhomes. Each unit will be approximately 1,700 square feet of living space, two car garage, driveway and patio. He discussed lot size, architectural design, landscaping and stormwater management plans. He noted the City Planner recommended approval of the special permit for three owner-occupied townhomes. The project includes designated parking, city water and sewer on site stormwater management and landscaping. He stated the development would complement the neighborhood, have minimal impacts on traffic and environment, and increase tax revenue compared with existing homes.

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

Mark Dickinson (30 Rivercrest Drive West Newbury) owns property at 30 Marshland Street. He stated that he is opposed to the development citing size, three driveways and the inconsistency with the existing neighborhood character. He expressed concern about the negative impact on the neighborhood and urged the council to consider the project's scale and compatibility with the surrounding area.

Paula Sabel (30 Marshland Street) addressed the council. She stated she opposed this development with concerns about mature tree removal, increased water usage, potential stormwater runoff and impacts on the neighborhood character. She also questioned exceeding the established two unit limit.

Christopher Sterritt (45-47 Marshland Street) addressed the council. He stated he is opposed due to concerns about neighborhood character, increased density and limited on street parking.

Luis Martinez (33 Marshland Street) He expressed concerns about the three townhouses. He emphasized that the neighborhood established residential character was a key factor in purchasing his home. He raised concerns about parking, noise, privacy and density and urged the council to carefully consider the impact on the existing residents.

Rebuttal: Attorney Stark Sachs addressed the council. He apologized for the continuance, explaining it was necessary to address city comments. He acknowledged the tree removal but emphasized balancing landscaping, runoff control and additional off street parking. He also argued that the absence of three family homes nearby should not preclude the proposed development, as it is allowed by special permit under the current zoning code.

Rebuttal: Paula Sabel addressed the council. She urged the council to consider neighborhood concerns and preserve the existing character by respecting current property footprint when evaluating the proposal.

President Sullivan closed the hearing.

MOTION BY COUNCILOR FERREIRA FOR PASSAGE WITH ALL CITY DEPARTMENT COMMENTS, SECOND BY COUNCILOR MCGONAGLE

Councilor Basiliere noted the lack of neighborhood opposition to the by-right of a two family and the absence of two councilors, raising the possibility of considering a by-right development. Attorney Stark Sachs stated that the applicant had requested several continuances and was seeking council feedback. He stated he would discuss reducing the project to two units with his client if that was the Council's preference.

Councilor Toohey acknowledged the quality of the renderings and the lot's larger size but felt the proposed three-unit development was too large, supporting a two-family project instead. Councilor Ferreira supported the project's location, noting the area's history of multifamily housing and emphasizing the importance of infill development in addressing the city's housing needs. Vice President Michitson and Councilor McGonagle expressed concerns that the proposal was not a good fit for the property or neighborhood. Councilor Lewandowski also supported two units rather than three. She also raised concerns regarding neighborhood character, architectural compatibility, parking, traffic, and pedestrian safety. She emphasized the importance of preserving mature trees, noting that stormwater mitigation and other measures cannot fully replace their environmental benefits, and supported the two-unit proposal. Councilor Rogers agreed that two units would be acceptable. Councilor Diodati thanked the applicant for investing in the city while acknowledging the validity of the neighbors' concerns. President Sullivan opposed the project, stating that its appearance and architecture were incompatible with the neighborhood.

MOTION BY COUNCILOR FERREIRA FOR PASSAGE WITH ALL CITY DEPARTMENT COMMENTS, SECOND BY COUNCILOR MCGONAGLE

President Sullivan stated Madam Clerk please call the roll.
City Clerk Wright-Esposito: Vice President Michitson-no, Councilor Basiliere-no, Councilor Diodati-no, Councilor Ferreira-yes, Councilor Lewandowski-no, Councilor Toohey-no, Councilor McGonagle-no, Councilor LePage-absent, Councilor Rogers-no, President Jordan-absent, President Sullivan-no
FAILED YEAS 1, NAYS 8, ABSENT 2 (LEPAGE AND JORDAN)

President Sullivan that fails.

11. APPOINTMENTS:

11.1. **Confirming Appointments:**

11.1.1. *Board of Health,* Dr. Alexandra Filipakis, 49 Marina Dr, expires October 31, 2027 *24-k*

Dr. Filipakis addressed the council. She stated she is looking forward to working with the Board of Health to optimize the health for the citizens.

