



CITY OF HAVERHILL

CITY CLERK

4 SUMMER STREET, ROOM 118
HAVERHILL, MASSACHUSETTS 01830

(978) 374-2312
PHONE

Permit #CCSC-25-1

Proposed Use: Two storage containers on property for longer than 6 months

Applicant/Property Owner: Ryan Walsh

Location: 558 Amesbury Road

Zoning District: RS

Relief Sought: Permit under Zoning Ordinance Section 3.2.4

Meeting Date(s): July 22, 2025 and August 5, 2025

Members Present: Sullivan (President), Councilors Basiliere, Hobbs-Everett (remote), McGonagle, LePage, Rogers, Michitson, Lewandowski, Ferreira and Toohey.

Members Absent: Jordan (Vice President)

Vote: The Council voted 10-0 to approve the Permit with conditions

Materials submitted: (copies of materials are available on the city's website. Video of the City Council proceedings available on HC Media website)

- Plot Plan dated 11/19/24
- Mass Mapper picture of property
- Pictures of storage containers (2)
- City Department reviews: Conservation, Fire Department 1, Water Supply, Building Inspector
- Public Hearing Notice, dated July 9, 2025

REQUEST

The applicant seeks a permit from the City Council for two regulated storage containers on the above-identified property owned by Ryan Walsh. Zoning Ordinance Section 3.2.4.3 permits the presence of two (2) or fewer such containers for not more than six (6) consecutive months as an accessory residential or nonresidential use. Under Zoning Ordinance 3.2.4.3.2, "[t]he use of more than two regulated storage containers, or the use of a regulated storage container for more than six months, shall require the issuance of a permit by the City Council."

FINDINGS

The individual findings of the Councilors are included in the Council's Administrative Record and are also reflected in the minutes. The findings of the Council as whole are stated herein:

- The applicant's plan/photographs were reviewed and circulated to the various City Departments enumerated above and are thus deemed to comply with the submittal requirements.
- A majority of the councilors found that the proposal, as conditioned, meets the requirements of the local ordinance. The requested permit fills a need for short-term and intermediate-term storage while not impacting traffic, pedestrian flow/safety, parking, municipal utilities,

neighborhood character, the natural environment or municipal finances. In particular, the relocation of the containers, as conditioned, will address concerns related to the fact that the subject property is in a flood zone and that the present location of the containers is cause for concern from an environmental standpoint, particularly where some of the items being stored include landscaping equipment and motorcycle parts, which could leak and thereby cause environmental contamination. Moreover, there was no objection to the requested relief by abutters, and the approval, as conditioned, is consistent with the feedback received from the City's various departments.

DECISION

On August 5, 2025, the Haverhill City Council roll call voted 10-0 (the Council consists of 11 members) to approve a Permit for two storage containers on property as presented. The Councilors who voted in favor were Sullivan (President), Basiliere, Hobbs Everett (remote), Michitson, McGonagle, LePage, Lewandowski, Ferreira, Toohey and Rogers. Councilors opposed were none. Councilors absent were: Vice President Jordan. The approval is subject to the following two (2) conditions:

1. The permit shall expire one (1) year from the date of approval, at which time the applicant may seek an extension of such permit from the City Council.
2. The storage containers shall be relocated to the southwest corner of the lot.

Any appeal of this decision of the Board shall be made in accordance with M.G.L. Ch. 40A, Section 17, to a court of competent jurisdiction.



Thomas J. Sullivan, President
Haverhill City Council

8/19/25

Date

Failure to comply with the permit conditions, or failure to otherwise remain in compliance with future requirements applicable to this permit are subject to penalties under Section 10.1.8 of the Haverhill Zoning Ordinance.¹ In addition, said failure shall be cause to recall the permit and require a new public hearing which may result in the imposition of additional conditions or the rescission of this permit.

I hereby certify that no appeal has been filed on this
Decision within the required 20-day appeal period. -City Clerk

¹ Haverhill Zoning Ordinance Section 10.1.8 provides: "Any owner or person who violates or refuses to comply with any of the provisions of this chapter may, upon conviction, be fined a sum of up to \$300 per day, for each offense. Each day, or portion of a day, that any violation is allowed to continue shall constitute a separate offense."

