



**CITY OF HAVERHILL
CITY COUNCIL AGENDA**

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

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

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

- 1. OPENING PRAYER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES OF PRIOR MEETING**
- 4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING**
- 5. COMMUNICATIONS FROM THE MAYOR:**
- 6. COMMUNICATIONS FROM COUNCILORS TO INTRODUCE AN INDIVIDUAL(S) TO ADDRESS THE COUNCIL:**
- 7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28**
- 8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:**
- 9. UTILITY HEARING(S) AND RELATED ORDER(S):**

9.1. Petition from National Grid & Verizon requesting joint pole location
on Vine and Winter st; WR # 31129285 Hearing July 8, 2025



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10. HEARINGS AND RELATED ORDERS:

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

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

11.APPOINTMENTS:

- 11.1. **Confirming Appointments**

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

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

- 11.3. **Constables**

- 11.4. **Resignations:**

12.PETITIONS:

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

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

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



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- 12.3. **Auctioneer License:**
- 12.4. **Tag Days:** *with Police approval*
- 12.5. **One Day Liquor License** – *with License Commission & HPD approval*
- 12.6. **ANNUAL LICENSE RENEWALS:**
 - 12.6.1. **Hawker Peddlers License- Fixed location** – *w/Police approval*
 - 12.6.2. **Coin-Op License Renewals** – *with Police approval*
 - 12.6.3. **Christmas Tree Vendor** – *with Police approval*
 - 12.6.4. **Taxi Driver Licenses for 2024:** *with Police approval*
 - 12.6.5. **Taxi/Limousine License** *with Police approval*
 - 12.6.6. **Junk Dealer /Collector License** - *with Police approval*
 - 12.6.7. **Pool/Billiard**
 - 12.6.8. **Bowling**
 - 12.6.9. **Sunday Bowling**
 - 12.6.10. **Buy & Sell Second Hand Articles** *with Police approval*
 - 12.6.11. **Buy & Sell Second Hand Clothing** *with Police approval*
 - 12.6.12. **Pawnbroker license** - *with police approval*
 - 12.6.13. **Fortune Teller** *with - Police approval*
 - 12.6.14. **Buy & Sell Old Gold** – *with Police approval*
 - 12.6.15. **Roller Skating Rink**
 - 12.6.16. **Sunday Skating**
 - 12.6.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
 - 12.6.18. **Limousine/Livery License/Chair Cars** *with Police approval*

13.MOTIONS AND ORDERS:

14.ORDINANCES (FILE 10 DAYS):

15.COMMUNICATIONS FROM COUNCILORS:

16. UNFINISHED BUSINESS OF PRECEEDING MEETING:



**CITY OF HAVERHILL
CITY COUNCIL AGENDA**

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17.RESOLUTIONS AND PROCLAMATIONS:

18.COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

19.DOCUMENTS REFERRED TO COMMITTEE STUDY

20.LONG TERM MATTERS STUDY LIST

21.ADJOURN:

Handwritten: Hwy July 8, 2025

WR# 31129285 – Vine St

(9,1)

Questions contact - Veasna Eang – 978-995-4819 or Veasna.eang@nationalgrid.com

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:

JUN 5 AM 11:07
H010112/CLERK

Vine Street - National Grid to install 1 JO pole on Vine Street beginning at a point approximately 165 feet Northeast of the centerline of the intersection of Winter Street and Vine Street and continuing approximately 20 feet in a Westerly direction. National Grid proposes to install pole 1-50 +/- 160 feet Northeast and +/- 20 feet West from the centerline of the intersection of Vine Street and Winter Street, 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 – Vine Street - Haverhill, Massachusetts.

No.# 31129285

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

JUN 5 AM 11:07
HAVOCITYCLERK

nationalgrid

911

May 22, 2025

WR# 31129285 – Vine Street

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# 31129285 –Vine Street
Install 1 JO pole # 1-50
Vine and Winter Street, Haverhill, MA**

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

Veasna Eang (978) 995-4819 or Veasna.eang@nationalgrid.com

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



JOINT OWNED POLE PETITION

● Proposed J.O. Pole Locations

⓪ Existing J.O. Pole Locations

— — — Property Line

— — — Existing Overhead Utilities

Nationalgrid to install jointly owned pole 1-50 in the public way. Pole 1-50 to be located +/- 165' northeast and +/- 20' west from the centerline of the intersection at Winter St and Vine St.

DISTANCES ARE APPROXIMATE

nationalgrid
And
Verizon New England, Inc.

Date: 4/16/2025

Work Request Number: 31129285

To Accompany Petition Dated:

To The: City Of Haverhill, MA

For Proposed: Pole:1-50 Location: Vine St.

City Council Special Permit - Add to a project

Hearing

Expiration Date

Active

Request Changes

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

⋮

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

Submitted on Jan 15, 2025 at 1:11 pm

**Attachments**

12 files

**Activity Feed**

Latest activity on Feb 03, 2025

**Applicant**

Paul Magliocchetti

0

**Location**

0 NICHOLS ST, Haverhill, MA 01830

View By

Edit Workflow

**Special Permit Filing Fee**

Paid Jan 15, 2025 at 1:13 pm

IN CITY COUNCIL: February 11 2025
VOTED: that COUNCIL HEARING BE HELD
MARCH 25 2025

Attest:

Kathleen M Wright

City Clerk

**Legal Notice Fee**

Paid Jan 18, 2025 at 3:48 pm

↓ IN CITY COUNCIL: MARCH 25, 2025
VOTED: Cont'd to May 20, 2025

Attest:

Kathleen M Wright

WP

City Clerk

**Planning Director Review**

Completed Feb 03, 2025 at 1:52 pm

IN CITY COUNCIL: May 20 2025
CONTINUE HEARING TO JUNE 3 2025

Attest:

City Clerk

**City Clerk Review - Hearing Dates Set**

In Progress

MB

IN CITY COUNCIL: June 3 2025
REQUEST TO CONTINUE TO JUNE 10 2025 BY APPLICANT

Attest:

City Clerk

<https://haverhill.ma.workflow.opengov.com/#/explore/records/192535/react-form-details/192535>



Haverhill

Economic Development and Planning

Phone: 978-374-2330

wpillsbury@HaverhillMA.gov

JUN 5 10:55
HAVERHILL CLERK

DATE: June 6, 2025

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

FROM: William Pillsbury, Economic Development and Planning Director

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

In reference to the proposed project at 9-11 Nichols Street (CCSP-25-1) I wish to provide the City council the following update and recommendation. The application as filed is now complete pursuant to the city council rules and regulations for special permits (Doc 92-B).

The applicant has now provided a response to the required general and specific findings required by the council in Doc 92-B. (SEE ATTACHED). As such I recommend that the city council conduct the previously opened hearing and take action on the special permit making the required findings and specifying any conditions to the special permit.

On the merits of the now complete application and a review of the information, I recommend that the city council approve the special permit.

RECOMMENDATION: Conduct the previously opened public hearing and based on the fact that the application is now complete take action on the permit making the required findings and specifying any conditions to be added to the special permit.

Special Permit Application-9-11 Nichols Street, Haverhill, MA
City Council Rules and Regulations for Special Permits Information Required
Pursuant to City Ordinance 92B

General Criteria: General Special Permit Criteria

1. As required by the Special Permit criteria section of the Zoning Ordinance (Section 10.4.2), in order to grant a Special Permit, a Special Permit Granting Authority must make a written determination "that the proposed use or structure(s) shall not cause substantial detriment to the neighborhood or the City, taking into account the characteristics of the site and of the proposal in relation to that site." Under Section 10.4.2, "[i]n addition to any specific factors that may be set forth in th[e] [zoning] chapter, such determination shall include consideration of each of the following:
2. Community needs served by the proposal;
3. Traffic and pedestrian flow and safety, including parking and loading;
4. Adequacy of utilities and other public services;
5. Neighborhood character and social structures;
6. Impacts on the natural environment; and
7. Potential fiscal impact, including impact on City services, tax base, and employment.

Specific Findings Under Zoning Ordinance Section 10.4.2

1. Community needs served by the proposal: Countless articles and reports have emphasized the need for additional housing, including affordable buying opportunities for low to moderate income households. Haverhill is no exception to this demand and has recently adopted new ordinances intended to address the local housing shortage, including but not limited to the MBTA zone, and ADU's. The applicant has agreed to establish the 4 units as condominiums for sale in a Haverhill neighborhood that has few if any such home buying opportunities.
2. Traffic and pedestrian flow and Safety, including parking and loading: Careful attention has been given to traffic flow and pedestrian safety in this development plan. As part of the additional housing there are two (2) driveways that lead to the rear of the property where the parking and trash disposal is located. Additionally, rather than combining the two (2) structures, there is an 11-foot separation between the 2 buildings to allow for additional pedestrian and emergency access to the rear of the buildings. The parking

lot is large for the neighborhood and provide the required number of spaces for the development. These details are outlined in the provided site plan filed with this Application.