MOTION BY VICE PRESIDENT MICHITSON FOR APPROVAL, SECOND BY COUNCILOR LEWANDOWSKI
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

11.2. **Non-Confirming Appointments:**
11.3. **Constables:**
11.4. **Resignation:**

11.4.1. *Board of Health*, Dr. Romie Mundy, effective on October 15, 2026 *6-i*

MOTION BY COUNCILOR MCGONAGLE FOR APPROVAL AND PLACE ON FILE, SECOND BY COUNCILOR ROGERS
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

12. PETITIONS:

12.1. Petition from National Grid and Verizon, requesting a joint pole location for North Boardway WR# 31355845 *7-k*

Hearing for December 1,2026

MOTION BY COUNCILOR MCGONAGLE FOR APPROVAL AND PLACE ON FILE, SECOND BY COUNCILOR TOOHEY
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

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

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

12.3.1. **EVNT-26-28** - Jeff Grassie for Creative Haverhill requests to hold Winter Haverhill Farmers Market on every third Saturday – November 21, December 19, January 16, and February 20, from 10 AM to 1 PM at Historic New England 143 Essex St *47-b*

Jeff Grassie addressed the council. He stated the plans for the 2026-2027 Haverhill Winter Farmers Market, running every third Saturday from November to February. He stated there will be approximately 40 vendors offering an array of goods
MOTION BY VICE PRESIDENT MICHITSON FOR APPROVAL AND PLACE ON FILE, SECOND BY COUNCILOR TOOHEY
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

12.3.2. **EVNT-26-31** – Jimmy Carbone for *Whittier Birthplace* requests to hold Big Dog Show, public art exhibit, on Saturday October 31st from 8:30 AM to 2 PM at Bradford Common *47-c*

Cindy Davis Jackson addressed the council. She stated the big dog show will take place on October 31st with community voting for favorite decorated dogs. She welcomes the public to attend.

MOTION BY COUNCILOR DIODATI FOR APPROVAL AND PLACE ON FILE, SECOND BY COUNCILOR MCGONAGLE
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

12.4. **Auctioneer License**:
12.5. **Tag Days**: *with Police approval*
12.6. **One Day Liquor License –with Police & License Commission approval**
12.7. **ANNUAL LICENSE RENEWALS:**
12.7.1. **Hawker Peddlers License- Fixed location** – *w/Police approval*
12.7.2. **Coin-Op License *Renewals*** – *with Police approval*
12.7.3. **Christmas Tree Vendor** – *with Police approval*
12.7.4. **Taxi Driver Licenses:** *with Police approval*
12.7.5. **Taxi/Limousine License** *with Police approval*
12.7.6. **Junk Dealer /Collector License** - *with Police approval*

12.7.7. **Pool/Billiard**
12.7.8. **Bowling**
12.7.9. **Sunday Bowling**
12.7.10. **Buy & Sell Secondhand Articles** *with Police approval*
12.7.11. **Buy & Sell Secondhand Clothing** *with Police approval*
12.7.12. **Pawnbroker license** - *with police approval*
12.7.13. **Fortune Teller** *with - Police approval*
12.7.14. **Buy & Sell Old Gold –** *with Police approval*
12.7.15. **Roller Skating Rink**
12.7.16. **Sunday Skating**
12.7.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
12.7.18. **Limousine/Livery License/Chair Cars** *with Police approval*

13. MOTIONS AND ORDERS:

13.1. Order- That $14,723.90 be reallocated from #3417194 City Hall Exterior Repairs to #3419190 City Hall Improvements *48-a*

MOTION BY COUNCILOR MCGONAGLE FOR PASSAGE, SECOND BY COUNCILOR LEWANDOWSKI
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

13.2. Order- Pay bills of the previous years and authorize payment from the current year departmental appropriations as listed: *9-l*

VENDOR	AMOUNTS	ACCOUNT
T-Mobile	$50.00	Police
Sanoni Blades & Brooms	$2,780.00	Highway
Phenova	$382.69	Water
Mallory Safety & Supply	$668.51	Wastewater
Vestis	$194.98	Wastewater
Sunbelt Rentals	$2,578.00	Wastewater
Mission Communications	$3,727.80	Wastewater
LSE Enhances Holdco	$11,907.24	Wastewater
TOTAL = $22,289.22		

