



**CITY OF HAVERHILL
CITY COUNCIL AGENDA
November 14, 2023 at 7:00 PM**

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

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

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

4. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING

5. COMMUNICATIONS FROM THE MAYOR:

5.1. Mayor Fiorentini requests to honor and thank Alison Colby-Campbell for the instrumental role she has played for many years in promoting all the great things happening in Haverhill through her *Heartbeat of Haverhill* blog.

5.2. Mayor Fiorentini submits Home-Rule Petition regarding Election changes in the election law for City of Haverhill

Related communication from William Cox, City Solicitor

5.2.1. Home Rule Petition – An Act Providing for the Election of Candidates in the City of Haverhill – No person should be a candidate for more than one office at any preliminary election and no person should hold more than one elected or appointed office for the City



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-
6. COMMUNICATIONS FROM COUNCILLORS TO INTRODUCE AN INDIVIDUAL(S) TO ADDRESS THE COUNCIL:
 7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28
 8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:
 9. UTILITY HEARING(S) AND RELATED ORDER(S):
 10. HEARINGS AND RELATED ORDERS:
 - 10.1. **Document 94:** Tax Assessor, Christine Webb, announces the *FY 2024 Tax Classification Hearing* and submits related Tax Orders
 - 10.2. **Document 94-B:** Order-that residential factor for fiscal year 2024 be adopted as:
 - 10.3. **Document 94-C:** Order – that City shall adopt a commercial exemption
 - 10.4. **Document 94-D:** Order-that the City shall adopt a residential exemption
 - 10.5. **Document 94-E:** Order – That the City shall adopt an open space discount factor
 - 10.6. **Document 94-F:** Order – That the City Council of the City of Haverhill hereby accepts the provisions of the Massachusetts General Laws, Chapter 59, Section 5, Clauses 17D and 41 C with respect to Permanent acceptance of the annual C.P.I. index increase to the tax exemptions for the elderly.
 - 10.7. **Document 94-G:** Order – That the City Council accept 100% of C.P.I. (Consumer Price Index) increase reported by the State for F.Y. 2024 Exemptions. The 2024 C.P.I. amount is 6.5%



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11.APPOINTMENTS:

11.1. **Confirming Appointments:**

11.2. **Non-Confirming:**

11.2.1. *Conservation Commission*; Oliver Aguilo to expire
December 31, 2026

11.3. **Resignations:**

11.3.1. Ralph Basiliere from *Conservation Commission*

11.4. **PETITIONS:**

11.4.1. Attorney Robert Harb requests to **Withdraw Without Prejudice**, CCSP 23-13 for owner/applicant 3-7 South Central st for property at 3-7 South Central st and 9 South Chestnut st; Haverhill Assessor's Map 704-645-3, 4 & 7; which is scheduled to be heard on City Council meeting of December 5, 2023

11.4.2. Attorney Russell Channen for applicant 29 Washington st LLC, requesting approval for CCSP 23-15, for property located at 29 Washington st; located in the Downtown Smart Growth Overlay District, to renovate the property to create six residential units and two commercial units on the first floor.

Hearing Dec 19, 2023

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

11.6. **Amusement/Event Application** - *with Police approval*

11.7. **Auctioneer License:**

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

11.9. **One Day Liquor License** – *with License Commission & Police approval*

11.10. **Annual License Renewals:**



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- 11.10.1. Hawker Peddlers License- Fixed location – w/Police approval
- 11.10.2. Coin-Op License Renewals – with Police approval
- 11.10.3. Christmas Tree Vendor – with Police approval
- 11.10.4. Taxi Driver Licenses for 2023: with Police approval
- 11.10.5. Taxi/Limousine License with Police approval:
- 11.10.6. Junk Dealer /Collector License with Police approval
- 11.10.7. Sunday Pool
- 11.10.8. Bowling
- 11.10.9. Sunday Bowling
- 11.10.10. Buy & Sell Second Hand Articles with Police approval
- 11.10.11. Buy & Sell Second Hand Clothing
- 11.10.12. Pawnbroker license - with police approval
- 11.10.13. Fortune Teller with - Police approval
- 11.10.14. Buy & Sell Old Gold – with Police approval
- 11.10.15. Roller Skating Rink
- 11.10.16. Sunday Skating
- 11.10.17. Exterior Vending Machines/Redbox Automated Retail, LLC
- 11.10.18. Limousine/Livery License/Chair Cars with Police approval

12.MOTIONS AND ORDERS:

13.ORDINANCES (FILE 10 DAYS)

- 13.1. Ordinance re: Vehicles and Traffic; Add handicap parking at 40 Central st, 98 South Pleasant st and 34 Fountain st and delete handicap parking from 68 Temple st File 10 days
- 13.2. Ordinance re: Vehicles and Traffic; Add Handicap parking at 151 River st File 10 days



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14.COMMUNICATIONS FROM COUNCILLORS:

15. UNFINISHED BUISINESS OF PRECEEDING MEETING:

- 15.1. Document 15-K: Ordinance re: Vehicles and Traffic – Add
 Handicap parking, 21 Seventh av and South Warren st
 Filed October 25th

16.RESOLUTIONS AND PROCLAMATIONS:

17.COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

18.DOCUMENTS REFERRED TO COMMITTEE STUDY

19.LONG TERM MATTERS STUDY LIST

20.ADJOURN :

JAMES J. FIORENTINI
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

51
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@CITYOFHAVERHILL.COM
WWW.CITYOFHAVERHILL.COM

November 10, 2023

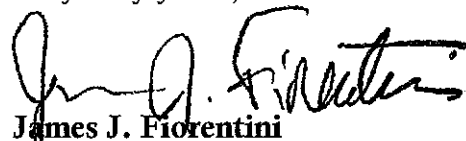
City Council President Timothy J. Jordan and Members of the Haverhill City Council

RE: Honoring Alison Colby-Campbell for Heartbeat of Haverhill Work

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

At the November 14th City Council meeting, I would like to honor and thank Alison Colby-Campbell for the instrumental role she's played for many years in promoting all the great things happening in Haverhill through her Heartbeat of Haverhill blog.

Very truly yours,



James J. Fiorentini
Mayor

JJF/lyf

JAMES J. FIORENTINI
MAYOR



**CITY OF HAVERHILL
MASSACHUSETTS**

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

November 10, 2023

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

RE: Home Rule Petition Order Regarding Recent Ballot Questions

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

As you are aware, the voters spoke loud and clear at Tuesday's local election regarding the two non-binding ballot questions that no person should be a candidate for more than one office at any preliminary election and no person should hold more than one elected or appointed office for the city. Please find attached a home-rule petition which would enact these changes in election law for the City of Haverhill. I recommend your approval.

Very truly yours,


James J. Fiorentini
Mayor

JJF/lyf

CITY OF HAVERHILL


MASSACHUSETTS CITY SOLICITOR'S OFFICE

145 South Main Street
Bradford, MA 01835
(978) 373-2360
FAX: 978/372-0688
EMAIL: billcoxlaw@aol.com

**WILLIAM D. COX, JR.
CITY SOLICITOR**

November 9, 2023

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

FROM: William D. Cox, Jr., Esq., City Solicitor 

RE: Order - Home Rule Petition - An Act Providing for the
Election of Candidates in the City of Haverhill

At the request of the Mayor and Councilor Barrett, I have prepared an Order to Petition the General Court for amendments to Chapter 195 of the Acts of 2022, an Act Providing for the Election of At-large and District Councilors and School Committee Members in the City of Haverhill, which provide that no person shall be a candidate for nomination to more than one office at any preliminary election, and, no person shall simultaneously hold the office of Mayor, City Councilor or School Committee member while holding another elected or appointed office of the City. Section 1 and 2 of the Home Rule Petition were included as two separate non-binding ballot questions during this Tuesday's Municipal Election and received overwhelming support from the voters.

Should you have any questions or concerns, please feel free to contact me. Thank you.

cc: James J. Fiorentini, Mayor (by email)



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

5.211

ORDERED:

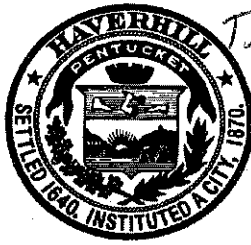
AN ACT PROVIDING FOR THE ELECTION OF CANDIDATES IN THE CITY OF HAVERHILL.

Be it enacted, etc. as follows:

SECTION 1. Chapter 195 of the Acts of 2022, an Act Providing for the Election of At-large and District Councilors and School Committee Members in the City of Haverhill, is hereby amended by inserting the following new paragraph at the end of section 2:- No person shall be a candidate for nomination to more than one office at any preliminary election. Any person having taken out and submitted nomination papers for more than one office appearing on the ballot for any preliminary election shall withdraw from one such nomination no later than the last day and hour for withdrawals as established by section 13 of chapter 53 of the General Laws. If a candidate for nomination to more than one office shall neglect to so withdraw by the deadline, they will appear on the official ballot as a candidate for the office for which they filed nomination papers first in time, as shown by the city time stamp thereon.

SECTION 2. Section 2 of said chapter 195 of the Acts of 2022 is hereby further amended by inserting the following new paragraph at the end of said section, as amended by section 1 of this act, as follows:- No person shall simultaneously hold the office of Mayor, City Councilor or School Committee member while holding another elected or appointed office of the City or holding a position with the city for which the salary or compensation is payable out of the city treasury. These provisions shall not apply to any City Councilor serving as acting Mayor.

SECTION 3. This act shall take effect upon its passage and be applicable to city elections beginning with the 2025 biennial municipal election.



TAX classification
Hearing November 14
2023

HAVERHILL CITY CLERK OCTOBER 25 PM 2:55

CITY OF HAVERHILL

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

October 18, 2023

TO: Kaitlin M. Wright
Haverhill City Clerk

FROM: Christine M. Webb, MAA
Tax Assessor

SUBJECT: Communication from Christine M. Webb, Board of Assessors, for the FY2024
Classification Hearing.

The Tax Classification Hearing for Fiscal Year 2024 will be held on Tuesday, November 14,
2023, in the Haverhill City Council Chambers at 7:00 P.M.

IN CITY COUNCIL October 24 2023
VOTED: that HEARING BE HELD NOVEMBER 14 2023
Attest:

City Clerk

City of Haverhill Legal Notice

In conformance with the requirements of Chapter 369 of the Acts of 1982, The City Council of the City of Haverhill, MA will hold a Public Hearing on the issue of determining a residential factor. The hearing will be held on Tuesday, November 14, 2023, at 7:00 o'clock PM in the Haverhill City Council Chambers.

Chris Webb

Assessor

ET - October 30 2023



CITY OF HAVERHILL

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

October 18, 2023

In conformance with the requirements of Chapter 369 of the Acts of 1982, The City Council of the City of Haverhill, MA will hold a Public Hearing on the issue of determining a residential factor.