3. Adequacy of utilities and other public services: The existing building is already connected to domestic water, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer and sanitary connections will be established for the new building, all of which will be detailed on plans and further coordinated with city's development team. The proposed site plan has been reviewed by all departments and complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City Departments have raised no concerns about utility availability at this time, and the parcel's location within the neighborhood provides ample utility access. This favorable positioning and proximity to the adjacent structure allows for seamless integration of the new building into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with the city's development team to confirm that all utility connections align with the city's expectations and requirements.
4. Neighborhood character and social structures: The proposed addition is consonant with neighborhood character and social structures, as it will match the existing building in materials and massing and represents no substantive change in the current use of the lot.. The new building will marginally increase the percentage of open space on the site and the replacement of asphalt with grass and landscaping will improve the aesthetics of the site. Unsightly elements such as dumpsters and trash receptacles will be shielded to the rear of the site. Applicant has stated that he has met with the neighbors and reviewed this Application with them prior to submission.
5. Impact on natural environment: There are no expected impacts to the natural environment as a consequence of this project. The new addition will marginally increase the percentage of open space on the site, and the mix of asphalt with grass and landscaping will allow for permeable areas, allowing for continued natural rainwater infiltration.
6. Potential fiscal impact, including impact on City services, tax base, and employment: This project will have minimal or no impact on city services. It is believed that this project will increase the tax base and due to their size have minimal or no impact on schools. This development will create desperately needed housing opportunities.

Specific Findings Under Zoning Ordinance Section 6.3.3

Lighting: The proposed lighting for this project will comply with city standard 6.3.3(1): The existing lot lighting will remain largely unchanged, with the addition of wall packs on the new building. These wall packs will be mounted at a maximum height of the roofline and designed as full-cutoff fixtures to ensure no light is directed outward, minimizing glare and maintaining a focused, compliant lighting environment where required on site.

Noise: The project will comply with city standard 6.3.3(2) as it pertains to noise: Construction will abide by the restrictions set forth in Chapter 182 of the Haverhill Code and 310 CMR 7.10 of the Department of Environmental Protection's regulations. A dumpster and trash receptacles will be located at the rear corner of the periphery of the site which should reduce noise at times of refuse collection.

Landscaping: 6.3.3 (3): The lot is located in the city's urban center and has minimal lot space for landscaping. The limited landscaping will be consistent with neighboring properties.

Stormwater Management: The proposed development will comply with city standard 6.3.3(4), and the Petitioner will provide details on a plan as required by the city's development team. Additionally, the addition of grass and landscaping will increase permeable areas, allowing for natural rainwater infiltration. All necessary Erosion Prevention and Sediment Control (EPSC) measures will be implemented during construction to minimize sediment displacement, and maintain compliance with city regulations.

Site development Standards: The proposed development plan complies with all site development standards outlined in Section 6.3.3(5). The area of disturbance has been carefully minimized to accommodate the new building, ensuring the new footprint aligns seamlessly with the existing building. This thoughtful approach preserves the functionality of the site while reducing disturbance and maintaining accessibility for residents and visitors. Furthermore, new landscaping will be introduced to enhance the grounds that also support improved stormwater management, soil stability, and sustainability, while adhering to city standards.

Pedestrian and Vehicular Access/Traffic Management: As stated careful attention has been given to traffic flow and pedestrian safety in this development plan ensuring adherence to Section 6.3.3(6). The existing home and its abutters have been occupied by tenants for an extended period without any reported issues related to traffic management or vehicular access. Pedestrian traffic and parking will continue to be located at the rear and side of the buildings, while there will also be tenant and visitor access in the front of the buildings, maintaining separation of these traffic elements. The site complies with code requirements related to parking. Detailed parking requirements are outlined in the "Zoning Requirements Table" on the Site Plan.

Aesthetics: The proposed design of the buildings complies with the neighborhood compatibility requirement outlined in Section 6.3.3(7). The new building will closely match the front facade of the existing building in materials and massing.

Utilities/Security/Emergency Systems: The existing building is already connected to domestic water, fire, and city sanitary systems, so no major Utility extensions are required for this project. Sewer, fire, and sanitary connections will be established for the new building, all of which will be detailed on plans and will be further coordinated with city's development team. The proposed development fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. The city's development team has raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with the city's development team to confirm that all utility connections align with the city's expectations and requirements.

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

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

- 1) The proposed addition will not cause substantial detriment to the neighborhood or the city taking into account the characteristics of the site (its size, location, and existing structure) and the proposal in regard to this site. The Lot currently exists. The Site has an existing structure/use, and the additional building will not be detrimental to the neighborhood. No objections to this project were received during Pre-development Review.
- 2) Community needs for additional housing and home ownership opportunities is served by this proposal.
- 3) Traffic and pedestrian flow and safety have been addressed and required parking for the proposed number of units is being provided. See Site Plan filed with this Application.
- 4) Adequate utilities and other public services are all supplied for this project. Property is on city water and sewer.

- 5) The neighborhood character and structures have been addressed in the architectural designs of this project. The new building fits this lot and will fit in the neighborhood. There will be no impact to natural environment.
- 6) The project will increase the city's tax base, supply greatly needed housing, and has minimal or no adverse impact on City services or City Schools.

Respectfully submitted,

Paul A. Magliocchetti

Paul A. Magliocchetti, Esquire
pmagliocchetti@ssjmattorneys.com

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new
SHEEHAN, SCHIAVONI, JUTRAS & MAGLIOCCHETTI, LLP
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OF COUNSEL
KRISTIN M. YASENKA
JOSHUA S. ENGLAND, LL.M.

VIA UPLOAD

June 4, 2025

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

JUN 4 AM 8:00
HAVCITYCLERK

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

The Owner and Applicant Astro Enterprise, LLC, a Massachusetts Limited Liability Company with an address at 351 Main Street, Boxford, MA 01921, submits this application to the City Council for a Special Permit pursuant to the City of Haverhill Zoning Ordinance Chapter 255. The Applicant wishes to construct a 4-unit residential dwelling on property it owns at Nichols Street, as shown on Site Plan and Floor Plans filed herewith. The Applicant intends to establish 4 condominium units pursuant to MGL Ch. 183(a).

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

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

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

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

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

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

In addition, the applicant has appeared before the City's Developmental Review Board in compliance with Ch. 255, Sec. 10.1.4 and all issues and concerns related to Ch. 255, Sec. 6.3.3 (1-9) have been addressed or are non-issues.

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

Respectfully submitted,

Paul A. Magliocchetti

Paul A. Magliocchetti, Esquire
pmagliocchetti@ssjmattorneys.com

DAC 32

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

10.1



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

VIA UPLOAD

June 3, 2025

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

JUN 3 PM 1:55
HAVCITYCLERK

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

The Owner and Applicant Astro Enterprise, LLC, a Massachusetts Limited Liability Company respectfully requests that the City Council continue the public hearing for this Application for a Special Permit. The applicant's engineer is in the process of amending the plan and requires additional time to go through the required development review process and complete the requirements of 92B.

The Applicant requests that the hearing be rescheduled for a hearing on June 10, 2025.

Respectfully submitted,

Paul A. Magliocchetti

Paul A. Magliocchetti, Esquire
pmagliocchetti@ssjmattoorneys.com

Kaitlin Wright*Related Communication*

From: William Pillsbury
Sent: Friday, May 30, 2025 10:23 AM
To: Kaitlin Wright
Subject: Nichols Street special permit

Hi Kaitlin: In as much as we have not received any of the required information from the applicant. I recommend that the City council keep the hearing open and continue the matter to a date in the future.
Thanks Bill P

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



10.11

RICHARD J. SHEEHAN, JR.
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THOMAS C. TRETTER
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OF COUNSEL
KRISTIN M. YASENKA
JOSHUA S. ENGLAND, LLM

VIA UPLOAD

May 20, 2025

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

MAY 20 AM 10:38
HAVCITYCLERK

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

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VIA UPLOAD

May 20, 2025

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

MAY 20 AM 10:38
HAVCITYCLERK

**RE: Continuance
Application for a Special Permit
To Construct A 4-Unit Multi Family Dwelling
In the RU Zone
Owner/Applicant is Astro Enterprise, LLC
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The Applicant requests that the hearing be rescheduled for a hearing on June 3, 2025.

