



Haverhill

Economic Development and Planning

Phone: 978-374-2330

wpillsbury@HaverhillMA.gov

HAVERHILL PLANNING BOARD Planning Board Agenda

6-11-2025 Planning Board Meeting

The Haverhill Planning board will hold its public hearing on **WEDNESDAY, June 11, 2025 at 7:00 P.M. in ROOM 301, HAVERHILL CITY HALL**, to hear the petitions listed below. (See files on the Planning Dept. for further information.)

PUBLIC HEARINGS:

✓ **Zoning Amendment:** Flood Plain regulations

Zoning Amendment: 230 Amesbury Rd. Parcel #465-4-1, #465-4-4, #465-4-3 residents respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium**.

Zoning Amendment: Roof Top Solar energy systems.

Street Acceptance: The City of Haverhill seeks a favorable recommendation to the City Council to Accept these streets as public Ways: Mohawk Trail. (file# 127614)

Street Acceptance: The City of Haverhill seeks a favorable recommendation to the City Council to accept the street as public ways Harbor Drive. (file# 126571)

Frontage Waiver for 94 Portland St.: The Owner/applicant Caitlyn Masys seeks the Planning Board approval for the frontage waiver. Applicant has a variance for frontage in the SC and RR zones. See map. 609, Block 489, Lots 2 & 3. (PBFW-25-1)

DEFINITIVE ESCROWS: Newburg Street, the developer is requesting a bond reduction for the above-mentioned.

REMINDERS FOR EXPIRING DEFINITIVE ESCROW:

91 Snow Road: Remind the developer that the performance guarantee agreement expires on 7/22/2025 for completion and 8/22/2025 for funding. The developer must submit an extension agreement or bond attachment may be considered.

FORM A PLANS:

- 10 Newburg Street (PBFA-25-3)
- 230 Amesbury Road (PBFA-25-4)



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ENDORSEMENT OF PLANS: None at this time.

Any other matter

Signed,

Paul B. Howard

Chairman

Cc: Copies to the cited Files
Mayor Melinda E. Barrett
City Clerk
City Solicitor
Planning Board Members
Applicants/Owners/Engineers and Surveyors
City Departments



Haverhill

Economic Development and Planning

Phone: 978-374-2330

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DATE: May 8, 2025

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

FROM: William Pillsbury, Economic Development and Planning Director

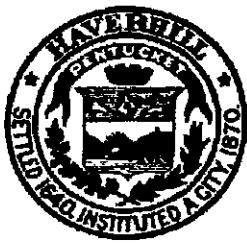
RE: Zoning Amendment- Floodplain Overlay District (Sec 255:9.1)

Attached please find a proposed zoning ordinance amendment prepared by City Solicitor Lisa Mead. The proposed amendments provide required updates to the City's Floodplain Overlay District Ordinance (FODO).

I request that the council refer the proposed ordinance to the planning board for a hearing to be held on June 11, 2025, and also schedule a hearing before the council on the proposed amendment shortly thereafter.

Thank you for your attention to this matter.

RECOMMENDATION: Refer the proposed amendment to the Planning BOARD FOR A HEARING ON JUNE 11, 2025 and schedule a hearing on the city council agenda shortly thereafter.



Melinda Barrett
Mayor

Robert M. O'Brien
Fire Chief

Haverhill Fire Department

Fire Prevention / Investigation Unit

D/C Eric M. Tarpy
Lieut. Robert Irvine
Insp. Richard H. Wentworth
Insp. Brian Belfiore



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

June 2, 2025

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

Re: City of Haverhill Zoning Amendments Floodplain Overlay District (Sec 255 9.7)

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

Respectfully,

Eric M. Tarpy

Eric M. Tarpy
Deputy Fire Chief
Haverhill Fire Prevention Division



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

Municipal ordinance

Chapter 255

An Ordinance related to Zoning

Be it ordained by the City Council of the City of Haverhill that the code of the City of Haverhill Chapter 255 is hereby amended as follows:

DELETE section 9.1 in its entirety and replace with the following section 9.1

Chapter 255. Zoning

SECTION 9.0. SPECIAL/OVERLAY DISTRICTS

§ 9.1. FLOODPLAIN OVERLAY DISTRICT (FPOD).

§ 9.1.0. Purpose and Definitions.

The purpose of the Floodplain Overlay District is to:

- 1) Ensure public safety through reducing the threats to life and personal injury
- 2) Eliminate new hazards to emergency response officials
- 3) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding
- 4) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding
- 5) Eliminate costs associated with the response and cleanup of flooding conditions
- 6) Reduce damage to public and private property resulting from flooding waters

For the purpose of this Section 9.1 only, the following terms have the following meanings:

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

[US Code of Federal Regulations, Title 44, Part 59]

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. *New construction includes work determined to be substantial improvement.* [Referenced Standard ASCE 24-14]

RECREATIONAL VEHICLE means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY - see FLOODWAY.

SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection

of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

SUBSTANTIAL IMPROVEMENT: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The standards for Substantial Improvements in this Section 9.1 shall not apply to Historic Structures, as defined above.

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3 is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

§ 9.1.1. Overlay District.

The Floodplain Overlay District is herein established as an overlay district. The District includes all special flood hazard areas within the City of Haverhill designated as Zones A and AE on the Essex County Flood Insurance Rate Map (FIRM), dated July 8, 2025 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the Floodplain Overlay District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Essex County Flood Insurance Study (FIS) report dated July 8, 2025. The FIRM and FIS report are incorporated herein by reference and are on file with the Floodplain Administrator to be defined below.

§ 9.1.2. Applicability.