The hearing will be held on Tuesday, November 14, 2023, at 7:00 o'clock PM in the Haverhill City Council Chambers.

Chris Webb
Assessor

Please advertise Monday, October 30, 2023



DOCUMENT

10.2

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the residential factor for fiscal year 2024 be adopted as:

94C



DOCUMENT

10.3

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the City shall adopt a commercial exemption

94-D



10.4

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the City shall adopt a residential exemption

94-E

10.5



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the City shall select an open space discount factor

94-F



DOCUMENT

10.6

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the City Council of the City of Haverhill hereby accepts the provisions of the Massachusetts General Laws, Chapter 59, Section 5, Clauses 17D and 41C with respect to Permanent acceptance of the annual C.P.I. index increase to the tax exemptions for the elderly.

94-G

DOCUMENT

10.7



CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the City Council accept 100% of C.P.I. (Consumer Price Index) increase reported by the State for F.Y. 2024 Exemptions. The 2024 C.P.I. amount is 6.5%



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November 10, 2023

Timothy J. Jordan, President
Haverhill City Council
Haverhill, MA 01830

Dear President Jordan,

This letter to the City Council is for the purpose of answering some frequently asked questions regarding the upcoming Classification Hearing. I have prepared a few spreadsheets that will help explain the various tax burdens using the different shift percentages and the *increases/decreases* over comparable **FY 2023** tax bills.

For example, the *average* SINGLE-FAMILY property assessed at **\$501,341** using last year's shift of 165% will have a tax bill of \$5,334.00 for FY 2024. This is an *increase* of \$180.00 over last year. At a shift of 150% the tax bill will be \$5,460.00, an *increase* of \$305.00. Every 1% change to the shift results in a difference of about \$8.00.

For example, the *average* RESIDENTIAL property, not including mixed use, assessed at \$479,739 using the shift of 165% will have a tax bill of \$5,104.00 for FY 2024, an *increase* of \$187.00 over FY 2023. A shift of 150% results in a tax bill of \$5,224.00 or an *increase* of \$307.00. When broken down further, every 1% change to the shift results in a *difference* of approximately \$8.00 on the bill.

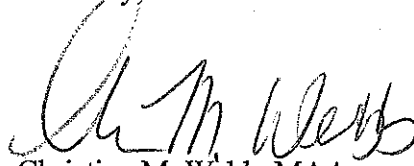
Conversely, the *average* COMMERCIAL property, not including mixed use, assessed at \$844,092 using last year's shift of 165% will have a tax bill of \$16,333. This is a *decrease* of \$133.00 as compared to FY 2023. Reducing the shift to 150% results in tax bill of \$14,848.00, a *decrease* of \$1,618.00. This results in approximately \$100.00 for every 1% change to the shift.

The *average* INDUSTRIAL property, not including mixed use, is assessed at \$1,335,606. At a 165% ratio the taxes will be \$25,844, an *decrease* of \$284.00 from last year. At 150% the taxes will change to \$23,493.00. This is a *decrease* of \$2,634.00. This results in approximately \$155.00 for every 1% change to the shift.

See the attached spreadsheet for more detailed examples.

Many other communities similar in size, demographics and geographic location as Haverhill shift their tax burdens including, Lawrence @ 175%, North Andover @ 130%, Lynn @ 175%, Lowell @ 175%, Peabody @ 175%, Methuen @ 175%, Beverly 175%, Salem @ 173%, Andover @ 171%, Amesbury and Newburyport do not classify and have just one tax rate. The maximum FY 2024 classification shift Haverhill is allowed is 175%.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine M. Webb". The signature is fluid and cursive, with the first name "Christine" being more prominent than the last name "Webb".

Christine M. Webb, MAA

Tax Assessor

City of Haverhill

	A	B	C	D	E	F	G	H
1			TAX COMPARISON					
2			FY 2020- FY		2024			
3								
4	Type	Average Assessment	Tax Rate	Taxes	% Shift	% Value Incr/Decr Over Prior Yr	% Tax Incr/Decr Over Prior Yr	\$ Difference over prior year
5								
6			FY 2024 Proposed					
7								
8	Residential	479,739	10.64	5,104	165	8.8%	3.80%	\$187
9	Single Family	501,341	10.64	5,334	165	8.4%	3.48%	\$180
10	Commercial	844,092	19.35	16,333	165	4.2%	-0.81%	-\$133
11	Industrial	1,335,606	19.35	25,844	165	3.9%	-1.09%	-\$284
12	*INCLUDES - BJ's, TARGET, BRADFORD HOSP & MV HOSP ASSESSMENTS							
13			FY 2023 Actual					
14								
15	Residential	441,027	11.15	4,917	165	24.1%	8.79%	\$397
16	Single Family	462,309	11.15	5,155	165	18.7%	4.05%	\$201
17	Commercial	809,925	20.33	16,466	165	14.5%	-0.13%	-\$22
18	Industrial	1,285,171	20.33	26,128	165	22.7%	7.02%	\$1,713
19	*INCLUDES - BJ's, TARGET, BRADFORD HOSP & MV HOSP ASSESSMENTS							
20			FY 2022 Actual					
21								
22	Residential	355,359	12.72	4,520	165	9.6%	3.69%	\$161
23	Single Family	389,474	12.72	4,954	165	9.3%	3.41%	\$163
24	Commercial	707,618	23.30	16,487	165	6.8%	0.87%	\$142
25	Industrial	1,047,816	23.30	24,414	165	-3.5%	-8.84%	-\$2,368
26	*INCLUDES - BJ's, TARGET, BRADFORD HOSP & MV HOSP ASSESSMENTS							
27			FY 2021 Actual					
28								
29	Residential	324,364	13.44	4,359	165	4.2%	3.02%	\$128
30	Single Family	356,446	13.44	4,791	165	3.2%	1.98%	\$93
31	Commercial	662,845	24.66	16,346	165	0.7%	1.08%	\$174
32	Industrial	1,086,057	24.66	26,782	165	-1.6%	-1.32%	-\$358
33	*INCLUDES - BJ's, TARGET, BRADFORD HOSP & MV HOSP ASSESSMENTS							
34			FY 2020 Actual					
35								
36	Residential	311,155	13.60	4,232	163	7.2%	4.47%	\$181
37	Single Family	345,418	13.60	4,698	163	6.5%	2.57%	\$118
38	Commercial	657,911	24.58	16,171	163	2.8%	-0.22%	-\$36
39	Industrial	1,104,161	24.58	27,140	163	5.3%	2.24%	\$595
40	*INCLUDES - BJ's, TARGET, BRADFORD HOSP & MV HOSP ASSESSMENTS							



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

November 10, 2023

Honorable James J. Fiorentini, Jr.
President Timothy J. Jordan
Members of the City Council
Haverhill, MA 01830

Dear City Officials:

Chapter 369 of the Acts of 1982 requires that the decision to shift the property tax burden from one class to another be determined by the City Council and the Mayor after a public hearing is held. At the completion of such a hearing, the City Council shall vote on four separate items to establish the tax burdens for each class of property.

1) The Selection of a Residential Factor

The minimum residential factor is .928783%. This factor is calculated at 150%. A vote for a factor of 1 will establish a single tax rate for all classes of property.

Chapter 200 of the Acts of 1988 allows certain communities at local option to shift just as much of the tax burden, (up to 175%), to commercial, industrial and personal properties so as to maintain the most favored residential share since the City's adoption of a classified tax system. In other words, Chapter 200 provides relief for those communities in which the maximum shift results in a residential share that is larger than the prior years. Our residential share for FY2024 using the CIP share of 150% is 81.2986. The chosen residential share used last year was 80.9132; therefore, our community **DOES** qualify for the provisions of this legislation.

2) Open Space

The establishment of this class of property is the responsibility of the Assessors. Given the legal description of this class, the Assessors have determined that there are no parcels that meet this description.



CITY OF HAVERHILL

ASSESSORS OFFICE – ROOM 115

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3) Residential Exemption

The average residential valuation for Fiscal Year 2024 is \$479,739. This average includes condos, one family, two families, three families and apartments.

This exemption would allow a reduction in valuation of each qualifying residential parcel of up to 35%. Because the adoption of such a factor is to be borne within the residential class, the net effect of the Residential Exemption is to lower tax bills for all qualified residential property valued less than the average valuation and INCREASE TAX BILLS for all residential property value greater than the average valuation.

Adopting a residential exemption increases the residential tax rate. Communities that choose to adopt the exemption often have the following characteristics:

- 1) Large cities or towns with many non-owner-occupied properties like apartment buildings.
- 2) Resort communities with many seasonal residents. There are 16 out of 351 communities that have residential exemptions such as: Boston, Brookline, Cambridge and the Cape and Islands.

(FOR INFORMATION PURPOSES)

The average	SINGLE FAMILY	\$501,341
	CONDO	\$322,873
	TWO FAMILY	\$520,681
	THREE FAMILY	\$633,352
	APARTMENT	\$1,704,770

4) Commercial exemption

This legislation adds an option, the small commercial exemption, to the property tax classification law. Under General Laws Chapter 59, Section 5I, the Mayor, with the approval of the City Council, may now decide annually to exempt up to ten percent of the value of Class 3, Commercial, parcels that are occupied by businesses with an average annual employment of NO more than TEN people at all locations during the previous calendar year, as certified by the Commissioner of the Department of Employment and Training, and valuations of less than a million dollars. Similar to the residential exemption it results in INCREASING property taxes onto other commercial and industrial properties.

This exemption is based on a percentage of an eligible parcel's valuation, rather than a fixed dollar amount. If this exemption is granted our office must determine the eligible



CITY OF HAVERHILL

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parcels, reduce their valuation by the selected percentage and set the tax rate using the reduced value. This exemption will result in a **THIRD HIGHER TAX RATE** for the Commercial and Industrial classes than for Personal Property.

The Assessors have reviewed the list from the Commissioner of DET and find that 121 parcels out of 910 (including 241 mixed use) qualify for the exemption.

We estimate that the value of these parcels is \$46,320,300. If the City were to vote for a factor of 165% for CIP class the Commercial/Industrial rate would change from \$19.35 to \$20.25. The **AVERAGE** qualifying parcel assessed at \$305,361 would have a reduced value of \$274,825. **ACTUAL PARCELS** range in value from \$3,100.00 to \$20,130,000. There are currently approximately 13 communities out of 351 in the State that have adopted this exemption.

New Growth Values are broken down as follows:

RESIDENTIAL TOTALS	33,778,895 = 44%
COMMERCIAL TOTALS	4,699,123 = 6%
INDUSTRIAL TOTALS	13,634,882 = 18%
PERSONAL PROPERTY	24,139,766 = 32%
<hr/>	
	76,252,666 = 100%

We trust that this information will assist City Officials in the decision-making process.