Respectfully submitted,

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Haverhill

Economic Development and Planning

Phone: 978-374-2330

wpillsbury@HaverhillMA.gov

10.1

DATE: May 16, 2025

MAY 15 PM 3:17
HAVCITYCLERK

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

FROM: William Pillsbury, Economic Development and Planning Director

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

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

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



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

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

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

Submitted On: Jan 15, 2025

Applicant

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

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

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

Attorney/Agent

Applicant Business/Firm Phone

9783739161

Applicant Business/Firm City

Haverhill

Applicant Business/Firm Zip

01830

Client Business Name

Astro Enterprise LLC

Client Email

pmagliocchetti@ssjmattoorneys.com

Client City

Boxford

Client Zip

01921

Client Business Structure

Limited Liability Corporation (LLC)

Applicant Business/Firm Name

Paul Magliocchetti

Applicant Business/Firm Address

70 Bailey Boulevard

Applicant Business/Firm State

MA

Client Name

Astro Enterprise LLC

Client Phone

9789028411

Client Address

351 Main Street

Client State

MA

Client County

Essex

New Field

--

Property Information**Proposed Housing Plan Name**

9-11 Nichols Street

How Long Owned by Current Owner?

1 year

Lot Dimension(s)

56x106

Zoning District Where Property Located

RU - Residential Urban Density

Proposed Street Name(s)

Nichols

Type of Dwelling(s) Planned in Project

Multi-Family

Registry Plat Number, Block & Lot

608-485-6&7

Deed Recorded in Essex South Registry: Block Number

41836

Thoroughly Describe the Reason(s) for the Special Permit

Build a 4-unit condominium building on the lot

Property Description

A level rectangular lot in the RU zone

Current Property Use

Vacant

TOTAL Number of Units Planned

4

TOTAL Number of Parking Spaces Planned

4

Planned Lot Use

Lot Number

Lot 1

Lot Plat Number, Book, Lot

608,485,6&7

Lot Dimensions

56x106

Number of Existing Buildings on Lot

0

Size of Existing Building(s) on Lot

0

Number of Buildings Planned for Lot

1

Size of Proposed Building(s)

0

Number of Families to be Accommodated

4

Extent of Proposed Alterations

New Construction: Residential

IF OTHER ALTERATIONS, Please Describe

0

Types of Units Planned on Lot

Condominiums (for sale)

Number of Units Planned on Lot

4

Special Circumstances

Building Coverage

--

Dimensional Variance

--

Front Yard Setback

--

Side Yard Setback

--

Rear Yard Setback

--

Lot Frontage

--

Lot Depth

--

Lot Area

--

Building Height

--

Floor Area Ratio

--

Open Space

--

Sign Size

--

Other

--

Parking

--

Use

--

Hearing Waiver

Agrees

No

Agreement & Signature

Agrees

true

PLEASE READ



Planning Director Review

Record No. CCSP-25-1

Status Completed

Became Active January 18, 2025

Assignee William Pillsbury

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

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

Messages

Kaitlin Wright

February 3, 2025 at 1:31 pm

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

William Pillsbury

February 3, 2025 at 1:52 pm

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

Paul Magliocchetti

February 3, 2025 at 1:57 pm

Bill, where do I find doc 92-B?

Kaitlin Wright

February 3, 2025 at 2:01 pm

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

Kaitlin Wright

February 3, 2025 at 3:07 pm

Paul, doc 92-B has been uploaded.

Step Activity

OpenGov system activated this step

01/18/2025 at 3:48 pm

OpenGov system assigned this step to William Pillsbury

01/18/2025 at 3:48 pm

William Pillsbury approved this step

02/03/2025 at 1:52 pm



City Clerk Review - Hearing Dates Set

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Maria Bevilacqua

Due Date None


Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

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

Messages

Kaitlin Wright

February 3, 2025 at 1:55 pm

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

Paul Magliocchetti

February 3, 2025 at 1:59 pm

March 25th works.

Kaitlin Wright

February 3, 2025 at 3:08 pm

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

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Maria
Bevilacqua

02/03/2025 at 1:52 pm

Kaitlin Wright approved this step

02/25/2025 at 7:24 pm



Conservation Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Robert Moore

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Robert Moore

February 3, 2025 at 4:08 pm

n/a

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Robert Moore

02/03/2025 at 1:52 pm

Robert Moore approved this step

02/03/2025 at 4:08 pm



Engineering Department Review

Record No. CCSP-25-1

Status Active

Became Active February 3, 2025

Assignee John Pettis

Due Date None





Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

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

Messages

Kaitlin Wright

February 25, 2025 at 7:24 pm

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

Kaitlin Wright

March 18, 2025 at 7:32 pm

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

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to John Pettis

02/03/2025 at 1:52 pm



Fire1 Department Review

Record No.CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Eric Tarpy

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE,LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti
978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard
Haverhill, MA 01830

Messages

Eric Tarpy

February 4, 2025 at 3:41 pm

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

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Eric Tarpy

02/03/2025 at 1:52 pm

Eric Tarpy approved this step

02/04/2025 at 3:41 pm



Fire2 Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Robert Irvine

Due Date None





Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

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

Messages

Robert Irvine

February 3, 2025 at 2:41 pm

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

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

This building shall require a NFPA 13 sprinkler system.

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

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

Tom Bridgewater

March 20, 2025 at 2:37 pm

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

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Robert Irvine

02/03/2025 at 1:52 pm

Robert Irvine approved this step

02/03/2025 at 2:42 pm



Health Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Mark Tolman

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard
Haverhill, MA 01830

Messages

Mark Tolman

February 4, 2025 at 3:33 pm

Hi Paul,

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

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

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

Any other questions or comments let me know.

Mark

Mark Tolman

February 4, 2025 at 3:46 pm

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

Step Activity

OpenGov system activated this step	02/03/2025 at 1:52 pm
OpenGov system assigned this step to Bonnie Dufresne	02/03/2025 at 1:52 pm
Bonnie Dufresne reassigned this step from Bonnie Dufresne to Mark Tolman	02/03/2025 at 1:58 pm
Mark Tolman approved this step	02/04/2025 at 3:33 pm



Police Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Kevin Lynch

Due Date None





Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

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

Messages

Kaitlin Wright

February 25, 2025 at 7:25 pm

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

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Kevin Lynch

02/03/2025 at 1:52 pm

Kevin Lynch approved this step

02/18/2025 at 2:11 pm

Kevin Lynch reactivated this step

02/18/2025 at 2:12 pm

Kevin Lynch approved this step

02/26/2025 at 1:32 pm



School Department Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Margaret Marotta