In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, Substantial Improvements, or other development in Zone

A and as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

§ 9.1.3. Existing Structures.

1. Existing structures and appurtenances thereto within the Floodplain District which are inconsistent with these provisions shall be considered nonconforming structures and as such shall be bound by the provisions contained in Section 5.0, except that a facility permitted and assigned under the provisions of MGL c. 111, § 150A, may be completed without regard to the floodplain provisions stated herein.
2. In addition, an existing structure, group of structures and appurtenances thereto and a facility permitted and assigned under MGL c. 111, § 150A, may be expanded, altered and/or otherwise improved by right, without regard to the floodplain provisions stated herein, provided that such improvement, alteration and/or expansion which is inconsistent with said floodplain requirements does not exceed 50% of the market value of the existing structure or facility as defined under "Substantial Improvement" when completed.

§ 9.1.4. Floodway.

In the floodway, as designated on the Flood Insurance Rate Map, the following provisions shall apply:

1. All encroachments, including fill, new construction, Substantial Improvement to existing structures and other development, are prohibited unless certification by a registered professional engineer is provided by the applicant demonstrating, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge..
2. Any encroachment meeting the above standard shall comply with the floodplain requirements of the State Building Code.

§ 9.1.5. Base Flood Elevation and Floodway Data.

1. In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available federal, state, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
2. Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or five acres, whichever is the lesser, within unnumbered A zones.

§ 9.1.6.1 Use Regulations.

The Floodplain Overlay District is established as an overlay district to all other districts. All development in the district, including structural and nonstructural activities, whether permitted by right or by special permit, must be in compliance with MGL c. 131, § 40, and with the following:

1. Sections of the Massachusetts State Building Code (780 CMR) which address floodplain and coastal high hazard areas;
2. Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);

3. Inland Wetlands Restriction, DEP (currently 310 CMR 13.00);
4. Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5).

§ 9.1.6.2. Local Variances

A variance from this Section 9.1 must meet the requirements set out by State law, and may only be granted if: 1) good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief. The Conservation Commissioner shall be responsible for granting local variances.

§ 9.1.6.3 State Variances

Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations. The City will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files. The City shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

§ 9.1.6.4 Use Regulations - Permits.

The City of Haverhill requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties. The Inspectional Services Department shall create a form application and process said application for permits.

The City's permit review process shall include the requirement that the proponent obtain all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits, and must demonstrate that all necessary permits have been acquired.

§ 9.1.7. Zone AE.

In Zone AE, along watercourses within the City of Haverhill that have a regulatory floodway designated on the Essex County FIRM, encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

§ 9.1.8. Subdivisions.

All subdivision proposals must be designed to assure that:

1. Such proposals minimize flood damage;
2. All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
3. Adequate drainage is provided to reduce exposure to flood hazards.
4. When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

§ 9.1.9.1 Notification of Watercourse Alteration.

In a riverine situation, the Conservation Commission shall notify the following of any alteration or relocation of a watercourse:

1. Adjacent communities of Merrimac, West Newbury, Groveland, Boxford, North Andover, and Methuen, Massachusetts and Salem, Atkinson, Plaistow, and Newton, New Hampshire;
2. NH NFIP State Coordinator, New Hampshire Department of Business and Economic Affairs;
3. NFIP State Coordinator - Massachusetts Department of Conservation and Recreation
4. NFIP Program Specialist - Federal Emergency Management Agency, Region I.

§ 9.1.9.2 Base Flood Elevation Notification

If the City acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the City will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:

- NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
- NFIP Program Specialist
Federal Emergency Management Agency, Region I

§ 9.1.10. Permitted Uses.

The following uses of low flood damage potential and causing no obstructions to flood flows are encouraged, provided they are permitted in the underlying district and they do not require structures, fill, or storage of materials or equipment:

1. Agricultural uses such as farming, grazing, truck farming, horticulture, etc.
2. Forestry and nursery uses.
3. Outdoor recreational uses, including fishing, boating, play areas, etc. However, in A and AE Zone, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's

regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

4. Conservation of water, plants, wildlife.
5. Wildlife management areas, foot, bicycle, and/or horse paths.
6. Temporary nonresidential structures used in connection with fishing, growing, harvesting, storage, or sale of crops raised on the premises.
7. Buildings lawfully existing prior to the adoption of these provisions, subject to Substantial Damage/Substantial Improvement provisions in the state building code.

§ 9.1.11. Designation of Community Floodplain Administrator

The City of Haverhill hereby designates the position of Building Commissioner to be the Official Floodplain Administrator for the City.

§ 9.1.12 Abrogation and Greater Restriction

The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes

§ 9.1.13 Severability.

If any section, provision or portion of this Section 9.1 is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

§ 9.1.14 Disclaimer of liability

The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.



Haverhill

Economic Development and Planning
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HAVERHILL PLANNING BOARD Planning Board Agenda 6-11-2025 Planning Board Meeting

The Haverhill Planning board will hold its public hearing on **WEDNESDAY, June 11, 2025 at 7:00 P.M. in ROOM 301, HAVERHILL CITY HALL**, to hear the petitions listed below. (See files on the Planning Dept. for further information.)

PUBLIC HEARINGS:

Zoning Amendment: Flood Plain regulations

- ✓ **Zoning Amendment:** 230 Amesbury Rd. Parcel #465-4-1, #465-4-4, #465-4-3 residents respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium**.

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- 230 Amesbury Road (PBFA-25-4)



Haverhill

Economic Development and Planning

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ENDORSEMENT OF PLANS: None at this time.