Very truly yours,
Board of Assessors

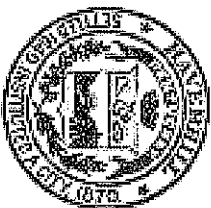


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The following data is submitted in order to exemplify the ESTIMATED TAX RATES for the Residential vs. Commercial, Industrial and Personal Property (CIP) with the use of different tax factors.

CIP FACTOR	RESIDENTIAL FACTOR	RESIDENTIAL RATE	CIP RATE
1	1	\$ 11.73	\$ 11.73
150	.9288	10.89	17.59
160	.9145	10.72	18.76
161	.9131	10.71	18.88
162	.9117	10.69	19.00
163	.9103	10.67	19.11
164	.9088	10.66	19.23
165	.9074	10.64	19.35
166	.9060	10.62	19.47
168	.9031	10.59	19.70
170	.9003	10.56	19.93
175	.8932	10.47	20.52

City of Haverhill



FY 2024 Classification Hearing

Tuesday, November 14, 2023

**Presented by the Haverhill
Board of Assessors**

FY2024 TAX CLASSIFICATION HEARING

- Purpose
- Property Assessment & Levy Allocation
- Tax Options-Residential Factor/Split Tax Rate
- Projected Tax Rate
- New Growth
- Other Tax Options
- Additional Information
- Conclusion

FY2024 TAX CLASSIFICATION

- What is the purpose of a Classification Hearing?
- **Tonight, I will be asking you to vote a Residential Factor, either splitting, how much to split, or maintaining a single tax rate.**
- Under MGL Chapter 40, Section 56
- “The City Council must hold a public hearing annually to consider the tax rate options available to the City under property tax classification” and “**shall adopt a residential factor** which shall be used by the assessors to determine the percentages of the local tax levy to be borne by each class of real estate and personal property.”
- The assessors shall provide “information and data relevant to making such determination and the fiscal effect of the available alternatives.”

TAX CLASSIFICATION FY2024

First, lets review some Commonly Used Terms:

NEW GROWTH: Additions to the tax base from new construction and property improvements

LEVY: Revenue raised through property taxes, real estate and personal property

LEVY LIMIT : Maximum dollar amount a City of Town can raise in a fiscal year.
(Prior years Levy + 2 ½% + New Growth + Debt Exclusion + any Overrides)

EXCESS LEVY CAPACITY: Difference between the levy and the levy limit

DEBT EXCLUSION: A temporary increase to the levy to pay for capital projects as voted

CIP: Class that includes Commercial, Industrial, & Personal Property

MRF: Minimum Residential Factor. This factor represents the minimum percentage the Residential Class Must Pay

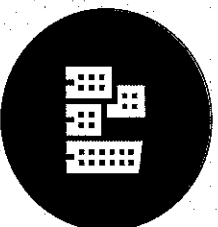
Steps in Setting the Tax Rate



DETERMINE THE PROPERTY
TAX LEVY

\$123,099,584

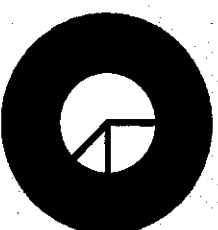
PROPOSED LEVY



DETERMINE ASSESSED
VALUATIONS

\$10,497,584,042

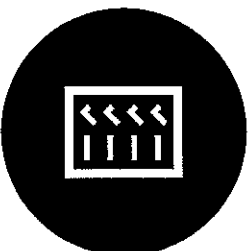
ASSESSOR



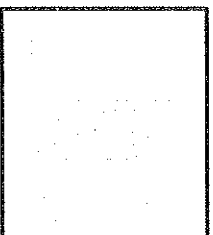
TABULATE ASSESSED
VALUATIONS
BY CLASS

ASSESSOR

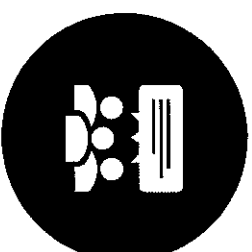
Steps in Setting the Tax Rate



OBTAIN VALUATION
CERTIFICATION
DEPARTMENT OF REVENUE

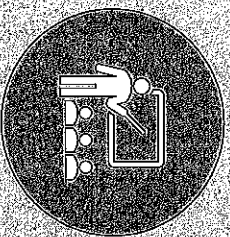


OBTAIN CERTIFICATION OF NEW
GROWTH REVENUES
\$1,240,126
DEPARTMENT OF REVENUE

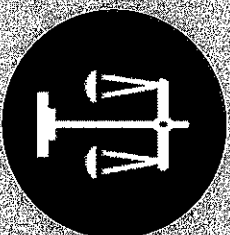


PRESENT CLASSIFICATION
OPTIONS
ASSESSOR

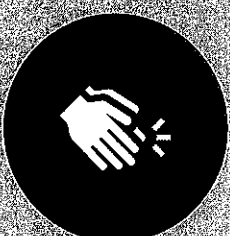
Steps in Setting the Tax Rate



REVIEW AND DISCUSS
TAX SHIFT OPTIONS
CITY COUNCIL ASSESSOR



VOTE A RESIDENTIAL
FACTOR
CITY COUNCIL



SIGN LA 5
SUBMIT RECAPITULATION
GET APPROVAL OF TAX RATES
DOR

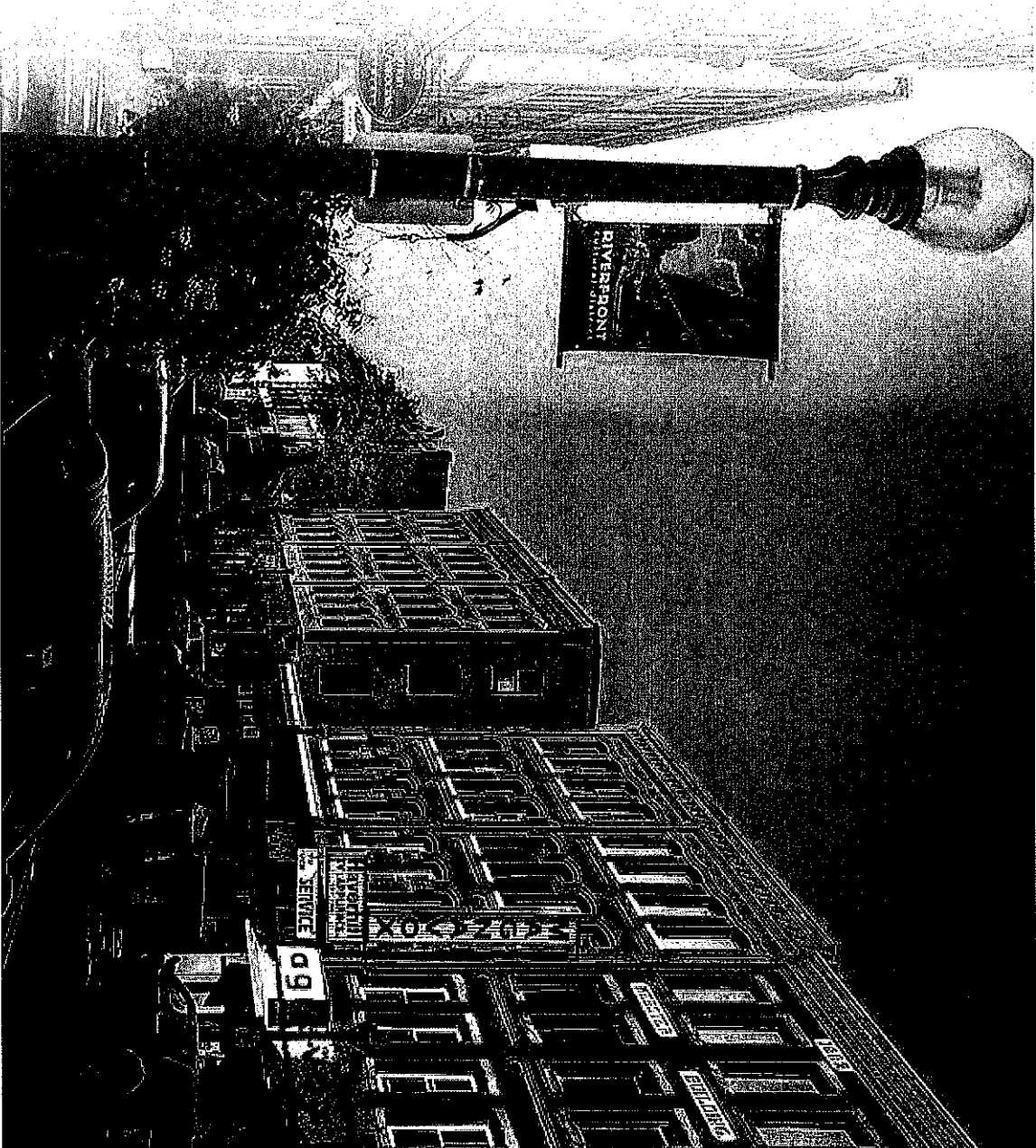
ASSESSED VALUES

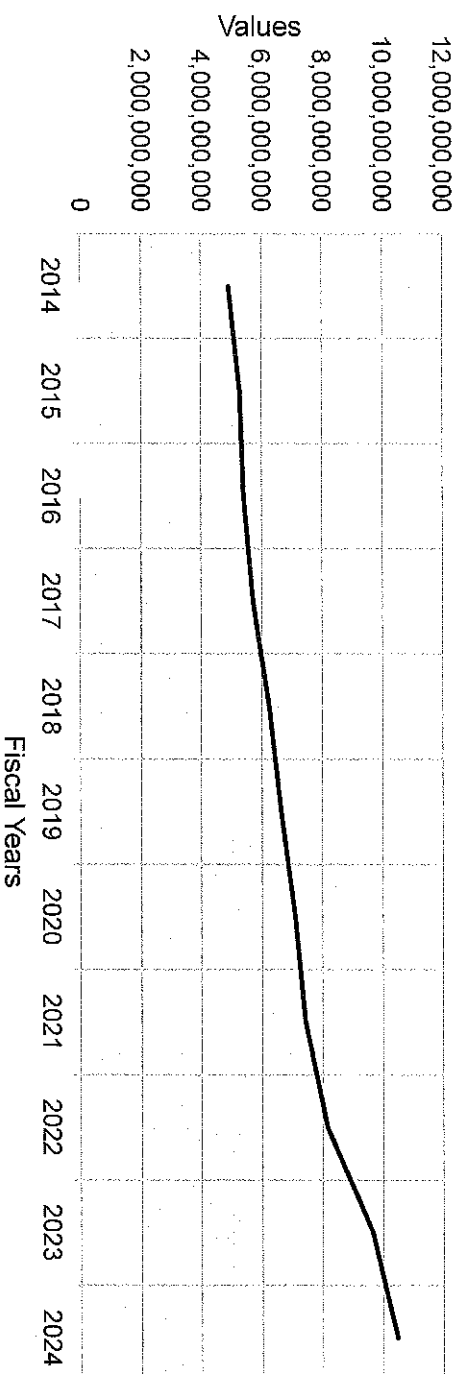
Why do we change the assessed values?