Due Date None





Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

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

Messages

Kaitlin Wright

February 25, 2025 at 7:25 pm

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

Margaret Marotta

February 28, 2025 at 2:57 pm

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

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Michael
Pfifferling

02/03/2025 at 1:52 pm

Kaitlin Wright reassigned this step from Michael
Pfifferling to Margaret Marotta

02/25/2025 at 7:25 pm

Margaret Marotta approved this step

02/28/2025 at 2:57 pm



Storm Water Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Robert Moore

Due Date None





Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

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

Messages

Robert Moore

February 3, 2025 at 4:09 pm

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

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Robert Moore

02/03/2025 at 1:52 pm

Robert Moore approved this step

02/03/2025 at 4:09 pm



Water/Wastewater Review

Record No. CCSP-25-1

Status Active

Became Active February 3, 2025

Assignee Robert Ward

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti

978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

February 25, 2025 at 7:25 pm

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

Kaitlin Wright

March 18, 2025 at 7:33 pm

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

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Robert Ward

02/03/2025 at 1:52 pm



Water Supply Review

Record No. CCSP-25-1

Status Active

Became Active February 3, 2025

Assignee Robert Ward

Due Date None




Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

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

Messages

Kaitlin Wright

February 25, 2025 at 7:25 pm

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

Kaitlin Wright

March 18, 2025 at 7:33 pm

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

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Robert Ward

02/03/2025 at 1:52 pm



Building Inspector Review

Record No. CCSP-25-1

Status Completed

Became Active February 3, 2025

Assignee Tom Bridgewater

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti

978-373-9161

@ pmagliocchetti@ssjmattoorneys.com

70 Bailey Boulevard
Haverhill, MA 01830

Messages

Kaitlin Wright

February 25, 2025 at 7:26 pm

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

Kaitlin Wright

March 18, 2025 at 7:33 pm

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

Tom Bridgewater

March 20, 2025 at 2:43 pm

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

Step Activity

OpenGov system activated this step

02/03/2025 at 1:52 pm

OpenGov system assigned this step to Tom
Bridgewater

02/03/2025 at 1:52 pm

Tom Bridgewater approved this step

03/20/2025 at 2:38 pm



First Ad Placement

Record No. CCSP-25-1

Status Completed

Became Active Unknown

Assignee Maria Bevilacqua

Due Date None



Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant

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

Messages

Maria Bevilacqua

February 4, 2025 at 11:57 am

March 6 2025

Step Activity

Maria Bevilacqua assigned this step to Maria
Bevilacqua

02/04/2025 at 11:57 am

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

02/25/2025 at 7:26 pm



Placed on Agenda

Record No. CCSP-25-1

Status Completed

Became Active Unknown

Assignee Maria Bevilacqua

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Maria Bevilacqua

February 4, 2025 at 11:58 am

on agenda for Feb 11 2025

Step Activity

Maria Bevilacqua assigned this step to Maria
Bevilacqua

02/04/2025 at 11:58 am

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

02/25/2025 at 7:26 pm



Abutter Notification

Record No. CCSP-25-1

Status Completed

Became Active February 25, 2025

Assignee Maria Bevilacqua

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

March 18, 2025 at 7:34 pm

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

Maria Bevilacqua Internal

March 19, 2025 at 9:19 am

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

Step Activity

Kaitlin Wright assigned this step to Maria Bevilacqua

02/25/2025 at 7:26 pm

Kaitlin Wright activated this step

02/25/2025 at 7:26 pm

Maria Bevilacqua approved this step

03/19/2025 at 9:19 am



Second Ad Placement

Record No. CCSP-25-1

Status Completed

Became Active February 25, 2025

Assignee Maria Bevilacqua

Due Date None

Primary Location

0 NICHOLS ST
Haverhill, MA 01830

Owner

ASTRO ENTERPRISE, LLC
MAIN ST 351 BOXFORD, MA 01921

Applicant



Paul Magliocchetti



978-373-9161



pmagliocchetti@ssjmattoorneys.com



70 Bailey Boulevard

Haverhill, MA 01830

Messages

Kaitlin Wright

March 18, 2025 at 7:35 pm

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

Maria Bevilacqua Internal

March 19, 2025 at 9:20 am

First ad March 6 and second ad March 13th

Step Activity

Kaitlin Wright assigned this step to Maria Bevilacqua

02/25/2025 at 7:26 pm

Kaitlin Wright activated this step

02/25/2025 at 7:26 pm

Maria Bevilacqua approved this step

03/19/2025 at 9:20 am



Haverhill

AD
+
drew
Broun

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

February 4, 2025

PUBLIC HEARING

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

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

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

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

Advertise: March 6 & March 13, 2025
Gazette

Kaitlin M. Wright

Kaitlin M Wright
City Clerk

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



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

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

VIA UPLOAD

January 15, 2025

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,

Paul A. Magliocchetti

Paul A. Magliocchetti, Esquire
pmagliocchetti@ssjmattorneys.com



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

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

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

QUITCLAIM DEED

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

With Quitclaim Covenants:

9-11 NICHOLS STREET, HAVERHILL, MA 01830

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

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

13-15 NICHOLS STREET, HAVERHILL, MA 01839

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

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

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

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

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

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

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


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

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

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

SIGNATURE PAGE TO FOLLOW

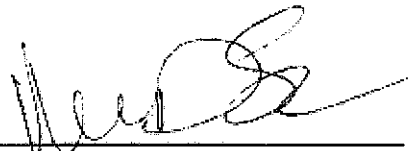
Executed under seal as of this 30 day of October 2023


Goldwetha Properties Solutions, LLC
by: Michael Wetherbee, Manager

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

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



Notary Public
My commission expires:

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

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE PRESENT ON THE PROJECT SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS AND MATERIALS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE START OF WORK. NOTIFY THE ARCHITECT OF ANY SIGNIFICANT CHANGES IN DIMENSIONS OR CONDITIONS.
4. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND NECESSARY FACILITIES AND PERSONNEL ALL LARGE AND SMALLER OF WORK DESCRIPTION AS MAY BE NECESSARY TO COMPLETE THE WORK SET OUT ON THE DRAWINGS.
5. THE CONTRACTOR SHALL ARRANGE FOR, OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, INSPECTIONS, AGENCY APPROVALS, ETC. AND FOR ALL FEES levied BY STATE, LOCAL AND FEDERAL AUTHORITIES IN ANY JURISDICTION FOR WORK PERFORMED UNDER THIS CONTRACT. PROVIDE COPIES OF ALL REQUIRED PERMITS, CERTIFICATES, INSPECTIONS AND AGENCY APPROVALS TO THE OWNER.
6. THE CONTRACTOR SHALL MAINTAIN ALL NEIGHBORHOODS WITH THE INTERNATIONAL BUILDING CODE, ALL APPLICABLE STATE AND LOCAL CODES, AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT.
7. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATING WITH OTHER TRADES, LAWS AND METHODS OF CONSTRUCTION, SAFETY AND SECURITY ON SITE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EACH TRADE'S RESPONSIBILITY FOR THE PERFORMANCE AND INSTALLATION OF THEIR WORK. COORDINATING WITH OTHER TRADES SHALL BE PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS AND PRACTICES AND SUBMITTALS ATTACHED.
9. THE CONTRACTOR SHALL PROTECT THE FACILITY FROM WEATHER AND MAINTAIN SECURITY DURING CONSTRUCTION WORK.
10. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY DURING CONSTRUCTION AND SHALL REMAIN ON SITE UNTIL ALL NECESSARY CHANGES TO THE EXISTING AND EXISTING WORK CHANGES DURING THE COURSE OF CONSTRUCTION.
11. UNLESS ITEMS OF MATERIAL, EQUIPMENT OR WORK ARE SPECIFICALLY NOTED TO BE PROVIDED OR FURNISHED BY OTHERS, THEY SHALL BE PROVIDED UNDER THIS CONTRACT.
12. ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS IN A WORKMANSHIP AND PROFESSIONAL MANNER CONSISTENT WITH INDUSTRY STANDARDS.
13. MATERIALS AND COMPONENTS AS SPECIFIED CONSTITUTE A STANDARD OF QUALITY, UNLESS OTHERWISE NOTED. EQUAL MATERIALS WILL BE ACCEPTABLE ONLY WITH THE APPROVAL OF THE ARCHITECT.
14. THE CONTRACTOR SHALL PERFORM TESTS AT HIS OWN EXPENSE, AS REQUESTED BY ANY PLUMBER, MECHANICAL, ETC. TEST SHALL BE DONE BY THE ARCHITECT'S REPRESENTATIVE IN FULL COMPLIANCE WITH THE CITY OF HAVERTHILL AND ALL APPLICABLE CODES.
15. THE CONTRACTOR SHALL LEAVE THE WORK IN PROGRESS WORKING CONDITIONS AND SHALL, WITHOUT ADDITIONAL CHARGE, REPAIR AND RECONSTRUCT OR EQUIPMENT FURNISHED AND RECONSTRUCTED TO CORRECT DEFECTS OR DEFECTS, REPAIRS FROM CONTRACT WORK AND SHALL, WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

FOUNDATION NOTES:

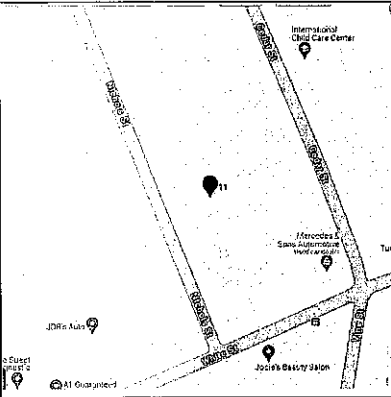
1. FOUNDATIONS SHALL CONSIST OF FOOTING, FOUNDATION WALLS OR SPREAD FOOTINGS, PIERCE AND SLAB ON GRADE.
2. FOUNDATION WALLS SHALL BE CONSTRUCTED UNDER SUPPORTED STRUCTURAL MEMBERS, UNLESS SPECIFIED ON THE PLANS.

CONCRETE NOTES:

1. CONCRETE SHALL BE PLACED TO FOLLOW GOOD PRACTICES FOR REINFORCED CONCRETE AND SHALL BE:
2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AND SHALL BE 4000 PSI (NORMAL WEIGHT).

LOADING NOTES:

1. DEAD LOAD: BUILDING COMPONENTS - 12 PSF
2. LIVE LOAD: CONVENTIONAL ASSEMBLY AND BLANKET - 100 PSF
STAIRS, CORRIDORS AND DECK - 100 PSF
RESIDENTIAL SLEEPING AREA - 40 PSF
RESIDENTIAL FLOOR AREA - 40 PSF
3. SNOW LOAD: MASSACHUSETTS SNOW LOAD - 10 PSF



3D View 1

BUILDING ANALYSIS

BUILDING CODES:
 CC INTERNATIONAL BUILDING CODE 2015 WITH AMENDMENTS AND ONE
 CC INTERNATIONAL ENERGY CONSERVATION CODE 2015
 CC INTERNATIONAL PLUMBING CODE 2015

BUILDING CONSTRUCTION CLASSIFICATION:
 BUILDING TYPE: SA
 FIRE RESISTANCE REQUIREMENTS:
 PRIMARY STRUCTURE: FRAME, 1 HOUR
 EXTERIOR WALLS AND PARTITIONS:
 EXTERIOR: 1 HOUR
 INTERIOR: 1 HOUR
 NON-BEARING WALLS AND PARTITIONS:
 EXTERIOR: 1 HOUR
 INTERIOR: 1 HOUR
 FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR
 ROOF CONSTRUCTION: SECONDARY MEMBERS: 1 HOUR
 PROTECTIVE MEMBERS WITH SINGLE LAYER SYSTEM:
 SPRINKLER SYSTEM: NONE BY OTHERS.