Any other matter

Signed,

Paul B. Howard
Chairman

Cc: Copies to the cited Files
Mayor Melinda E. Barrett
City Clerk
City Solicitor
Planning Board Members
Applicants/Owners/Engineers and Surveyors
City Departments

City of Haverhill
City Clerk, Kaitlin Wright
4 Summer Street
Haverhill, MA 01830

May 12, 2025

We, the undersigned Haverhill residents, respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium**:

230 Amesbury Road, Parcel # 465-4-1 contains 2.55 AC of land mainly classified as ONE FAM with an OLD-STYLE building built about 1870, having primarily WOOD SHINGLE Exterior and 1,058 Square Feet, with 1 Residential Unit, 5 Rooms, and 2 Bedrooms.

240 Amesbury Road, Parcel # 465-4-4 contains .46 AC of land mainly classified as ONE FAM with a RANCH building built about 1950, having primarily VINYL Exterior and 2,319 Square Feet, with 1 Residential Unit, 2 Baths, 6 Rooms, and 3 Bedrooms.

250 Amesbury Road, Parcel # 465-4-3 contains 1.7 AC of land mainly classified as ONE FAM with a COLONIAL building built about 1930, having primarily VINYL Exterior and 1,843.20 Square Feet, with 1 Residential Unit, 1 Bath, 7 Rooms and 3 Bedrooms.

The three parcels are currently, and have always been, used residentially. They form a part of the surrounding stable neighborhood community that includes residents who have lived in this neighborhood for more than 60 years. All three of the homes on these parcels were built as residential dwellings in keeping with the surrounding homes in the neighborhood.

The property at 230 Amesbury Road is currently for sale. We want to keep our residential neighborhood intact and we want to see the property used for much-needed housing.

We respectfully request that this matter be submitted to the Planning Board for discussion at their June 11, 2025 meeting, and referred to the City Council for discussion at their June 17, 2025 meeting.

Sincerely,

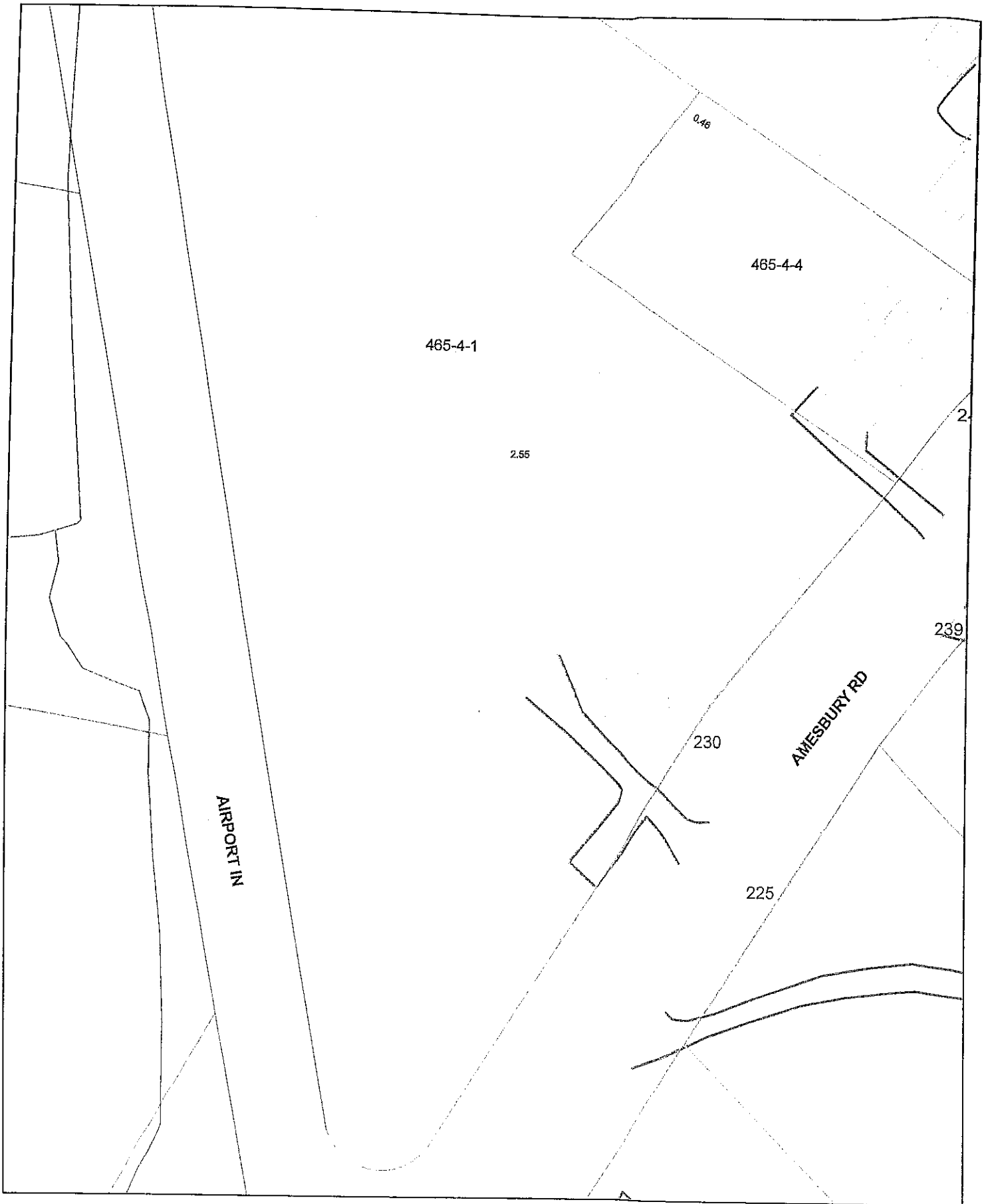
Citizens United to Keep Amesbury Road a Residential Neighborhood