- *We are required to.* Under the guidelines of the Department of Revenue and Massachusetts General Laws, Chapter 59, we are required to assess property at 100% full and fair cash valuation as of January 1st.

What does this mean?

- Our assessed values must reflect the market, or what properties are selling for.
- The Department of Revenue reviews and approves our values annually, completing a full audit and certification every 5 years.
- If our values are not "market value" they will not be approved.





- Since 2014, we have seen a 47% increase in total taxable assessed values from \$4.9 billion in FY14 to \$10.5 billion in FY24

Historic Assessed Values – FY2014-2024

- The date of value for FY2024 is January 1st, 2023
- Total taxable value for FY2024 is \$10,497,584,042
- The FY2024 Average Single-Family Value is \$501,341
- This is an increase of \$39,032 from the FY2023 Average Single-Family Value of \$462,309
- The LA4 illustrates the number of parcels and value for each class of property

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	10,543	5,285,635,000				
102	5,308	1,713,807,636				
MISC 103,109	42	29,538,400				
104	1,884	980,963,700				
105	485	307,175,700				
111-125	370	630,764,900				
130-32,106	988	67,644,100				
200-231	0		0			
300-393	597			503,922,848		
400-442	228				304,518,280	
450-452	0				0	
CH 61 LAND	31	41	0	9,608		
CH 61A LAND	52	75	0	1,048,930		
CH 61B LAND	21	5	0	1,915,088		
012-043	221	173,262,269	0	87,509,430	30,068,165	
501	235					10,588,619
502	208					24,553,389
503	0					0
504	5					292,844,789
505	3					14,224,700
506	2					21,109,600
508	3					3,871,909
550-552	4					12,606,002
TOTALS	21,267	9,188,791,705	0	594,406,884	334,586,445	379,799,008
Real and Personal Property Total Value						
Exempt Parcel Count & Value						
					845	619,130,705

State Mandated Interim Valuation Year Update of Property Values

Every *Interim Valuation* year the Commonwealth requires all municipalities to perform updates of Real and Personal Property values based on the prior calendar year sales and overall market conditions.

This year, ***FY 2024***, Haverhill's Residential class has increased in value at a greater rate than the Commercial, Industrial & Personal Property (C.I.P) class.

Since the Residential class assessments increased at a greater % rate this year as compared to the C.I.P class, the ***Overall*** C.I.P. share in FY 2024 decreased and the Residential share increased.

To lessen the burden on residential taxpayers, the city may **shift the tax share** from one class to another.

Chapter 200 Acts of 1988

Provides for a shift up to 175% of the single tax rate if the residential share is LARGER than the prior year's share.

FY24 – Residential Share @150% – **81.2986%**

FY23 – Residential Share @150% – **80.9132%**

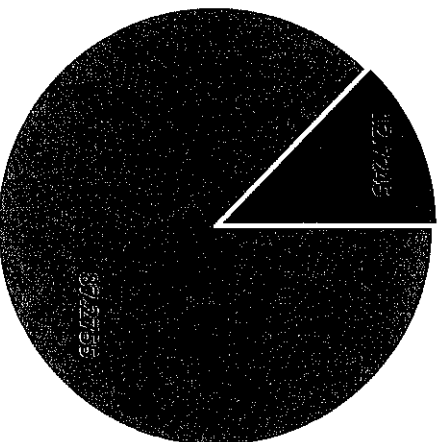
The FY 2024 Residential Share is LARGER than FY 2023 share, therefore, the city **DOES** qualify for the provisions of this legislation

Maximum allowable shift for FY24 is 175%

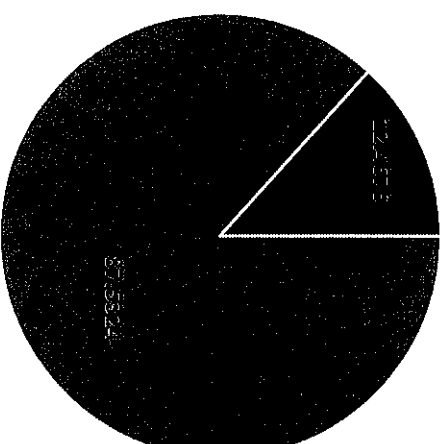
PERCENTAGE SHARE OF TOTAL TAX @ A SHIFT OF 1