SHEET INDEX

SHEET INDEX	DESCRIPTION	DATE
ARCHITECTURAL	ARCHITECTURAL	A-01
COVER SHEET	COVER SHEET	A-02
GENERAL NOTES	GENERAL NOTES	A-03
SITE PLAN	SITE PLAN	A-04
FOUNDATION	FOUNDATION	A-05
FOUNDATION	FOUNDATION	A-06
BUILDING SECTIONS	BUILDING SECTIONS	A-07

Project Address

9-11 NICHOLS ST,
HAVERHILL, MA 01830

Clients

ASTRO ENTERPRISE LLC.

Contractor

JUAN MATEO

Date

1.20.2024

PERMIT SET



DEMORA
DESIGN & BUILD
ARCHITECTURAL
1000 KENTLAND AVENUE, SUITE 100
HAVERHILL, MA 01830

CLIENT CONTRACTOR
JUAN MATEO
ASTRO ENTERPRISE LLC.

9-11 NICHOLS ST
HAVERHILL, MA 01830

NOTES:
PERMITS MUST BE OBTAINED

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

REVISIONS
1. 1/10/2024 (PLOT)
2.

PROJECT STATUS

STATUS
A-01

COVER SHEET
A-00

- ARMY OPEN _____
- ARMY CLOSED _____
- DET _____
- DISCARD _____
- TARGET _____
- TICK _____
- IPNACLE _____
- SCHEME _____
- LOOP _____

SHEET LIST - BY ORDER		
SEQUENCE	DESCRIPTION	BY NAME
150	GRADING PLAN	W
160	EROSION CONTROL PLAN	W
170	CONCRETE	W
180	CEMENT	W
190	CEMENT	W
200	CEMENT	W
210	CEMENT	W
220	CEMENT	W
230	CEMENT	W
240	CEMENT	W
250	CEMENT	W
260	CEMENT	W
270	CEMENT	W
280	CEMENT	W
290	CEMENT	W
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310	CEMENT	W
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430	CEMENT	W
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460	CEMENT	W
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940	CEMENT	W
950	CEMENT	W
960	CEMENT	W
970	CEMENT	W
980	CEMENT	W
990	CEMENT	W
1000	CEMENT	W

Figure 1 is a line graph showing the percentage of total energy expenditure (TEE) for different activities over a 24-hour period. The Y-axis is 'Percentage of TEE' (0-100) and the X-axis is 'Time of day' (0-24). The activities and their approximate percentages are:

Time of day	Sleeping	Resting	Sedentary	Light	Moderate	Vigorous
0	30	10	5	5	5	5
4	35	10	5	5	5	5
8	30	10	5	5	5	5
12	25	10	5	5	5	10
16	20	10	5	5	10	15
20	25	10	5	5	10	10
24	30	10	5	5	5	5

[illegible]

[illegible][illegible]

CONTRACTOR'S RESPONSIBILITY. CONTRACTOR IS TO BE LIABLE FOR THE ATTENTION OF THE CONTRACTOR TO THE FOLLOWING: TO BE RESPONSIBLE FOR THE QUALITY OF THE WORK AND TO BE RESPONSIBLE FOR THE PROGRESS OF THE WORK.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO BE RESPONSIBLE FOR THE PROTECTION OF THE SAME TO PREVENT THE LOSS OF DAMAGE.

ALL UTILITIES AND STRUCTURES IDENTIFIED AS A MAJOR FACTOR IN THE PROTECTION OF THE SAME OR TO BE RESPONSIBLE FOR THE PROTECTION OF THE SAME.






GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SAME AND TO BE RESPONSIBLE FOR THE PROTECTION OF THE SAME.














ALL UTILITIES, ELECTRICAL AND PLUMBING WORK SHALL BE IDENTIFIED BY SUBCONTRACTORS IDENTIFIED TO BE RESPONSIBLE FOR THE PROTECTION OF THE SAME.

ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SAME AND TO BE RESPONSIBLE FOR THE PROTECTION OF THE SAME.

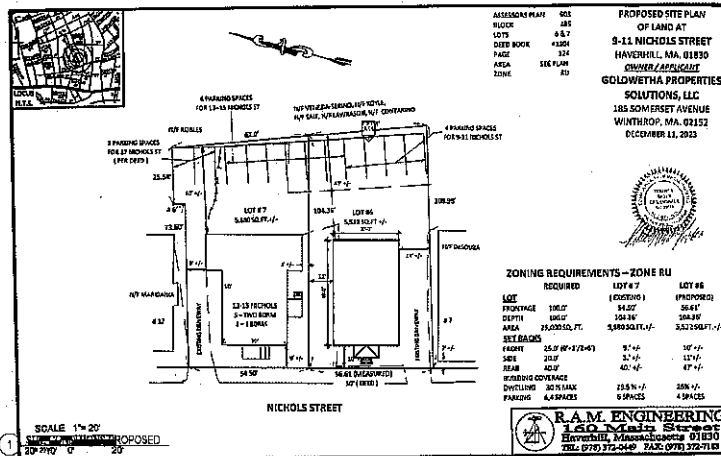
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SAME AND TO BE RESPONSIBLE FOR THE PROTECTION OF THE SAME.

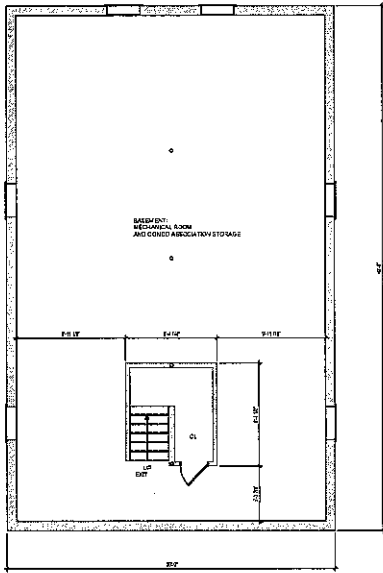
[illegible]

	ELEVATION REFERENCE • ELEVATION REF • BENCH MARK
	OPEN AREA (D) & • OPEN AREA
LEVEL TOP 	LEVEL INDICATOR LINE • LEVEL NAME • LEVEL ELEVATION
LEVEL 	NOT ELEVATION INDICATOR • ELEVATION BASE
	REFERENCE AND LOCATION • PLANT NUMBER CODE

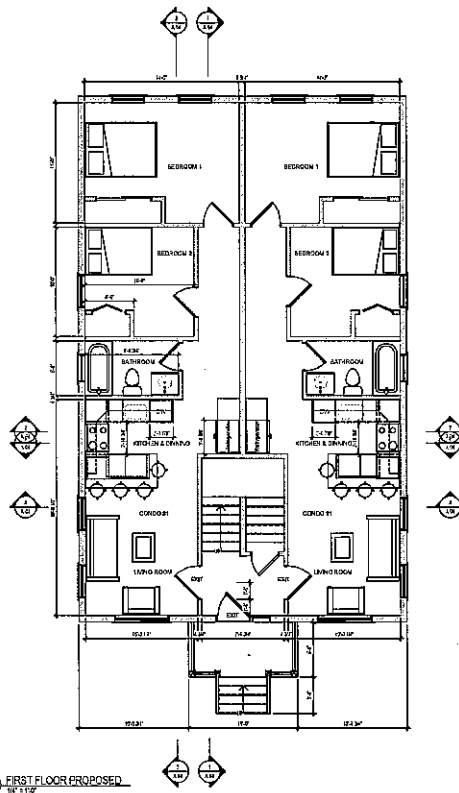
	NO ENTRY
	NO VEHICLES
	NO TRUCKS
	NO HEAVY TRUCKS
	NO MOTOR VEHICLES
	NO MOTOR VEHICLES EXCEPT TAXIS
	NO MOTOR VEHICLES EXCEPT TAXIS AND MOTORCYCLES
	NO MOTOR VEHICLES EXCEPT TAXIS AND MOTORCYCLES
	NO MOTOR VEHICLES EXCEPT TAXIS AND MOTORCYCLES
	NO MOTOR VEHICLES EXCEPT TAXIS AND MOTORCYCLES
	NO MOTOR VEHICLES EXCEPT TAXIS AND MOTORCYCLES
	NO MOTOR VEHICLES EXCEPT TAXIS AND MOTORCYCLES
	NO MOTOR VEHICLES EXCEPT TAXIS AND MOTORCYCLES

[illegible][illegible]





1 BASEMENT PROPOSED
1/8" = 1'-0"



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



DEMORLA
DESIGN BUILD
A DESIGN-BUILD FIRM
1000 KENTLAND AVENUE, SUITE 100
HAVERHILL, MA 01830

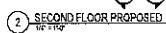
FOR GENERAL INFORMATION
UNLIMITED
PROPERTY OWNER
ALMO ENVIRONMENTAL LLC

9-11 NICHOLS ST
HAVERHILL, MA 01830

NOTES
PRINTED MUST BE OBTAINED
SCALE: 1/8" = 1'-0" (NOT SHOWN)
SCALE: 1/8" = 1'-0" (NOT SHOWN)

REVISIONS
1. 01/08/2014
2.