Enclosures: Plot Plans and Property Record Cards

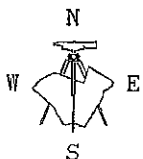
230 Amesbury Road, Parcel # 465-4-1

240 Amesbury Road, Parcel # 465-4-4

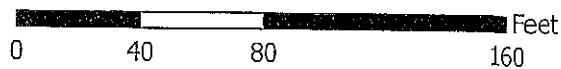
250 Amesbury Road, Parcel # 465-4-3



230 Amesbury Rd - Plot Plan



City Of Haverhill, MA
 Engineering --- Division
 Date produced: 5/9/2025



1 inch = 60 feet



This map was produced from the City Of Haverhill's Geographic Information System. The City expressly disclaims any liability that may result from use of this map.

Card: 1 of 1 Total Card 285,400 / APPR 285,400 /
 USE + IMP 285,400 /
 USE LAND 0 /
 ASSESSED 285,400 /
 Total Parcel 285,400

City of Haverhill
 Building Location 230 AMESBURY RD
IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
101	23,500	400	2.55	261,500	285,000
Building Total	23,500	400	2.55	261,500	285,400
Parcel Total	23,500	400	2.55	261,500	285,400
Source	0 - Mkt Adj Cost		269.73		269.73

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	GNVS	101	23,500	400	2.55	261,500	285,400	285,400	Upgrade to AP5	02/18/2025
2025	FV	101	23,500	400	2.55	261,500	285,400	285,400	Final Value	12/16/2024
2024	FV	101	22,400	400	2.55	238,900	261,700	261,700	12/13/2023	12/13/2023
2023	FV	101	166,400	4,300	2.55	238,900	409,600	409,600	Year end roll	12/08/2021
2022	FV	101	132,200	4,800	2.55	219,300	356,300	356,300	Year End Roll	12/14/2020
2021	FV	101	115,800	4,800	2.55	206,200	326,800	326,800	CPRO billing	12/12/2019
2020	FV	101	113,600	4,800	2.55	173,600	292,000	292,000	CPRO BILLING	12/11/2018
2019	FV	101	113,600	4,800	2.55	173,600	292,000	292,000	CPRO Billing	12/14/2016
2017	FV	101	97,100	4,800	2.55	160,500	262,400	262,400	Year End Roll	12/16/2015
2016	FV	101	94,900	4,800	2.55	147,400	247,100	247,100	YEAR END	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HICKS CATHERINE M-ETUX	41647-122		07/05/2023	350,000	No		V	2023 SALE INC 465-3-24
HICKS CATHERINE M	40087-264		07/09/2021	100	No		A	
	4110 99		02/06/1963	0	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By
08/24/2023	33	CHRIS WEBB
12/03/2021	2	SCOT C
04/01/2015	2	MICHAEL CAS
04/02/2007	2	DAVID SAKUR
08/16/1995	3	STEVE GULLO
09/23/1980	99	CONVERSION

LAND SECTION (101)

LUC Desc	Alt %	Ft	# Units	Depth	U. Type	L. Type	Ft	Base V.	Unit Prc	Adj. Prc	NEC	FL	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr. Alt 2 LUC	%	Spec L.V.	Juris	L. Ft	Assessed	Notes
101 ONE FAM		1	43,560		SF	SITE	1	05.7		5.7	MA	1										0	0.00000	1	248,300	
101 ONE FAM		1	1.55		AC	EXCESS	1	06,500		8,516.13	MA	1										0	0.00000	1	13,200	

OTHER ASSESSMENTS

Code	Desc	Amnt	Comm Int. Amnt

PROPERTY FACTORS

Item Code	Item	Code	%
Upl 11 - TYPCL	Dis 1		
Upl 2	Dis 2		
Upl 3	Dis 3		
Census	Zone 1		
F. Haz	Zone 2		
Topo	Zone 3		
Street	HX		
Traffic			
Exempt			

LAND SECTION (101)

Total ACHA	Total SF/SM	111,078.00	Total SF/SM	2.55	Total ACHA	2.55	Total SF/SM	111,078.00	Parcel LUC101 - ONE FAM	Total	261,500	Sp Credit	0.00	Total	261,500
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LEGAL DESCRIPTION

Property ID: 3951

285,400 Upgrade to AP5

261,700 Final Value

409,600 Year end roll

356,300 Year End Roll

326,800 CPRO billing

315,900 CPRO BILLING

292,000 CPRO Billing

262,400 Year End Roll

247,100 YEAR END

Parcel ID 465-4-1

Exterior Information

Type	15 - OLD STYLE
Story Height	1H
(Liv) Units	1 Tot 1
Found	3 - BRICKSTONE
Frame	1 - WOOD
P. Wall	1 - WOOD SHING
Sec Wall	0
Roof Str	1 - GABLE
Roof Cvr	1 - ASPHALT
Color	WHITE
View	
Shape	
Bld Name	

General Information

Grade	C - AVERAGE
Year Bld	1870
Alt LUC	
Juris	
Con Mod	
Avg Ht / Ft	
P. Int Wall	2 - PLASTER
Sec Int Wall	
Partition	1 - TYPICAL
P. Floor	3 - HARDWOOD
Sec Floor	
Sub Floors	
Bmt Garage	0

Interior Information

Electric	4 - BELOW AVG
Insulation	5 - MINIMAL
Int Vs Ext	5
Heat Fuel	5 - NONE
Heat	
# Heat Sys	0
Heated %	
Sol HW %	
Ctrl Vac %	
Sprink %	