FY23 AVG SINGLE FAMILY \$5,696
 FY23 AVG COMMERCIAL \$9,978

FY24 AVG SINGLE FAMILY \$5,881
 FY24 AVG COMMERCIAL \$9,901



■ RESIDENTIAL ■ CIP

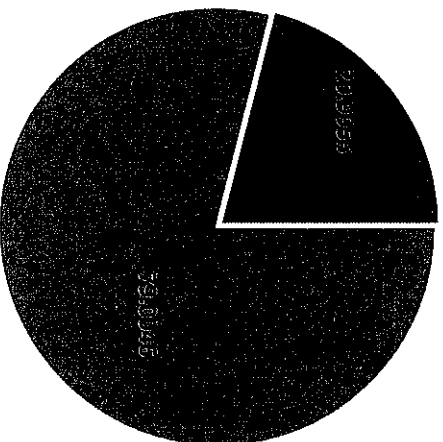


■ RESIDENTIAL ■ CIP

PERCENTAGE SHARE OF TOTAL TAX @ A SHIFT OF 1.65

FY23 AVG SINGLE FAMILY \$5,155

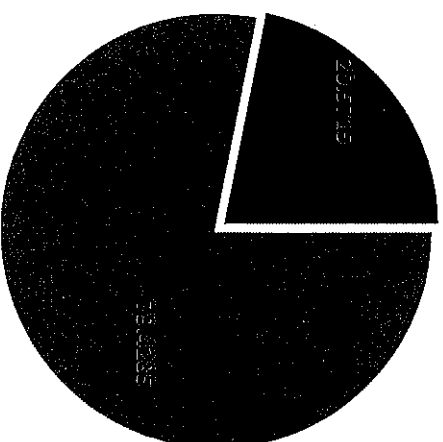
FY23 AVG COMMERCIAL \$16,466



■ RESIDENTIAL ■ CIP

FY24 AVG SINGLE FAMILY \$5,334

FY24 AVG COMMERCIAL \$16,333

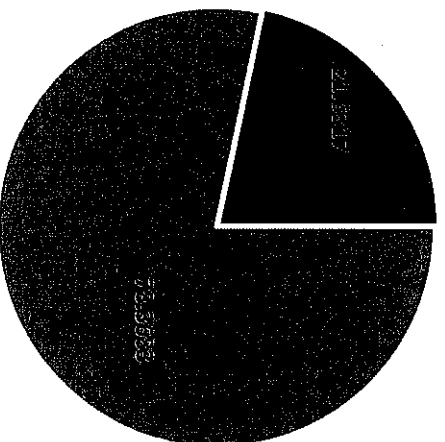


■ RESIDENTIAL ■ CIP

PERCENTAGE SHARE OF TOTAL TAX @ A SHIFT OF 1.70

FY23 AVG SINGLE FAMILY \$5,113

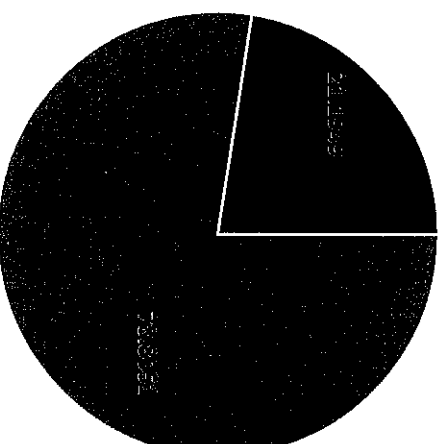
FY23 AVG COMMERCIAL \$16,968



■ RESIDENTIAL ■ CIP

FY24 AVG SINGLE FAMILY \$5,294

FY24 AVG COMMERCIAL \$16,831

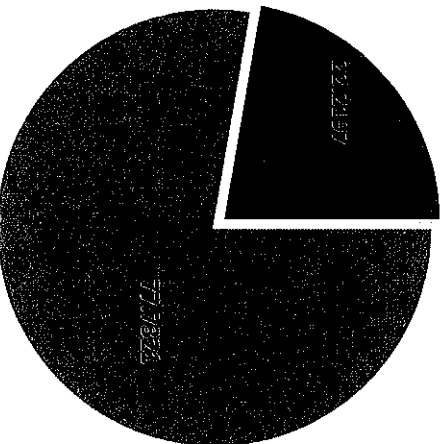


■ RESIDENTIAL ■ CIP

PERCENTAGE SHARE OF TOTAL TAX @ A SHIFT OF 1.75

FY23 AVG SINGLE FAMILY \$5,072

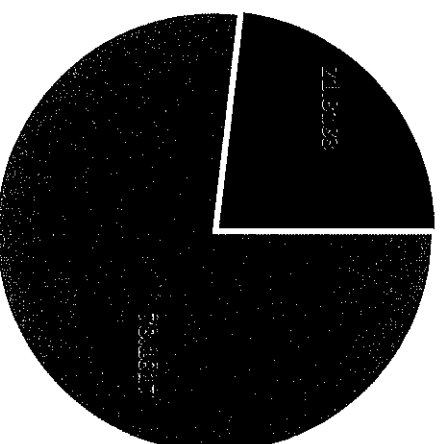
FY23 AVG COMMERCIAL \$17,462



■ RESIDENTIAL ■ CIP

FY24 AVG SINGLE FAMILY \$5,249

FY24 AVG COMMERCIAL \$17,321



■ RESIDENTIAL ■ CIP

New Growth

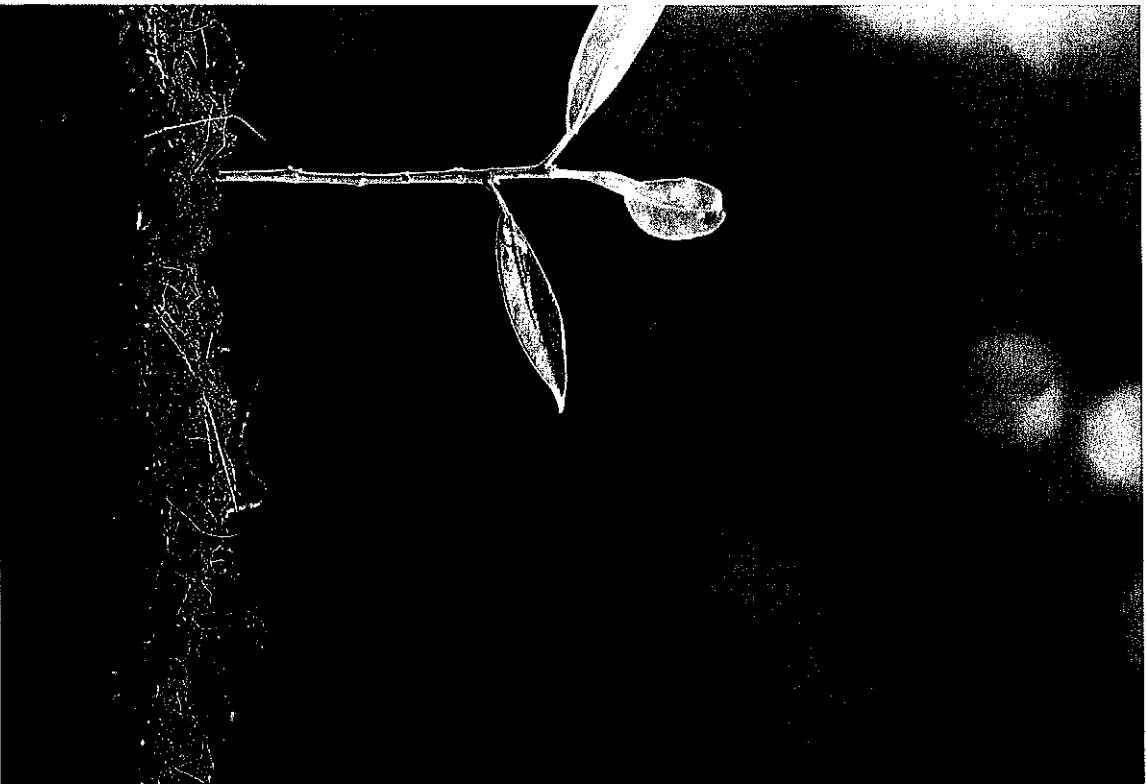
New Growth valuation was certified by the Dept. of Revenue on November 9th, 2023, at seventy-six million two hundred fifty- two thousand six hundred sixty-six dollars.

\$76,252,666

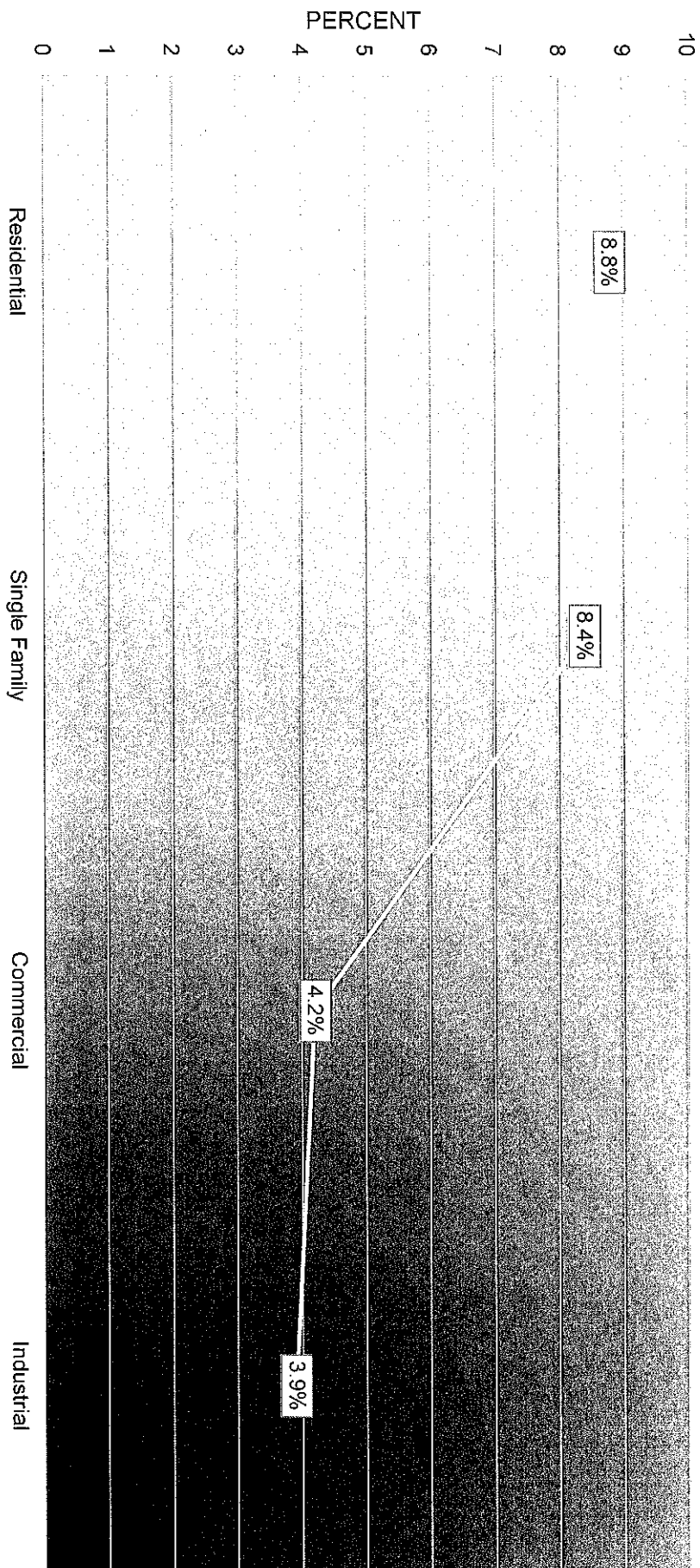
This resulted in \$1,240,126 dollars in Tax Levy Growth.

The major factors contributing to this total are:

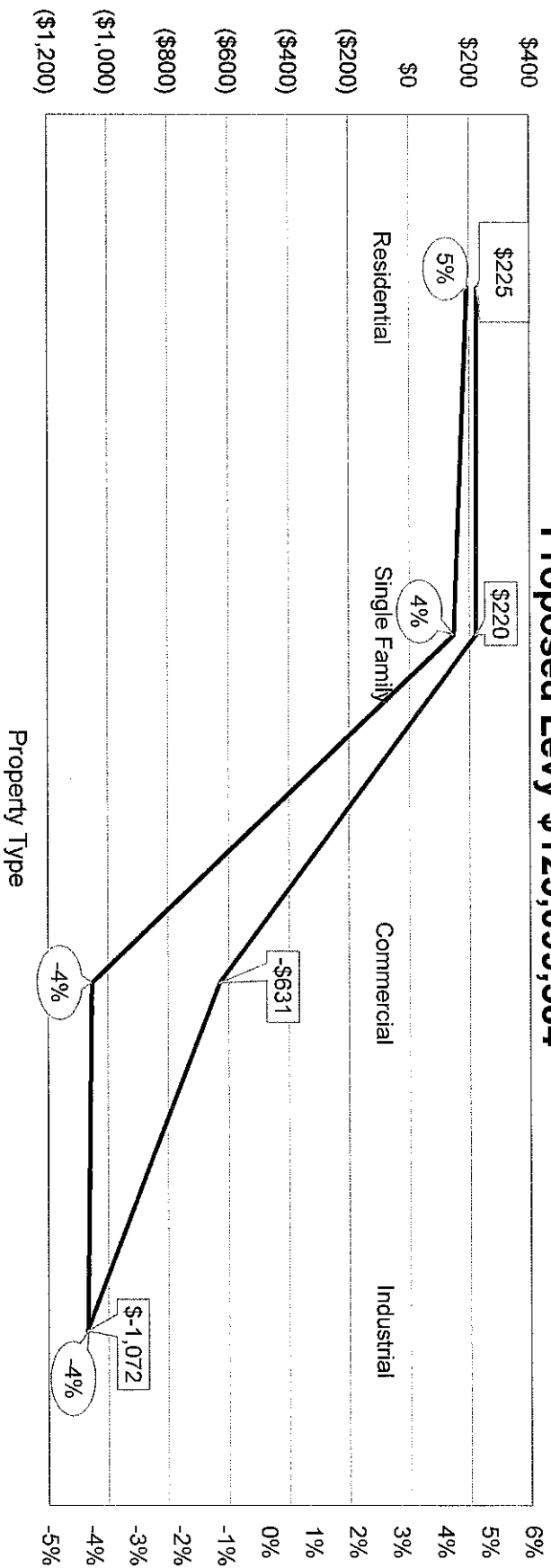
<i>Residential</i>	\$376,635
<i>Commercial</i>	\$95,533
<i>Industrial</i>	\$277,197
<i>Personal Property</i>	\$490,761