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
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HAVERHILL, MASSACHUSETTS 01830-5843

**APPLICATION FOR SPECIAL PERMIT
DOCUMENT 87, CCSC-25-1
FOR APPLICANT Ryan Walsh
558 Amesbury Road
August 5, 2025**

**DOC. 87 – SUMMARY MINUTES OF SPECIAL PERMIT IN PERSON AND HYBRID
HEARING HELD ON AUGUST 5, 2025, FOR PETITION FROM RYAN WALSH. APPLICANT –
558 AMESBURY ROAD FOR SPECIAL PERMIT CCSC-25-1 REQUESTING TO HAVE 2 STORAGE
CONTAINERS ON HIS PROPERTY – MAP 444, BLOCK 3, LOT 6**

SUBJECT: DOCUMENT87 ; CCSC-25-1: Petition from Ryan Walsh applicant for property located at
558 Amesbury Road

Present: President Thomas Sullivan, Councilors Ralph Basiliere, Devan Ferreira, Melissa Lewandowski
Catherine Rogers, Michael McGonagle John Michitson, Colin Lepage and Shaun Toohey

Remote: Councilor Katrina Hobbs Everett,

Members Absent: Vice President Jordan

**City Clerk Wright: CCSC 25-1; Special Permit Application from Ryan Walsh requests
to keep 2 storage containers for longer than six months on his property at 558
Amesbury Road. Continued from July 22, 2025**

Ryan Walsh addressed the council. He stated I would like to keep them indefinitely and I would prefer to keep them on the side of the property they are currently on as the south west corner I would have to drive through my whole yard to get to them. I understand it's a flood zone, but you know from where the water is. I'm about 9 feet above where they are next to the second driveway so it's preferable for me President Sullivan stated thank you Ryan is there anything else you'd like to tell us.

Ryan Walsh stated I appreciate the assistance.

President Sullivan stated trying to be clear, you are requesting us to allow you to keep the containers where they are right now for an indefinite period of time. How this works Ryan, I don't think there's going to be many participating from the audience tonight since there's only three people left, but I do have to go through the motions and ask.

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

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

President Sullivan closed the hearing.

MOTION BY COUNCILOR MCGONAGLE FOR PASSAGE, SECOND BY COUNCILOR LEPAGE

Councilor Lewandowski stated it says on your application that you anticipate having a container on site for 12 months (a year) is that correct.

Ryan Walsh stated yes, we are trying to sell our house. We had our house on the market we didn't get a lot of bids, so we are doing some home improvement projects right now. I'll Probably pull a permit for the roof here soon so just until about 12 months is as long as I expect.

Councilor Lewandowski stated so given that and given the fact that when we were when we had someone before us in March, we conditioned the approval of the storage containers to be to particular time of year. I believe it was like two years with them coming back so since this individual, Mr. Walsh has said that he only plans to keep it for a year. I would ask that we add a condition before we vote that this be for a year only.

MOTION BY COUNCILOR LEWANDOWSKI THAT WILL BE FOR A YEAR ONLY, SECOND BY COUNCILOR LEPAGE

Councilor Ferreira stated in some of the comments from Rob Moore on this my understanding was he suggested that the containers be moved per flood plain and wetland areas for where they're currently located.

President Sullivan stated to south corner of lot.

Councilor Ferreira stated that's concerning to me. I know they are temporary but kind of a long-term situation with the packing in the moving and all that, so is there a way to keep these comments included as this application.

President Sullivan stated the proper thing to do is to make the motion to approve this only if they move to the southwest corner of the lot. Do you want to make that motion?

Councilor Ferreira stated I will make that motion.

Councilor Basiliere stated I second that.

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President Sullivan stated there is another person out there online Michelle Buckley, who has her hand up and apparently your hands been up for a while. Can you get Michelle online. Michelle Buckley is there anything you would like to say? She's not unmuting herself. I'm going to assume she doesn't want to say anything at this time, her hands up for the entire meeting. So, we have a motion to approve this subject to two conditions. Madam Clerk, can you repeat the motions.

City Clerk Wright stated yes, before I do can you repeat the second on the relocation of the containers.

President Sullivan stated Councilor Basiliere.

City Clerk Wright stated so the first that I have is that the storage container be allowed on the property for one year and after one year the applicant would have to reapply that was by Councilor Lewandowski with a second by Councilor LePage.