Special Features / Yard Items

Code	Desc	A	V/S	Qty	Size	Qual	Con	Year
32	BARN/LFT	M	Y	1	672.00	D	VP	1920
Building Totals								
Parcel Totals								

Condo Information

Location	
Tot Units	
Floor	1 - 1ST FLOOR
% Own	
Name	

Bath Features

Full Bath	0	Ring
Add Full	0	Ring
3/4 Bath	0	Ring
Add 3/4	0	Ring
1/2 Bath	0	Ring
Add 1/2	0	Ring
Other Fix	0	Ring
Bld Total	1	5
Prel Total	1	5

Other Features

Kitchens	1	Ring	D - DILAPITA
Add Klt.	0	Ring	
Fireplaces	0	Ring	
WS Fixtures	0	Ring	

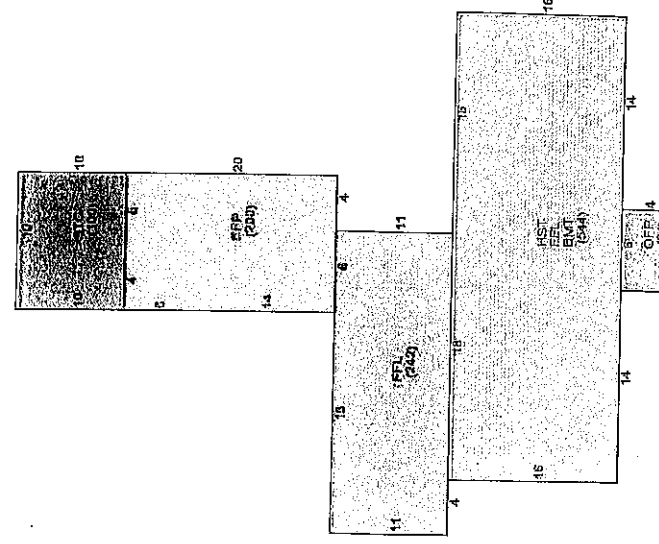
Depreciation

Phys Con	DL - Delapitated	90
Functional		
Economic		
Special	NC - NEWCON	0
Override		
Total		90%

Comments

NC=CK FOR BOA APPR FOR A COMM STORAGE FACILITY
7/25.

Sketch



Res Breakdown

Floor	No. Unit	Rooms	Borins
U	1	5	2

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	145.00	Depr	211,758
Size Adj	1,35000	Depr'd Total	23,529
Con Adj	0.89367	Juris Ft	1,0000
Adj Pro	\$ 174.94	Spec. Features	\$ 0.
Grade Ft.	1,00000	Lump Sum	
Other Feat	\$ 16,875	Final Total	\$ 23,500
NB Mod	1,0000	Override Val	
NBC Infl	1,0000	Assmnt Ft	1,0000
LUC Ft.	1,00000	Assessed Val	\$ 23,500
Adj Tot (est)	235,287	Total \$/SF	\$ 22.21
Depr %	90%	Undepr \$/SF	174,94000

Mobile Home

Make	Model	Year	Color
------	-------	------	-------

Sub Areas

Code	Desc	Net Area	F. Area	Gross A.	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	786	786	786	786	174.94	137,803
HST	HALF STORY	272	272	544	272	174.94	47,584
OPF	OPEN PORCH	24	0	24	0	42.92	1,030
STG	STORAGE	100	0	100	0	7.86	786
BMT	BASEMENT	544	0	544	0	43.73	23,789
EFF	ENCL PORCH	200	0	200	0	38.6	7,722
Building Totals		1,926	2,198	2,198	1,058		218,414
Parcel Totals		1,926	1,058	1,058			218,414

Comparable Sales

Ring	Parcel ID	Type	Sale Date	Price
Avg Ring			Ind Val	

Air Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	V/S	Qty	Size	Qual	Con	Year
32	BARN/LFT	M	Y	1	672.00	D	VP	1920
Building Totals								
Parcel Totals								

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed

465-4-3

1.70

0.46

465-4-4

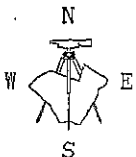
240

AMESBURY RD

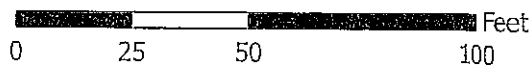
2.55

4-1

240 Amesbury Rd - Plot Plan



City Of Haverhill, MA
Engineering Division
Date produced: 5/9/2025



1 inch = 40 feet



This map was produced from the City Of Haverhill's Geographic Information System. The City expressly disclaims any liability that may result from use of its map.

5.15

465-4-5B

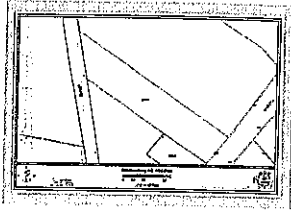
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465-4-3