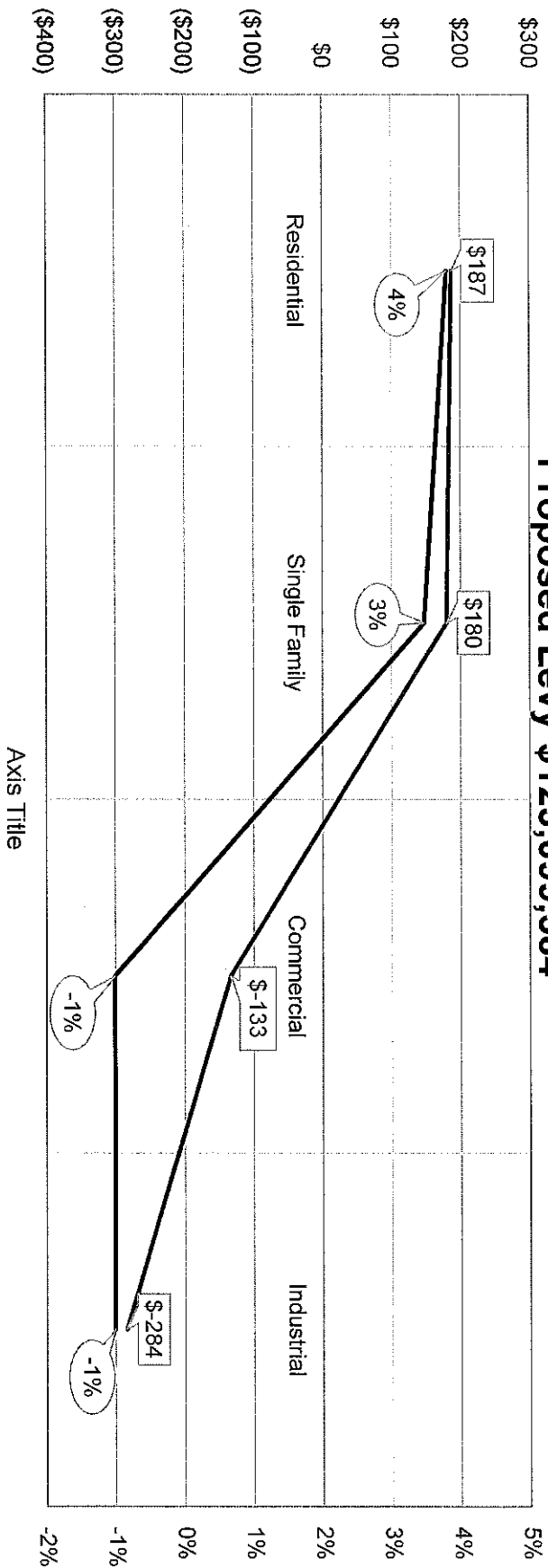
FY 24 VALUE % INCREASES



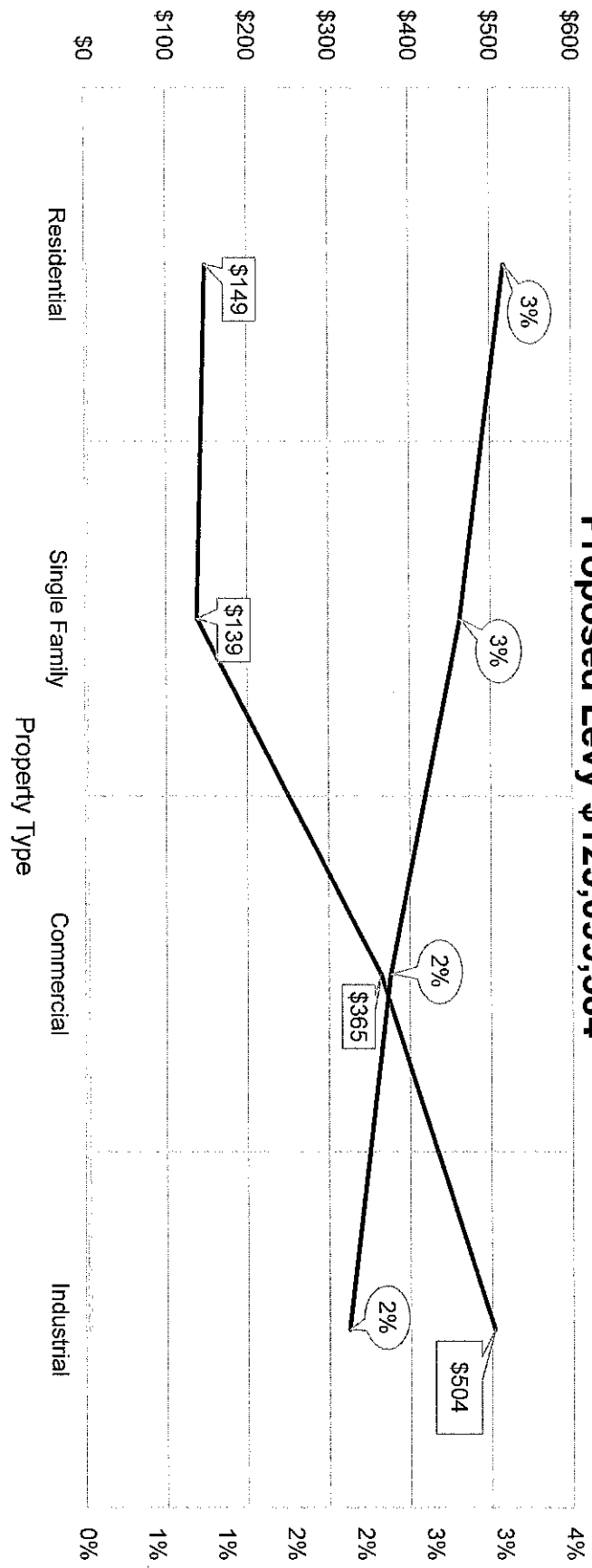
FY 24 Tax Dollar/% Effects on Taxes With CIP Shift at 160% **Proposed Levy \$123,099,584**



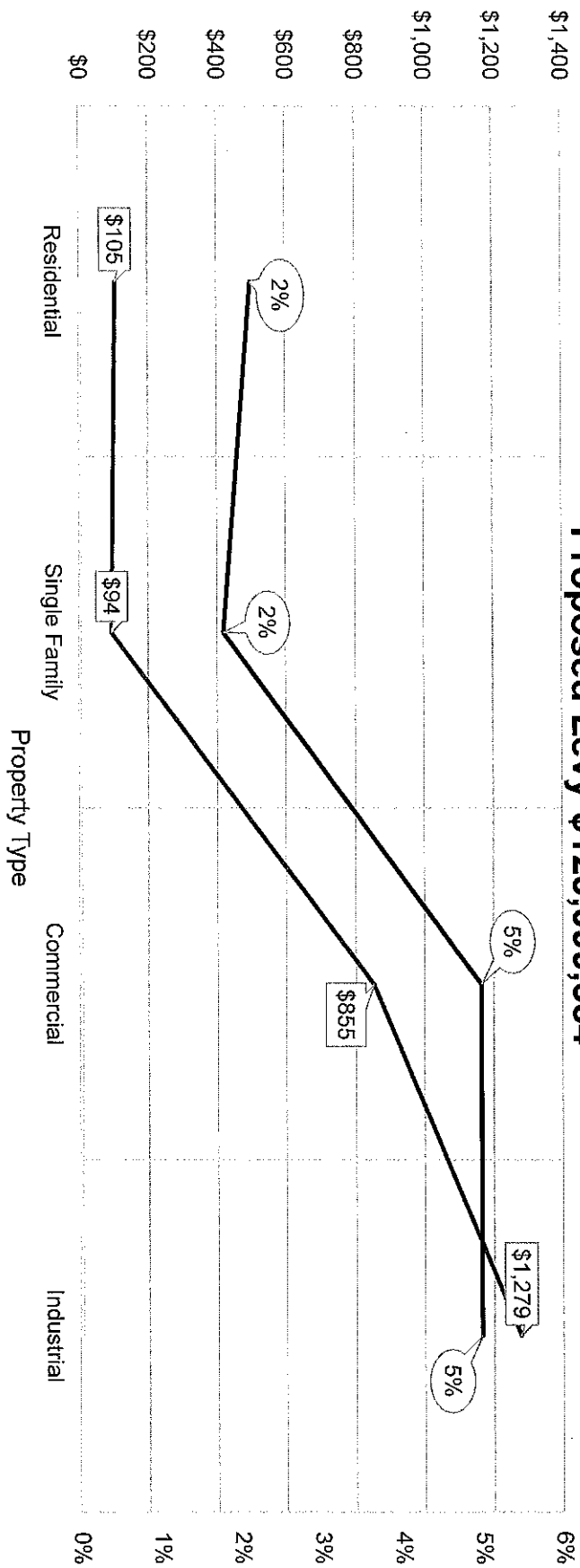
FY 24 Tax Dollar/% Effects on Taxes With CIP Shift at 165% **Proposed Levy \$123,099,584**



FY 24 Tax Dollar/% Effects on Taxes With CIP Shift at 170% **Proposed Levy \$123,099,584**



FY 24 Tax Dollar/% Effects on Taxes With CIP Shift at 175% **Proposed Levy \$123,099,584**



FY24 Calculation of the Tax Rate

FY23 Proposed Levy -
\$123,099,584

FY23 Total Taxable Value -
\$10,497,584,042

Tax Levy / Total Value= Single
Tax Rate

$$\frac{\$123,099,584}{\$10,497,584,042} = \$11.73$$

Single Tax Rate is before the
Rate Shift

FY24 Calculation of the Tax Rate

FY24 Residential Value - \$9,188,791,705

FY24 C.I.P. Value - \$1,308,792,337

FY24 Residential % - 87.5324

FY24 C.I.P. % - 12.4676

Shift Determined (1.65) *Shift FY2023

C.I.P. % 12.4676 X 1.65 = 20.5715% New share

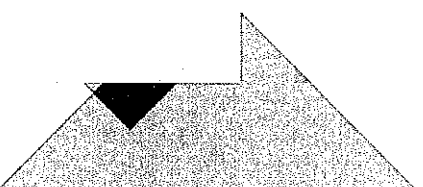
New % multiplied by Proposed Tax Levy = New C.I.P. Taxes

20.5715% X \$123,099,584 = \$2,532,343,092

New C.I.P. Taxes divided by Total C.I.P. Value = C.I.P. Tax Rate

\$2,532,343,092 / \$1,308,792,337 = \$19.35

*** Final Tax Rates can change slightly after certification due to rounding ***



Average Tax Bills @ Increments at \$123,099,584 Proposed Levy

Percent Shift	Factor	Res	CIP	Single Family	Comm	Ind
160	0.9145	\$10.72	\$18.76	\$ 5,374	\$15,835	\$25,056
				\$220	\$-631	\$-1,072
				4%	-4%	-4%
165	0.9074	\$10.64	\$19.35	\$5,334	\$16,333	\$25,844
				\$180	-\$133	-\$284
				4%	-1%	7%
170	0.9003	\$10.56	\$19.94	\$5,294	\$16,831	\$26,632
				\$139	\$365	\$504
				3%	2%	2%
175	0.8932	\$10.47	\$20.52	\$5,249	\$17,321	\$27,407
				\$94	\$855	\$1,279
				2%	5%	5%