PROJECT STATUS
DESIGNER
ARCHITECT
FLOOR PLANS
A 02



ALEXANDER GENERAL
074944617
ALEXANDER GENERAL CONTRACTING LLC
WWW.AGENERAL.COM

GENERAL CONTRACTOR

ILLUMINATED

PROPERTY OWNER:
ASTRO ENTERPRISE LLC

GENERAL CONTRACTOR:
ILLUMINATED

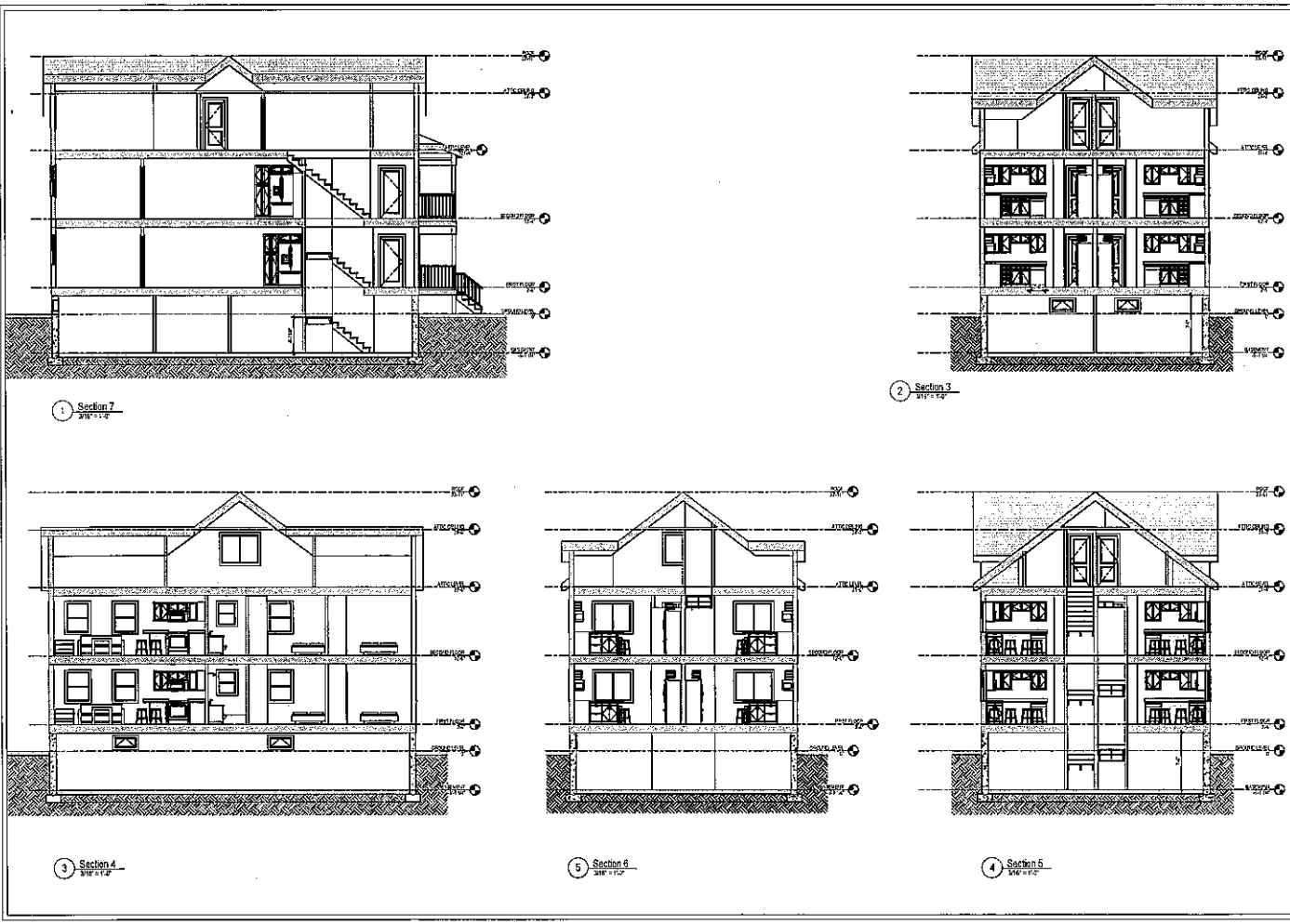
PROPERTY OWNER:
ASTRO ENTERPRISES LLC.

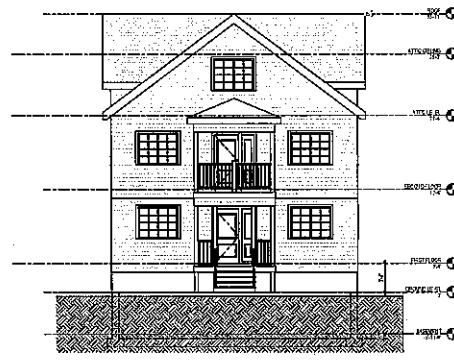
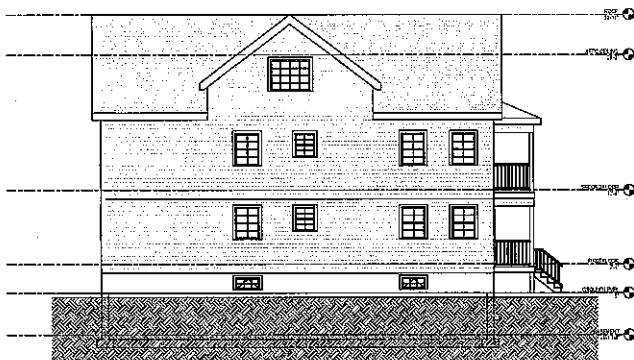
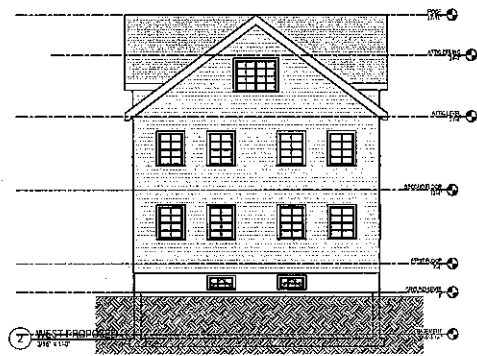
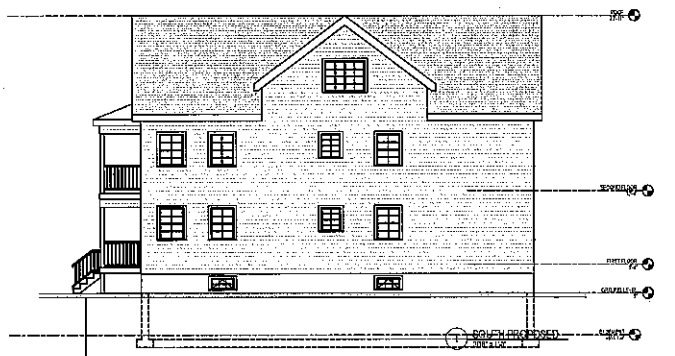
NICHOLS ST
HAVERHILL, MA 01830

NOTES:
PERMITS MUST BE OBTAINED
SCALE: 24"X36" AS SHOWN
SCALE: 18"X12" HALF SIZED

REVISIONS	
1	REVISED DRAFT
2	

PROJECT STATUS	
0000000000	
BUILDING SECTION	
Designer	A 04





3 EAST PROPOSED
SHEET 1 OF 2



DEMORLA
DESIGN & BUILD
ARCHITECTURAL
1000 DEMORLA CT
NEWTON, MA 02459
TEL: 617.552.1234
FAX: 617.552.1235
WWW.DEMORLA.COM

DATE: 08/11/2011
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
PROJECT NO.: 11-0111

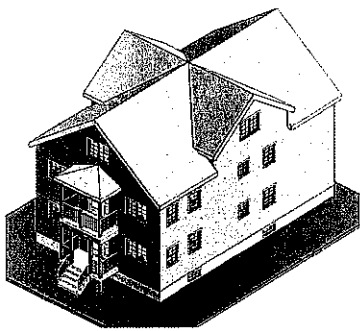
9-11 NICHOLS ST
HAVERHILL, MA 01830

SCALE: 1/8" = 1'-0"
SCALE: 1/4" = 1'-0"
SCALE: 1/2" = 1'-0"
SCALE: 3/4" = 1'-0"
SCALE: 1" = 1'-0"