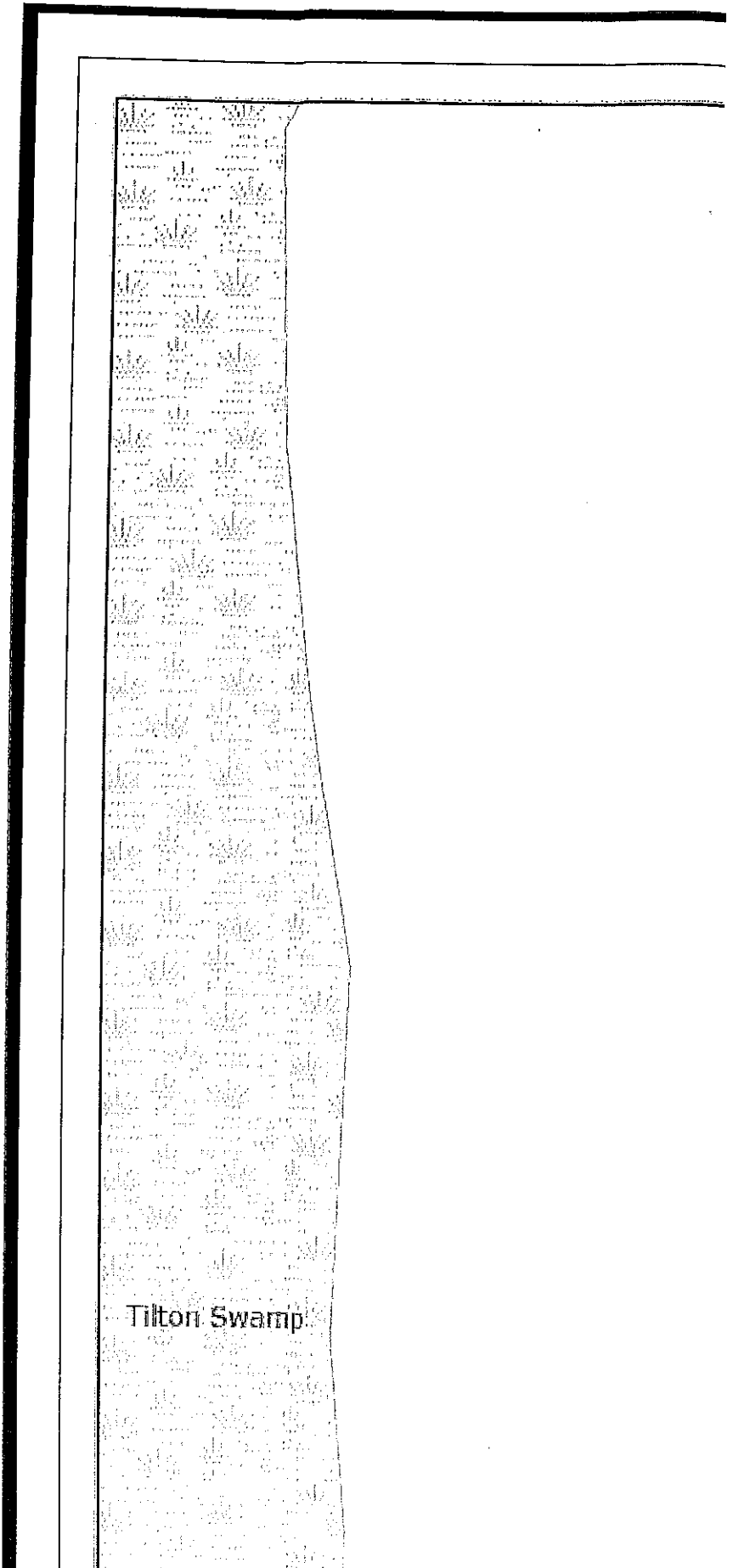
1.70

AIRPORT IN

Tifton Swamp



1



Tilton Swamp

Building Location 250 AMESBURY RD
 Card: 1 of 1 Total Card 509,800 / APPR 509,800 /
 USE + IMP 509,800 /
 USE LAND 0 /
 ASSESSED 509,800 /
 Total Parcel 509,800 /
 APPR 509,800 /
 USE + IMP 509,800 /
 USE LAND 0 /
 ASSESSED 509,800 /

CITY OF HAVERHILL
IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
101	248,400	7,100	1.70	254,300	509,800
Building Total	248,400	7,100	1.70	254,300	509,800
Parcel Total	248,400	7,100	1.70	254,300	509,800
Source	10 - Mkt Adj Cost	Tot Val SF/Bld	278.58	Tot Val SF/Prcl	276.58

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2026	CNVS	101	248,400	7,100	1.7	254,300	509,800	509,800 Upgrade to AP5	02/18/2025
2024	FV	101	248,400	7,100	1.7	254,300	509,800	509,800 Final Value	12/16/2024
2023	FV	101	243,400	6,600	1.7	232,100	482,100	482,100 yr end roll	12/13/2023
2022	FV	101	220,800	6,600	1.7	232,100	459,500	459,500 Year end roll	12/13/2022
2021	FV	101	172,000	6,600	1.7	212,500	391,100	391,100 Year End Roll	12/08/2021
2020	FV	101	156,900	6,600	1.7	199,400	362,900	362,900 CPro Billing	12/14/2020
2019	FV	101	152,400	6,600	1.7	190,700	349,700	349,700 CPRO Billing	12/12/2019
2017	FV	101	129,700	7,100	1.7	166,800	325,800	325,800 CPro Billing	12/11/2018
2016	FV	101	126,700	7,100	1.7	153,700	290,500	290,500 Year End Roll	12/14/2016
						140,600	274,400	274,400 YEAR END	12/16/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSE	Verif.	NAL	Notes
COTTIS FLORENCE LIFE EST	38490-302		05/06/2020	100	No		A	
	13606-248		06/12/1996	100	No		F	
	8719 120		02/06/1963	0	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
03/28/2008	2868	NEW ROOF	10,200		C		STRIP/RE ROOF	
12/16/1998	2237	VINYL SIDE			C			
06/01/1991	1310	MANUAL			C		RBLD PORCH	
07/07/1988	19	MANUAL			C		REBLD RM	