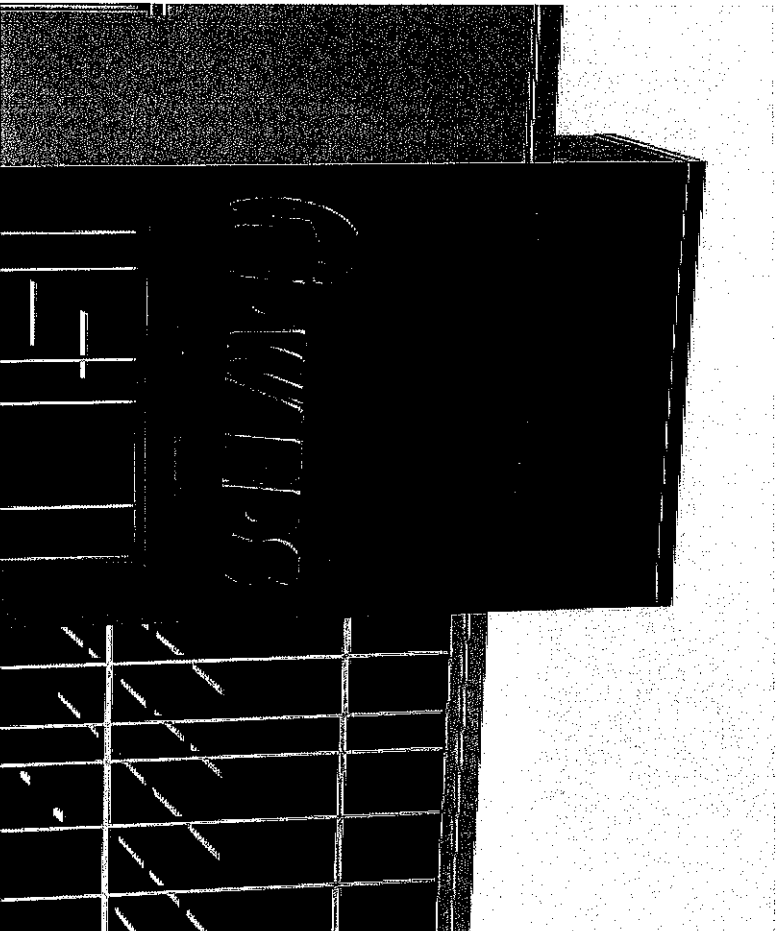
Haverhill's Historical CIP Shifts

Municipality	Fiscal Year	Max CIP Shift Allowed	CIP Shift
Haverhill	2005	1.75	1.60
Haverhill	2006	1.75	1.60
Haverhill	2007	1.75	1.60
Haverhill	2008	1.75	1.50
Haverhill	2009	1.50	1.50
Haverhill	2010	1.50	1.50
Haverhill	2011	1.50	1.50
Haverhill	2012	1.50	1.50
Haverhill	2013	1.50	1.50
Haverhill	2014	1.50	1.50
Haverhill	2015	1.75	1.56
Haverhill	2016	1.75	1.57
Haverhill	2017	1.75	1.58
Haverhill	2018	1.75	1.59
Haverhill	2019	1.75	1.63
Haverhill	2020	1.75	1.63
Haverhill	2021	1.75	1.65
Haverhill	2022	1.75	1.65
Haverhill	2023	1.75	1.65

- | | |
|----------------------------|-------------------|
| • Amesbury – 1 | • Salem, MA - 173 |
| • Newburyport – 1 | • Quincy - 175 |
| • North Andover – 130 | • Lawrence - 175 |
| • Andover – 171 | • Lowell - 175 |
| • Haverhill – 165** | • Lynn - 175 |
| • Methuen – 175 | • Peabody – 175 |
| • Beverly – 175 | • Billerica - 175 |

**Haverhill's
Current CIP
Shift Compared
to Similar
Communities**

A lower CIP Shift Corresponds with a higher Residential tax	There are Approximately 110 communities that classify	** Haverhill FY24 proposed at 165 all others actual FY23**
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NOTE

This is a policy and economic decision of the Haverhill City Council and the Assessor's Office assumes no official Position on this matter.

JAMES J. FIORENTINI
MAYOR



**CITY OF HAVERHILL
MASSACHUSETTS**

11.2.11
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@CITYOFHAVERHILL.COM
WWW.CI.HAVERHILL.MA.US

November 9, 2023

City Council President Timothy J. Jordan & Members of the City Council

RE: Oliver Aguilo - Conservation Commission Appointment

Dear Mr. President and Members of the City Council:

Please be advised that I hereby appoint Oliver Aguilo, 38 12th Avenue, Haverhill, MA to the Haverhill Conservation Commission. Mr. Aguilo will fill the expired term of Ralph Basiliere who is resigning from the Conservation Commission due to his recent election to the Haverhill City Council.

This is a non-confirming appointment. This appointment takes effect immediately and expires December 31, 2026.

Very truly yours,


James J. Fiorentini
Mayor

JJF/lyf

cc: Robert Moore, Jr., Environmental Health Technician

mayors_admin

11.3.1

From: Ralph Basiliere <basiliere18.rb@gmail.com>
Sent: Thursday, November 9, 2023 1:12 PM
To: Mayor
Cc: Fred Clark; Rob Moore; Harmony Wilson (harmonyrwilson@gmail.com); Tom Wylie (tfwrun@comcast.net)
Subject: Conservation Commission

Mayor Fiorentinni:

Having been elected to the city council I tender my resignation as Conservation Commissioner.

I appreciate your appointment and the opportunity to work to protect the people's resources and conserve open space with my esteemed colleagues on the commission. It has been a life-enriching 7 plus years.

In closing, I have faith that Oliver Augilo will be a public servant of great merit and value. I wish him and the commission Godspeed.

Ralph Basiliere

Robert D. Harb
ATTORNEY AT LAW
40 KENOZA AVENUE
HAVERHILL, MASSACHUSETTS 01830

TEL: (978) 373-5611

FAX: (978) 373-7441

EMAIL: bobharb@aol.com

November 6, 2023

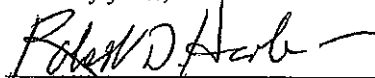
City Council
City of Haverhill
4 Summer Street
Haverhill, MA 01830

Re: **Withdrawal of Special Permit Application Without Prejudice**
CCSP-23-13- 3-7 South Central Street, LLC-Owner/Applicant
Property: 3-7 South Central Street and 9 South Chestnut Street, Haverhill
Haverhill Assessor's Map 704-645-3, 4 & 7

To The Haverhill City Council:

3-7 South Central Street, LLC, Owner and Applicant, prior to the publication of the notice of a public hearing thereon, pursuant to MGLA Chapter 40A Section 16 and the Haverhill Zoning Ordinance, hereby withdraws its Application Without Prejudice.

Sincerely yours,



Robert D. Harb, Attorney For Applicant

Applicant/Owner

3-7 South Central Street, LLC-

By: 

Frank Muraco, Manager

By: 

Christopher Zielinski, Manager

By: 

Jonathan W. Haigh, Manager

Cc: City Clerk and City Council Clerk

11.4.1

Hearing December 19,
2023

LAW OFFICES OF
Phillips, Gerstein & Channen, LLP
25 Kenoza Avenue ■ Haverhill, MA 01830
Tel: (978) 374-1131 ■ Fax: (978) 372-3086
www.pgclawoffice.com

Herbert P. Phillips (1933 - 2017)
Michael A. Gerstein
Russell S. Channen

Of Counsel:
Jane M. Owens Triano

CC 3p 23-15

11.4.2

November 6, 2023

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

Re: Developmental Approval for property located at 29 Washington Street pursuant to
The Downtown Smart Growth Overlay District
By 29 Washington Street, LLC

Assessor's Plat: 301-53-7

To the Members of the City Council:

Now comes the Applicant, 29 Washington Street LLC and hereby petitions this City Council for Development approval regarding the property located at 29 Washington Street, Haverhill, Massachusetts (the "Property"). This application is submitted pursuant to the City of Haverhill Zoning Code Section 9.8.1, et seq. (THE DOWNTOWN SMART GROWTH OVERLAY DISTRICT)

29 Washington Street, LLC intends to renovate the Property to create six residential units and two commercial units on the first floor.

HISTORY

On July 14, 1976 Raymond Eason purchased the Property from Marblehead Savings Bank and the Property remained within the Eason family until November 15, 2022, when Atlantis Ventures, LLC purchased the Property for \$750,000.00. Jonathan Cody, Manager of Atlantis Ventures, LLC created a new LLC entitled 29 Washington Street, LLC which now holds title to the Property.

PROPOSAL

The Property currently consists of a Residential/Commercial structure with office space on the first floor; unfinished rooms on the second floor; 3 bedrooms and a bathroom on

the third floor; an open kitchen, bathroom, dining area and living room on the fourth floor and open space in the basement. (Existing/Demo Floor Plans depicting the current condition are attached hereto and marked Exhibit "1")

29 Washington Street, LLC proposes to refurbish/renovate the entire building; creating the following:

- A. Two new commercial units on the first floor
- B. Unit 1A and Unit 1B on the second floor containing 504 square feet and 530 square feet, respectively;
- C. Unit 2A and Unit 2B on the third floor containing 611 square feet and 490 square feet, respectively;
- D. Unit 3A and Unit 3B on the fourth floor containing 470 square feet and 541 square feet, respectively;
- E. Resident Storage facilities in the Basement.

(Proposed Floor and Ceiling Plans are attached hereto and marked Exhibit "2")

29 Washington Street, LLC further intends to historically restore the building's façade. Jonathan Cody, Manager of 29 Washington Street, LLC met with the City of Haverhill Washington Street Historic Commission which has signed off on his project and a copy of the approval is included in this Application. (Existing and Proposed Elevation Plans and Storefront Plans are attached hereto as Exhibit "3")

APPLICATION IN ACCORDANCE WITH THE DOWNTOWN SMART GROWTH OVERLAY DISTRICT

- A. The purpose of the Downtown Smart Growth Overlay District ("DSGOD") is to encourage smart growth pursuant to MGL Chapter 40R and to foster a range of housing opportunities along with a mixed-use development component. The City has already seen the benefits of development under the DSGOD with the 305 Unit Hamel Mill Lofts complex and the 57 Unit Hayes Building complex. Although smaller in scale, this current application achieves the same goals as those for the above-referenced projects.
- B. The Property is located within Subzone D of the DSGOD. Pursuant to the Table of Uses for the Waterfront District, 29 Washington Street, LLC's proposed development is permitted by Special Permit issued by the City Council. In addition, "an applicant for a project located with the DSGOD may seek plan approval in accordance with the requirement of this section. In such case, then notwithstanding anything to the contrary in this Zoning Ordinance, such application shall not be subject to any other provision of this Zoning Ordinance".

- C. 29 Washington Street, LLC” proposed development of retail, professional office space on the first floor and residential units above are permitted rights in accordance with Section 9.8.5 of the Zoning Code.
- D. Housing Affordability Restrictions contained with Section 9.8 are inapplicable as the Project consists of only 6 residential units.
- E. With respect to Density, Subzone D allows for no more than 20 dwelling units per acre. With only 6 units proposed for the Property site, Density is not an issue.
- F. With respect to the parking requirements, the Code requires 1.2 spaces per unit subject to a request for reduction pursuant to Section 9.8.9 (4). 29 Washington Street, LLC proposes 1 space per unit. Section 9.8.9 (4) allows for a reduction in spaces upon a showing that the lesser amount of parking will not cause excessive congestion, endanger public safety or that lesser amount of parking will provide positive environmental or other benefits. 29 Washington Street, LLC suggests that since these are only studio units consisting of approximately 500-650 square feet; that they are not designed to house more than one individual. In addition, there is both public transportation and a public parking garage within walking distance. For these reasons, 29 Washington Street, LLC believes one spot per unit or a total of 6 spaces are appropriate. With respect to location, the undersigned attached a Commercial Lease between McIntyre Day H7, LLC and 29 Washington Street, LLC. The lease would allow 29 Washington Street to lease six (6) parking spots at 191 Merrimack Street, which is within 800 feet of the Premises. (Copy of Proposed Lease is attached hereto and marked Exhibit “4”).
- G. With respect to Design Standards, Section 9.8.11 (4) and (5) shall apply. The plans attached to this application are consistent with these standards. The first floor shall be restricted to allowed non-residential use and shall include a “front” façade. The building’s height shall remain four stories and shall remain subject to advisory review by the Washington Street Historic District Commission.