President Sullivan stated hold on. Ryan, did you have something you wanted to say again.

Ryan Walsh stated I just wanted to respond to the movement of the storage containers.

President Sullivan stated if you'd like to respond go ahead the motions are being made, and we will be voting on this shortly.

Ryan Walsh stated me moving to the southwest corner again, I don't have a driveway to get to them. I can't bring my truck there if I move them it's going to completely ruin my yard which is going to push back on the sale of my house. Again, I understand that on the map it is hard to exactly understand what is happening but there is a 7-8' hill down to the water they are nowhere near it. Again, I can move them 10-20' up towards the house off the flood zone. I am happy to lay rocks. I will do whatever I can to keep them on that side but if I have to move them to the southwest corner it would ruin my yard.

Councilor Ferreira stated what are you putting in these containers cause they're pretty large so if you're packing up your whole house and into them, my hesitation for placement on wetlands and flood plain is things that could spill and leak and contaminate the property for the next people who will be lucky to own it hopefully when you have a great sale. So, they're large so when I see containers that big I think about equipment storage and I think about fuel and I think about small lawn tractors so I don't know if you could clarify some of that to maybe put my mind at ease a little bit.

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Ryan Walsh stated there is landscaping equipment, but it is mostly rocks, gravel, motorcycle parts in there. There are no engines, no oil, no nothing of that. There is seed, pavers from my yard. I won't be using those containers to move my house. I will be renting pods or a moving company. I don't want weight to be a factor here because there is not a lot of weight in them. They are big and they will be traveling with me when I leave, I won't be using them to move my house or put an actual lawnmower in them.

President Sullivan asked do you want to stay with your motion?

Councilor Ferreira stated I'm going to think out loud my gut feeling is these containers are generally sturdy metal containers with floors they do close tightly and I am hoping to trust the intent that they will be leaving upon a sale, but I'm not crazy about the location in general even upon the initial placement.

President Sullivan stated so you want to keep your motion, and we will take a vote on it.

Councilor Ferreira stated I think I would like to keep my motion and understanding that the moving is hard but also understanding you've got plenty of time ahead of you to throw some grass seed down or conservation mix or whatever you need to do in that area that will grow lovely and quickly for that space if this motion passes. I would like to stay with it.

President Sullivan stated Madam Clerk can you please call the roll to approve the two containers with the conditions.

City Clerk Wright stated we will have to vote on the first condition for the one year only time period.

MOTION BY COUNCILOR LEWANDOWSKI THAT WILL BE FOR A YEAR ONLY, SECOND BY COUNCILOR LEPAGE

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

YEAS 10, NAYS 0, ABSENT 1 (JORDAN)

President Sullivan stated that passes.

City Clerk Wright stated the next motion is to relocate the storage containers to the southwest corner of the lot.

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MOTION BY COUNCILOR FERREIRA TO RELOCATE STORAGE CONTAINERS TO THE
SOUTHWEST CORNER OF THE LOT, SECOND COUNCILOR BASILIERE.

City Clerk Wright: Councilor Basiliere-yes, Councilor Hobbs Everett-yes, Councilor Michitson-no, Councilor
Ferreira-yes, Councilor Lewandowski-yes, Councilor Toohey-yes, Councilor McGonagle-yes, Councilor
LePage-no, Councilor Rogers-no, President Sullivan-no.

YEAS 6, NAYS 4, ABSENT 1 (JORDAN)

President Sullivan stated that passes.

President Sullivan stated now on the item itself with the conditions.

MOTION BY COUNCILOR MCGONAGLE FOR PASSAGE WITH CONDITIONS, SECOND BY COUNCILOR LEPAGE

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

YEAS 10, NAYS 0, ABSENT 1 (JORDAN)

President Sullivan stated that passes.

President Sullivan stated Ryan you have been giving permission to keep those containers, but you are required
to move them to the southwest corner. I am just going to recommend that perhaps you will want to go back
to the parties, the department heads to see if there is any room in their wheelhouse that if you want to move
them or you could move them 10-15' this way or that way. If they say something positive about that you
could always come back to us and try to have that amended.

Respectfully submitted,

Date: August 20, 2025

Lori A. Robertson

Lori A. Robertson
Administrative Assistant