OTHER ASSESSMENTS

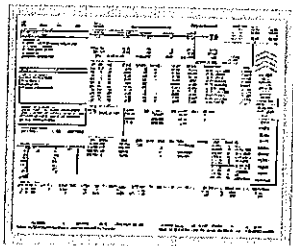
Code	Desc	Amnt	Comm	Int	Amnt

PROPERTY FACTORS

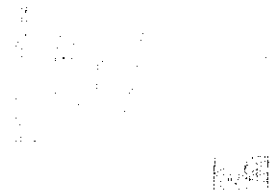
Item Code	Item	Code	%
Util 1	1 - TYPCL		
Util 2	Dis 2		
Util 3	Dis 3		
Census	Zone 1		
F. Haz	Zone 2		
Topog	Zone 3		
Street	HX		
Traffic			
Exempt			

LAND SECTION (101)

LUC Desc	Alt %	Ft	# Units	Depth	U. Type	L. Type	Ft	Base V.	Unit Prc	Adj Prc	NBC	Ft	Mod.	Int 1	%	Int 2	%	Int 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft	Assessed/Notes
101 ONE FAM		1	43.560		SF	SITE	1	05.7	5.7	MA	1	1								248,300	0	0.00000	1	248,300	248,300	
101 ONE FAM		1	0.7		AC	EXCESS	1	8,571.43	MA	1	1	1								6,000	0	0.00000	1	6,000	6,000	
Total AC/HA			1.70																							
Total SF/SM			74,052.00																							
Total AC/HA			1.70																							
Total SF/SM			74,052.00																							
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We, the undersigned Haverhill residents, respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential**:

- 230 Amesbury Road, 465-4-1
- 240 Amesbury Road, 465-4-4
- 250 Amesbury Road, 465-4-3

The three parcels are currently, and have always been, used residentially. They form a part of the surrounding stable neighborhood community that includes residents who have lived in this neighborhood for more than 60 years. The house and barn at 230 Amesbury Road were built in 1870, the house and freestanding garage at 250 Amesbury Road were built in 1930, and the house at 240 Amesbury Road was built in 1950. All three of the homes on these parcels were built as residential dwellings in keeping with the surrounding homes in the neighborhood.

The property at 230 Amesbury Road is currently for sale. We want to keep our residential neighborhood intact, and we want to see the property used for much-needed housing.

	Name	Haverhill Address
1	Christine Kritchoff	14 Colby's Lane
2	MICHAEL REID	14 BOBYS LN
3	Michael Crouse	8 Whittier Rd
4	Kerri Alrus	10 Janet Rd.
5	Mylene Stasinos Martene Stasinos	225 Cross Rd
6	Lindsay Paris (Lindsay Paris)	239 Lawrence St.
7	Karl Brvnelle Karl Brvnelle	52 Washington St
8	Sarah Warr	324 East Broadway
9	Lisa Marzilli	1153 West Lovell Ave
10	Frank Carrabino	45 Locust St

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	Name	Haverhill Address
1	Abigail Wertz <i>AWertz</i>	2 S. New St Haverhill MA
2	Justin Lee Tyler	12 W. Paris St Haverhill, MA
3	Emily Barron	22 Phoenix Row
4	Breda Smith	369 Hilldale Ave Haverhill
5	LINDA LANKOWSKI	67 Montclair Rd
6	Maureen Schreffers	891 Boston Rd.
7	<i>W. Taylor</i>	51 Sheridan Street
8	Dawn Crowell	24 Marsh Ave. 01830
9	<i>Bo Crowell</i>	24 Marsh Ave 01830
10	<i>Oliver Ferrisa</i>	12 Grant St 01830

Bill Taylor -

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Print + Sign

	Name	Haverhill Address
1	Juanita Piven <i>Juanita Piven</i>	80 Summer St #3 Haverhill, MA 01820
2	Katelyn Bioren <i>Kate Bi</i>	29 Tenadel Ave
3	Kristina M Colton <i>KM</i>	16 Crawford St
4	Nancy M LeBar	49 Woodland Park Drive
5	Shana Annan <i>SA</i>	37 14 th Ave Haverhill
6	Linda Piercegey	82 Perkins Ct.
7	Dove Monsette	28 Hannah Dustin St
8	Marilyn Newhall	59 Woodland Pt. Haverhill
9	Annie Taylor	53 Hancock St.
10	<i>[Signature]</i>	51 Roundlake Ave

Meghan
Stea

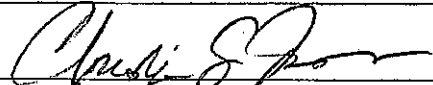


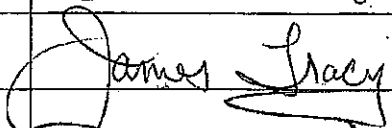
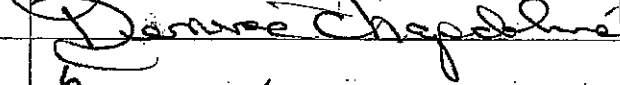
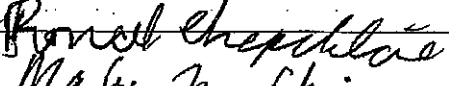

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Chris
Tadino -
George
Scotti -

	Name	Haverhill Address
1		35 SHATTUCK ST
2		35 SHATTUCK ST
3		240 Amesbury Rd
4	Christine Tracy	651 So. Main St.
5		651 So. Main St
6		66 VERNON ST.
7		66 VERNON ST.
8	Maria M. Chin	73 Marguerite St.
9	Laura Beal	11 Forest Acres Dr
10		240 Amesbury Rd