As Manager of 29 Washington Street, LLC, Jonathan Cody has already shown his commitment to the City of Haverhill through his transformation of St. Joseph’s School; 20 Newcomb Street (“the White House behind City Hall Parking lot); the recent purchase and Planning Board approval to create 21 residential units and 3 commercial units at 200 Merrimack Street (“The Casey Building”) and numerous other projects designed to beautify this City and create housing for the community. 29 Washington Street, LLC believes this project will do the same.

29 Washington Streets, LLC hereby waives any notice requirement by the Council with respect to this Petition and requests that this Petition be scheduled for the next available Council Meeting and further waives the 120 day hearing requirement.

As noted herein:

Attached as Exhibit "1" is the Existing/Demo Plans.

Attached as Exhibit "2" is the Proposed Floor and Ceiling Plans.

Attached as Exhibit "3" is the Existing and Proposed Elevation and Storefront Plans.

Attached as Exhibit "4" is the Proposed Lease

CONCLUSION

For the above reasons, the Applicant, 29 Washington Street, LLC respectfully requests that this Board grants its Petition for a Special Permit allowing for the creation of six residential studio apartments and two commercial units pursuant to the Developmental Smart Growth Overlay District and Section 9.8.1 of the City of Haverhill Zoning Code for the property located at 29 Washington Street, Haverhill, Massachusetts.

Very truly yours,


29 Washington Street, LLC

By its Attorney:




Russell S. Channen

City Council Special Permit - Add to a project

 **Expiration Date**

Active

Request Changes
(</#/explore/request-changes/163822>)



CCSP-23-15



Details
Submitted on Nov 7, 2023 at 9:14 am



Attachments
9 files



Activity Feed
Latest activity on Nov 7, 2023



Applicant
Russell Channen



Location
29 WASHINGTON ST, Haverhill, MA 01832

View ▼

Edit Workflow



Special Permit Filing Fee
Paid Nov 07, 2023 at 9:15 am



Planning Director Review
Completed Nov 07, 2023 at 10:06 am



City Clerk Review - Hearing Dates Set
Completed Nov 08, 2023 at 12:49 pm



City Council Clerk Notified



Completed Nov 07, 2023 at 10:20 am

LB

**Assessor for Abutter's List**

Completed Nov 07, 2023 at 10:35 am

**Conservation Department Review**

Completed Nov 07, 2023 at 10:30 am

**DPW Review**

In Progress

**Engineering Department Review**

In Progress

**Fire1 Department Review**

Skipped Nov 07, 2023 at 11:22 am

**Fire2 Department Review**

Completed Nov 07, 2023 at 11:25 am

**Health Department Review**

In Progress

**Police Department Review**

Completed Nov 07, 2023 at 11:08 am

**School Department Review**

Completed Nov 07, 2023 at 10:18 am

**Storm Water Review**

Completed Nov 07, 2023 at 10:30 am

**Water/Wastewater Review**

In Progress

**Water Supply Review**

In Progress

**Building Inspector Approval for Agenda**

In Progress

**First Ad Placement**

Review

**Placed on Agenda**

Review



**Abutter Notification**

Review

**Second Ad Placement**

Review

**City Council Meeting**

Review

**Meeting Minutes & Decision Filed w/City Clerk**

Review



Details

Important: Please Read Before Starting Your Application

THE CITY COUNCIL HAS CHANGED THE DEADLINE FOR SUBMITTING APPLICATIONS FOR SPECIAL PERMITS. IT IS NOW APPROXIMATELY 6 WEEKS PRIOR TO THE HEARING DATE. ALSO, ALL APPLICATIONS MUST BE COMPLETE, HAVING SATISFIED ALL OF THE REQUIREMENTS - BOTH INFORMATION AND ATTACHMENTS - FROM THE BUILDING INSPECTOR, CITY TREASURER, CITY ASSESSOR AND CLERK OF THE BOARD. INCOMPLETE OR LATE APPLICATIONS WILL NOT BE HEARD UNTIL AT LEAST 1 MEETING LATER

Applicant Information**Edit**

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

What is Your Role in This Process?*

Attorney/Agent

Applicant Business/Firm Name*

Phillips, Gerstein & Channen, LLP

Applicant Business/Firm Phone*

978-374-1131 x 143

Applicant Business/Firm Address*

25 Kenoza Avenue

Applicant Business/Firm City*

Haverhill

Applicant Business/Firm State*

Massachusetts

Applicant Business/Firm Zip*

01830

Client Name*

29 Washington Street, LLC

Client Business Name*

29 Washington Street, LLC

Client Phone*

978-767-0081

PERMISSION

1. As Applicant and Owner, 25 Washington Street, LLC does not require permission from a third party.

ZONING

Pursuant to Section 9.8.4 (applicability of DSGOD) any application for a project within the DSGOD shall not be subject to provisions of the ZONING CODE.

LAW OFFICES OF

Phillips, Gerstein & Channen, LLP

25 Kenoza Avenue ■ Haverhill, MA 01830

Tel: (978) 374-1131 ■ Fax: (978) 372-3086

www.pgclawoffice.com

Herbert P. Phillips (1933 - 2017)

Michael A. Gerstein

Russell S. Channen

Of Counsel:

Jane M. Owens Triano

ZONING OPINION LETTER

November 7, 2023

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

Re: Developmental Approval for property located at 29 Washington Street pursuant to
The Downtown Smart Growth Overlay District
By 29 Washington Street, LLC

Assessor's Plat: 301-53-7

To the Members of the City Council:

In conjunction with the Applicant's Application for a Special Permit, please accept this Opinion Letter regarding Zoning within THE DOWNTOWN SMART GROWTH OVERLAY DISTRICT and the City of Haverhill Zoning Code Section 9.8.1, et seq.

29 Washington Street, LLC intends to renovate the Property to create six residential units and two commercial units on the first floor.

APPLICATION IN ACCORDANCE WITH THE DOWNTOWN SMART GROWTH OVERLAY DISTRICT (ZONING OPINION)

- A. The Property is located within Subzone D of the DSGOD. Pursuant to the Table of Uses for the Waterfront District, 29 Washington Street, LLC's proposed development is permitted by Special Permit issued by the City Council. In addition, "an applicant for a project located with the DSGOD may seek plan approval in accordance with the requirement of this section. In such case, then notwithstanding anything to the contrary in this Zoning Ordinance, such application shall not be subject to any other provision of this Zoning Ordinance".

- B. 29 Washington Street, LLC" proposed development of retail, professional office space on the first floor and residential units above are permitted rights in accordance with Section 9.8.5 of the Zoning Code.
- C. Housing Affordability Restrictions contained with Section 9.8 are inapplicable as the Project consists of only 6 residential units.
- D. With respect to Density, Subzone D allows for no more than 20 dwelling units per acre. With only 6 units proposed for the Property site, Density is not an issue.
- E. With respect to the parking requirements, the Code requires 1.2 spaces per unit subject to a request for reduction pursuant to Section 9.8.9 (4). 29 Washington Street, LLC proposes 1 space per unit. Section 9.8.9 (4) allows for a reduction in spaces upon a showing that the lesser amount of parking will not cause excessive congestion, endanger public safety or that lesser amount of parking will provide positive environmental or other benefits. 29 Washington Street, LLC suggests that since these are only studio units consisting of approximately 500-650 square feet; that they are not designed to house more than one individual. In addition, there is both public transportation and a public parking garage within walking distance. For these reasons, 29 Washington Street, LLC believes one spot per unit or a total of 6 spaces are appropriate. With respect to location, the Applicant has entered into an agreement to lease six (6) parking spots from McIntyre Day H7, LLC owner of the Property 191 Merrimack Street. This location is within 800 feet of the Premises. (Copy of Proposed Lease is attached to the Applicant's Written Brief and incorporated herein by reference).
- F. With respect to Design Standards, Section 9.8.11 (4) and (5) shall apply. The plans incorporated into the Applicant's brief are consistent with these standards. The first floor shall be restricted to allowed non-residential use and shall include a "front" façade. The building's height shall remain four stories and shall remain subject to advisory review by the Washington Street Historic District Commission.

Based upon the above, the undersigned believes that the proposed project complies with the Zoning/Requirements of the DSGOD and Section 9.8.1, et seq. of the Haverhill Zoning Code.

Very truly yours,

29 Washington Street, LLC

By its Attorney:


Russell S. Channen



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

File 10 days

HAVERHILL CITY CLERK 403-9725 ext 240

13.1

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

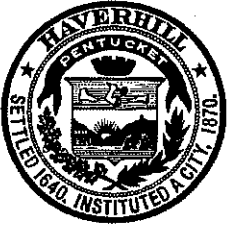
Central Street: Across from #40	No Parking (except for 1 24-hour parking space)	24 hours
South Pleasant Street: In front of #98	No Parking (except for 1 24-hour parking space)	24 hours
Fountain Street: In front of #34	No Parking (except for 1 24-hour parking space)	24 hours

AND is hereby further amended by DELETING the following:

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

APPROVED AS TO LEGALITY

City Solicitor



Haverhill

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


November 8, 2023

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

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

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

Sincerely,



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

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



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

River Street:

In front of #151

No Parking

**(except for 1 24-hour
parking space)**

24 hours

APPROVED AS TO LEGALITY

City Solicitor



Haverhill

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

November 9, 2023


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

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

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

Please contact me if you have any questions.

Sincerely,



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

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



15-K

DOCUMENT 15-K

File 10 DAYS

15.1

CITY OF HAVERHILL

In Municipal Council October 24 2023

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Seventh Avenue: In front of #21	No Parking (except for 1 24-hour Parking space)	24 hours
South Warren Street: Beginning 20' south of intersection With South Central St	No Parking (except for 1 24-hour Parking space)	24 hours

APPROVED AS TO LEGALITY

City Solicitor

PLACED ON FILE for at least 10 days

Attest:

City Clerk



Haverhill

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

October 18, 2023

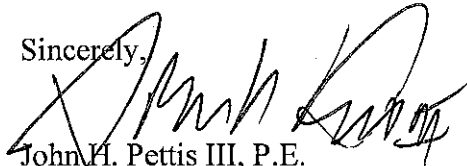
**MEMO TO: CITY COUNCIL PRESIDENT TIMOTHY J. JORDAN AND
MEMBERS OF THE CITY COUNCIL**

Subject: *Seventh Avenue #21 and South Warren Street (for South
Central Street #21) – Add Handicap Parking – HPS-23-12
and -13*

Please see attached ordinance, as requested.

Please contact me if you have any questions.

Sincerely,



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

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

CITY COUNCIL

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



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

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843
DOCUMENTS REFERRED TO COMMITTEE STUDY

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

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