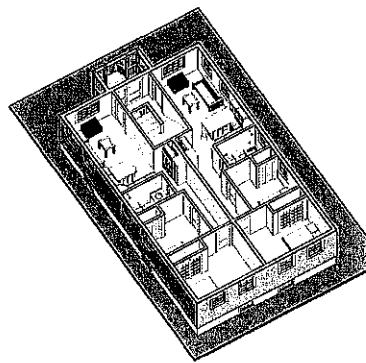
REVISIONS
1. 01/01/2011
2. 01/01/2011
3. 01/01/2011

PROJECT NO.: 11-0111
DATE: 08/11/2011
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
PROJECT NO.: 11-0111

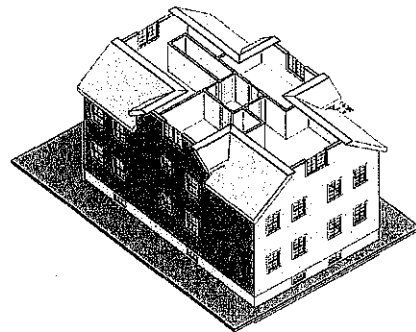
A 05



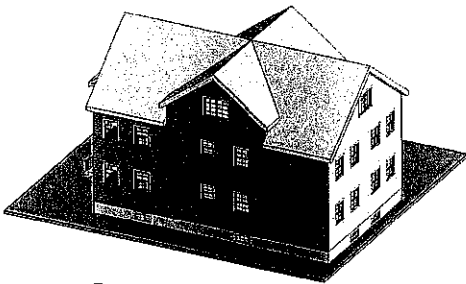
1 SDI Copy 1



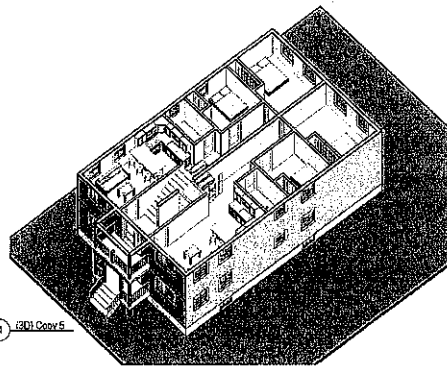
3 SDI Copy 6



5 SDI Copy 4



2 SDI Copy 2



4 SDI Copy 5



DEMORLA
DESIGN & BUILD
ALEXANDER DORVILLE
ARCHITECT
100 PARK STREET, SUITE 100
NEWTON, MASSACHUSETTS 02459
FOR GENERAL CONTRACTOR
JULIAN WATSON
PROPERTY OWNER
ALMA ENTERPRISES LLC

9-11 NICHOLS ST
HAVERHILL, MA 01830

NOTES
PLUMBING & MECHANICAL

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

REVISIONS
1. SUBMITTAL
2.

PROJECT & SITE
DIVISION
Author
10/10/2010
Date
A 06



DEMORLA
DESIGN BUILD
ALWAYS SAFELY ALWAYS RESPONSIBLY
WWW.DEMORLA.COM

GEN. GENERAL CONTRACTOR
JULIAN MAREZ

PROPERTY OWNER
AMERIS ANTHERHILL LLC



9-11 NICHOLS ST
HAVERHILL, MA 01830

NOTES
REMARKS WILL BE CONTAINED

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

REVISIONS

1. CHANGES TO PLAN

2.

PROGRESS STATUS

STATUS

DATE

DESIGNER

S 01

 **R.A.M. ENGINEERING**
160 Main Street
Haverhill, Massachusetts 01830
TEL: (978) 372-0449 FAX: (978) 372-7123



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

NOTICE OF DECISION

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

Astro Enterprise, LLC

BOA 24-28

APPLICANT AND (OWNER IF DIFFERENT)

13 Nichols Street

608

485

6 & 7

SITE LOCATION

ASSESSOR'S MAP

BLOCK

PARCEL NUMBER

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

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

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

DATE OF HEARING (CONTINUANCE IF APPLICABLE)

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

STIPULATION (S):

MOTION MADE BY: Brown SECOND: Soraghan

VOTE ON MOTION WITH WITHOUT STIPULATIONS:

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

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

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

Applicant seeks following dimensional variances to create new building lot and construct new four-family dwelling in a RU zone. Requested relief include variances for Lot 6 include lot area (5,532 sf where 25,000 sf is required), lot frontage (56.61 ft where 100 ft is required), and front setback (10 ft where 25 ft is required), and side setback (11 ft where 20 ft is required) Proposed Lot 7 shall include existing six-family dwelling. Requested variances for Lot 7 include lot area (5,880 sf where 25,000 sf is required), lot frontage (54.5 where 100 ft is required), and side setback (3 ft where 20 ft is required). (BOA 24-28)

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

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

October 16, 2024

DATE

CHAIRPERSON

[Signature]

[Signature]
Laurie Bevilacqua
[Signature]

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

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

CERTIFICATION OF DECISION

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

Astro Enterprise, LLC

AND (OWNER IF DIFFERENT)

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

13 Nichols Street

STREET NAME AND NUMBER

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

And that;

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

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

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

Kaitlin M. Wright

CITY CLERK

HAU CITY CLERK NOV20/24 10:40

DATE

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

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

Jim M. Deery

BOARD OF APPEALS CLERK

HAU CITY CLERK NOV20/24 10:40

DATE

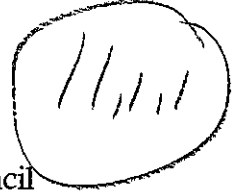
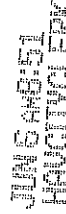
NOTE: IF THE RIGHTS AUTHORIZED BY VARIANCE, CERTAIN SPECIAL PERMITS, AND FINDINGS OF THE BOARD OF APPEALS ARE NOT EXERCISED WITHIN ONE YEAR OF THE GRANT OF SUCH BOARD'S ACTIONS, SAID RIGHTS SHALL LAPSE.

MELINDA E. BARRETT
MAYOR



**CITY OF HAVERHILL
MASSACHUSETTS**

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



June 6, 2025

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

From: Mayor Melinda E. Barrett

RE: Cultural Council Appointment- Nikolas Orellana

Dear Mr. President and City Council Members:

I hereby appoint Nikolas Orellana 130 Lowell Avenue, Haverhill, MA to the Haverhill Cultural Council. This is a confirming appointment which takes effect upon confirmation and expires June 30th, 2028.

I recommend approval.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em

cc: John Hasan, Chair, Haverhill Cultural Council

Event Permit**EVNT-25-23**

Submitted On: May 16, 2025

Applicant

Kevin Burke
9785876008
@ kevin.burke@nemoves.com

Primary Location

10 CHURCH ST
Bradford, MA 01835

12.2.11

Organization Information**Organization**

Team Haverhill, Inc.

Organization Phone

978-587-6008

Organization Address

P.O. Box 5034

Organization City

Haverhill

Organization State

MA

Organization Zip

01835

Is the Organization Tax Exempt?

Yes

Is the Organization Non-Profit?

Yes

Is the Organization a House of Worship?

No

Contact Information**Contact Name**

Kevin Burke

Contact Title

President

Contact Phone

978-587-6008

Contact Email

kevin.martin.burke@gmail.com

Contact Address

P.O. Box 5034

Contact City

Haverhill

Contact State

MA

Contact Zip

01835

Property Owner Information**Property Owner Name**

First Church of Christ, Bradford

Property Owner Phone

978-374-1141

Property Owner Address

10 Church Street

Property Owner City

Haverhill

Property Owner State

MA

Property Owner Zip

01835

Is the Applicant the Property Owner?

No

Event Information**Description of event**

Thursday Nights Live - Summer Concert Series at the Bradford Common - six consecutive weeks on Thursday evenings. Formerly run by Paul Prue (on Friday nights)

Type of Event**Event Date**

Concert	07/10/2025
Event Location	is the Event on Bradford Common?
Bradford Common	Yes
Is the Event on City Property?	Event Venue
No	Outdoor
Number of Anticipated Attendees	Do attendees need to purchase a ticket to attend?
100	No
Is this event open to the public? Or private?	Are You Requesting Additional Fees Be Waived? (APPLICATION FEE IS NOT WAIVABLE)
Public	Yes
Event Start Time	Event End Time
6p	8:15p
Will Food Be Served/Sold at the Event?	
No	
Any Helpful Comments about Food	
--	
Special Considerations (i.e. fireworks)	
Applying for six weeks of Thursday evening concerts on the following dates: 7/10, 7/17, 7/24, 7/31, 8/7, 8/14	

Parking Information

Number of Parking Spaces Onsite	Have Off-site Parking Arrangements Been Made?
0	No
Are There Charges/Fees for Parking?	
No	

Sanitation Information

Number of Public Restrooms Available	Type of Toilets
2	Permanent
Please Describe Plans for Solid Waste Disposal & Recycling	
Church open for bathrooms - trash cans in the Bradford Common.	