MOTION BY COUNCILOR MCGONAGLE, SECOND BY COUNCILOR BASILIERE
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

13.3. Ordered: That $74,452.12 be reallocated from the following capital accounts to a new capital account to fund fiscal 2027 capital *48-b*

Fund #	Description	Remaining Balance
3418800	City Docks Capital	$ 6,367.62
3416190	City Hall A/C	$ 1,106.88
3417193	City Hall Bathrooms Fund Balance	$ 9,254.29
3416120	City Hall Document Management	$ 128.60
3422138	City Hall Wall Replacement Fund Balance	$ 52,478.93
3416192	FY16 Retaining Wall City Hall Fund Balance	$ 588.51
3440155	Info Tech Capital Project Fund Balance	$ 357.07
3416510	Insp/Health Vehicle Fund Balance	$ 64.30
3500012	Landfill Southern Mound Closure Fund Bal	$ 2,512.35
3419424	Replace Streetlights Fund Balance	$ 1,093.57

MOTION BY COUNCILOR MCGONAGLE FOR PASSAGE, SECOND BY COUNCILOR TOOHEY
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

14. ORDINANCES (FILE 10 DAYS):

14.1. Ordinance re: Vehicles and Traffic; Amend Ch 240, be further amended by **ADDING** the following to§ 240-85 schedule B; Parking Restriction and Prohibition:

LOCATION	REGULATION	HOURS/ DAYS
310 Washington St	*No Parking (Expect for 1 24- hour Handicap parking space)*	*24 hours*

File 10 Days *10-s*

MOTION BY VICE PRESIDENT MICHITSON, SECOND BY COUNCILOR TOOHEY
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

14.2. Ordinance re: Vehicles and Traffic; Amend Ch 240, be further amended by ADDING the following to§ 240-85 schedule B; Parking Restriction and Prohibition:

LOCATION	REGULATION	HOURS/ DAYS
Niagara St to Pleasant View Ave	*NO PARKING*	*24 HRS*

File 10 Days *10-t*

MOTION BY COUNCILOR MCGONAGLE, SECOND BY COUNCILOR ROGERS
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

15. COMMUNICATIONS FROM COUNCILORS:

16. UNFINISHED BUSINESS OF PRECEDING MEETING:

16.1. 16.1. Mayor Barrett submits an order relating to the amendment of the all-night parking ordinance *45-a*

16.1.1. Order- That the City Council votes to amend Chapter 240, Article V, § 240-24 ("All-night parking") of the Code of the City of Haverhill

Filed September 30, 2026

Mayor Barrett stated the new effective dates will be December 15th and March 15th. She noted that Rob Kimball will go over some proposed changes to the ordinance. Discussion took place between Councilor Ferreira and Mayor Barrett about whether the proposed changes were included in the existing ordinance. It was noted by the Mayor that the DPW Director and Police Chief could coordinate temporary enforcement measurers as done in previous year to facilitate snow removal and keep streets clear.

Rob Kimball, DPW Director, addressed the council. He presented a PowerPoint presentation. He noted following snowfall exceeding 3" vehicles must move to the opposite side to allow snow removal. He stated public notifications and police enforcement will support compliance, improve road safety, and ensure emergency access. Councilors Michitson and Basiliere stated they are fully supportive of this. Councilor Ferreira asked how this effect would our smaller streets. She noted her concern about the smaller streets. How would the grace period work? Rob Kimball stated we would come back at night.

MOTION BY COUNCILOR MCGONAGLE FOR APPROVAL, SECOND BY COUNCILOR BASILIERE
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

Councilor Ferreira asked a follow-up question. She asked how many inches before the plows got called out? Rob Kimball stated 3".

17. RESOLUTIONS AND PROCLAMATIONS:

18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS:

19. DOCUMENTS REFERRED TO COMMITTEE STUDY:

20. LONG TERM MATTERS STUDY LIST:

21. ADJOURN:

MOTION BY COUNCILOR BASILIERE TO ADJOURN, SECOND BY COUNCILOR TOOHEY
PASSED YEAS 9, NAYS 0, ABSENT 2 (JORDAN AND LEPAGE)

ADJOURNED: 20:33