General Release & Indemnity Agreement

Yes
true

Terms of Understanding

Yes
true



City Clerk Approval

Record No. EVNT-25-23

Status Completed

Became Active May 16, 2025

Assignee Kaitlin Wright

Due Date None

Primary Location

10 CHURCH ST
Bradford, MA 01835

Owner

FIRST CHURCH OF CHRIST
CHURCH ST 10 BRADFORD, MA 01835

Applicant

 Kevin Burke
 978-587-6008
 kevin.burke@nemoves.com
 40 Kenoza Avenue
Haverhill, Massachusetts 01830

Messages

Kaitlin Wright

May 16, 2025 at 3:46 pm

Hi Kevin, City of Haverhill must be listed as additionally insured. Also, the Church is the First Church of Christ, not First Baptist Church of Christ and should be corrected on insurance.

Kevin Burke

May 20, 2025 at 1:51 pm

Hi Kaitlin - I just uploaded two new files - 1) Corrected First Church of Christ (no "Baptist") and 2) City of Haverhill as additional insured. Please let me know if you need anything else - thank you for your help! Kevin Burke

Kaitlin Wright

May 20, 2025 at 3:49 pm

Hi Kevin, I do not see the City listed as additionally insured on the certificate of insurance.

Kaitlin Wright

May 20, 2025 at 6:45 pm

Received and uploaded to portal.

Kevin Burke

May 29, 2025 at 3:16 pm

Hi Kaitlin, Just checking in on this. I stopped in your office yesterday and spoke with Maria about this - as I expected that I needed to get a Councilor to put this on the agenda. She informed me that once all sign-offs are in, that your office automatically puts it on the agenda - and that you have a meeting Friday morning and if it is cleared by then - it would be on next weeks agenda. That said - I wanted to see if there was any progress with the additional sign-offs or if there is anything else that we can provide to try to get on the next Council agenda? Thanks Kaitlin.

Kaitlin Wright

May 29, 2025 at 3:42 pm

Hi Kevin, I am still awaiting DPW and PD approval. I cannot put you on the agenda without their approval. I will ping both departments right now to remind them we are still awaiting their approval.

Kevin Burke

May 29, 2025 at 3:50 pm

Thanks Kaitlin!



Building Inspector Approval

Record No. EVNT-25-23

Status Completed

Became Active May 20, 2025

Assignee Tom Bridgewater

Due Date None





Primary Location

10 CHURCH ST
Bradford, MA 01835

Owner

FIRST CHURCH OF CHRIST
CHURCH ST 10 BRADFORD, MA 01835

Applicant

 Kevin Burke
 978-587-6008
 kevin.burke@nemoves.com
 40 Kenoza Avenue
Haverhill, Massachusetts 01830

Step Activity

OpenGov system activated this step	05/20/2025 at 6:45 pm
OpenGov system assigned this step to Tom Bridgewater	05/20/2025 at 6:45 pm
Tom Bridgewater approved this step	05/21/2025 at 10:16 pm



Fire Inspector Approval

Record No. EVNT-25-23

Status Completed

Became Active May 20, 2025

Assignee Eric Tarpy

Due Date None





Primary Location

10 CHURCH ST
Bradford, MA 01835

Owner

FIRST CHURCH OF CHRIST
CHURCH ST 10 BRADFORD, MA 01835

Applicant

 Kevin Burke
 978-587-6008
 kevin.burke@nemoes.com
 40 Kenoza Avenue
Haverhill, Massachusetts 01830

Step Activity

OpenGov system activated this step	05/20/2025 at 6:45 pm
OpenGov system assigned this step to Eric Tarpy	05/20/2025 at 6:45 pm
Eric Tarpy approved this step	05/21/2025 at 3:20 pm



Police Department Approval

Record No. EVNT-25-23

Status Completed

Became Active May 20, 2025

Assignee Kevin Lynch

Due Date None





Primary Location

10 CHURCH ST
Bradford, MA 01835

Owner

FIRST CHURCH OF CHRIST
CHURCH ST 10 BRADFORD, MA 01835

Applicant

 Kevin Burke
 978-587-6008
 kevin.burke@nemoves.com
 40 Kenoza Avenue
Haverhill, Massachusetts 01830

Step Activity

OpenGov system activated this step

05/20/2025 at 6:45 pm

OpenGov system assigned this step to Kevin Lynch

05/20/2025 at 6:45 pm

Kevin Lynch approved this step

05/30/2025 at 1:14 pm

Public Works Director Approval

Record No. EVNT-25-23

Status Completed

Became Active May 20, 2025

Assignee Robert Kimball

Due Date None





Primary Location

10 CHURCH ST
Bradford, MA 01835

Owner

FIRST CHURCH OF CHRIST
CHURCH ST 10 BRADFORD, MA 01835

Applicant

 Kevin Burke
 978-587-6008
 kevin.burke@nemoves.com
 40 Kenoza Avenue
Haverhill, Massachusetts 01830

Step Activity

OpenGov system activated this step	05/20/2025 at 6:45 pm
OpenGov system assigned this step to Robert Kimball	05/20/2025 at 6:45 pm
Robert Kimball approved this step	05/30/2025 at 1:53 pm



teamhaverhill.org

Team Haverhill, Inc.
P.O. Box 5014
Haverhill, MA 01835

May 10, 2025

To Whom it May Concern,

There are no event agreements, leases or contracts for entertainers/performers, sound stage, cleaning, security, vendor, catering or food service. This is a volunteer effort and there are no written contracts with the local bands.

Sincerely,

A handwritten signature in cursive script that reads "Kevin M. Burke".

Kevin Burke
President
Team Haverhill, Inc.



teamhaverhill.org

Team Haverhill, Inc.
P.O. Box 5014
Haverhill, MA 01835

May 10, 2025

To Whom it May Concern,

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

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

Sincerely,

A handwritten signature in black ink that reads "Kevin M. Burke". The signature is fluid and cursive, with the first letters of each word being capitalized.

Kevin Burke
President
Team Haverhill, Inc.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/20/2025

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

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

PRODUCER
James Page Insurance Agency, Inc.
191 Merrimack St. Suite 306
Haverhill, MA 01830
License #: 1780398

CONTACT
NAME: James Traver
PHONE
(A/C No. Ext): (978)373-3883 **FAX**
(A/C No.): 9785127802
E-MAIL
ADDRESS: jtraver@jamespageins.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Nautilus Insurance Company	
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
Team Haverhill, Inc.
Kevin Burke
PO Box 5034
Haverhill, MA 01835

COVERAGES

CERTIFICATE NUMBER: 00086834-250509102848

REVISION NUMBER: 2

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOG OTHER:	Y	TBD	07/10/2025	09/15/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

The City of Haverhill is an additional insured for the summer concert series called "Thursday Nights Live" held on 7/10/2025, 7/17/2025, 7/24/2025, 7/31/2025, 8/7/2025, 8/14/2025, 8/21/2025 and 8/28/2025.

Location of concerts: Bradford Common, 10 Church St, Bradford, MA 01835

CERTIFICATE HOLDER

City of Haverhill
4 Summer St
Haverhill, MA 01831

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

(JPT)

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INTERNAL REVENUE SERVICE

P. O. BOX 2508

CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **APR 14 2013**

TEAM HAVERHILL INC
C/O TEAM HAVERHILL
51 LEROY AVE
BRADFORD, MA 01835

Employer Identification Number:

37-1665975

DLN:

102107049

Contact Person:

DANIEL RENNER

ID# 31697

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

170(b) (1) (A) (vi)

Form 990 Required:

Yes

Effective Date of Exemption:

January 12, 2012

Contribution Deductibility:

Yes

Addendum Applies:

No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

TEAM HAVERHILL INC

Sincerely,

Holly O Paz

Holly O. Paz
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

The First Church of Christ, Bradford

10 Church Street

Bradford, Massachusetts 01835

978-374-1141

office @fccbradford.org

March 21, 2025

Dear City Council President Thomas and members of Haverhill City Council:

Please be advised the Trustees of the First Church of Christ – Bradford grant permission to use of the Bradford Common for: TEAM HAVERHILL to conduct

"Thursday Nights Live" Concert Series that Team Haverhill will run on Thursday nights from Thursday, July 10th through Thursday, August 14th with August 21st and 28th as our raindates, should we need them?

Our approval is contingent upon meeting all Haverhill City Council, Haverhill Police Department and our Board of Trustees requirements.

Please contact us thru the Church office (telephone number and e-mail address above) if you have any questions or concerns,

Very truly yours; *Steven R Esty*

Steven Esty, President Board of Trustees

CITY COUNCIL

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



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

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

DOCUMENTS REFERRED TO COMMITTEE STUDY

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