Ronald
Chapobline
Marta
Chin

James
Anderson

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	Name	Haverhill Address
1	John Membrane	254 Amesbury Rd. Haverhill
2	Jedrick Membrane	254 Amesbury Rd. Haverhill
3	Isabelle O'Leary	254 Amesbury Rd
4	Elijah O'Brien	132 Greenwood St.
5	Cecilia Espinal	90 9th Ave Haverhill MA
6	Alexis Alexander	254 Amesbury Rd Haverhill
7	Thomas Costello	254 Amesbury Rd. Haverhill
8	STEPHEN DOHERTY	8 White Oak Circle Haverhill
9	Heather True	15 Lawrence St. Haverhill
10	John Ostojchuk	50 Brookline Ave, Haverhill

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	Name	Haverhill Address
1	<i>[Signature]</i>	25 ELLIOTT ST
2	David M. Mearns	37 Edgemoor Rd Haverhill
3	Jeanette B. Walker	254 Amesbury Rd Benchmark Creations
4	Michelle R. Hume	127 Seven Sister Rd HAVERHILL MA 01830
5	Paul Gordon	67 Woodland PKWY
6	GLENN DANKEN <i>[Signature]</i>	245 LAWRENCE ST, HAU, MA 01870
7	GWEN MICHAUD DAVID MICHAUD POA	254 AMESBURY ROAD HAVERHILL MA 01830
8	<i>[Signature]</i>	254 Amesbury Rd, Haverhill
9	Janeta J. LaCiv	
10	<i>[Signature]</i>	254 Amesbury Rd Haverhill

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	Name	Haverhill Address
1	Cassandra Mary	254 Amesbury Rd Haverhill MA
2	Jim Jones	254 Amesbury Rd. Haverhill MA
3	Rachel Oliveira	636 Primrose St. Haverhill MA
4		636 Primrose St Haverhill MA
5	James Lynch	254 Amesbury Rd Haverhill Ma
6	Cheryl Young	
7	Allynn Connolly	131 Brattle Ave Haverhill
8	Joe & Cristie	706 E. Broadway, Haverhill
9	Joe Decker	411 North Ave Haverhill, ma
10	Cristie Spauld	98 9th Avenue Haverhill, MA 01830

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	Name	Haverhill Address
1	Thomas Barre	230 AMESBURY
2	Elaine St. Loran	254 Amesbury Rd.
3	Carole McAdam	254 Amesbury Rd.
4	Maria King	254 Amesbury Rd Apt. 213
5	J. James	254 Amesbury Rd 205
6	Patricia Mackenzie	254 Amesbury Rd.
7	William Barnes	254 Amesbury Rd
8	Richard J. Spald	254 Amesbury Rd
9	Lilley Potts	410 S. Main Street apt. 9 Bradford
10	Norman A. Stover	254 AMESBURY RD

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The three parcels are currently, and have always been, used residentially. They form a part of the surrounding stable neighborhood community that includes residents who have lived in this neighborhood for more than 60 years. The house and barn at 230 Amesbury Road were built in 1870, the house and freestanding garage at 250 Amesbury Road were built in 1930, and the house at 240 Amesbury Road was built in 1950. All three of the homes on these parcels were built as residential dwellings in keeping with the surrounding homes in the neighborhood.

The property at 230 Amesbury Road is currently for sale. We want to keep our residential neighborhood intact, and we want to see the property used for much-needed housing.

	Name	Haverhill Address
1	Janet Mitchell	254 Amesbury Road Haverhill
2	Harold Foreman	254 Amesbury Rd
3	[Signature]	254 Amesbury Rd
4	Rud Kuyt	254 Amesbury Rd
5	Paul Hery	254 Amesbury Rd
6	Arsene D. [Signature]	254 Amesbury Rd
7	Rod Dineen	254 Amesbury Rd
8	Tom [Signature]	254 Amesbury Rd
9	Bonnie Craft	254 Amesbury Rd
10	Gary Albanese	73 Montclair Rd.

We, the undersigned Haverhill residents, respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential**:

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	Name	Haverhill Address
1	Cathie Egan	254 Amesbury Rd
2	Ronnie Cook	254 Amesbury Rd
3	Patricia Saunders	259 Amesbury Rd
4	Robert R. Saunders	254 Amesbury Rd
5	Jean Testa	254 Amesbury Rd
6	Jane McLaughlin	254 Amesbury Rd
7	Laurie Albarese	73 Montclair Rd.
8	George Foster	254 Amesbury Rd
9	Carol McAdam	254 Amesbury Rd
10	Corrina Tapscott	254 Amesbury Rd

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	Name	Haverhill Address
	Judith F Allen	38 S. Williams St
	a f Allen	38 S. Williams St
	Mae May	60 Brookline Ave
	Sandra F De Velis	28 East Broadway
	Margaret Reeve	9 Kenilworth Ln Bedford, MA
	Jeanne Ohrenes	Wingate Residence
	Duane Staralea	15 So. Central St
	William W. Dunn	28 East Broadway
	DEANNA TASHJIAN	10 STOVER LANE
	Jane Hicks	1 S. Maple Ave

Randy Allen

Jeanne Ohrenes

Priscilla Dillea

11 Carolyn Haet

12

11

11/15

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	Name	Haverhill Address
1	Amanda Coburn <i>Amanda Coburn</i>	15 Merrimac Rd 01830
2	Melissa Provost <i>Melissa Provost</i>	10 Klondike Ave 01832
3	Kai Hayes <i>Kai Hayes</i>	64 Kenosha St 01830
4	Tamara D'Entremont <i>Tamara D'Entremont</i>	385 Amesbury Line Rd 01830
5	Kevin D'Entremont <i>Kevin D'Entremont</i>	385 Amesbury Line Rd 01830
6	Pamela O'Brien	24 Merrimac Rd 01830
7	Amy Tellers	33 Salthornstall Road 01830
8	Susan Flint <i>Susan Flint</i>	169B Merrimac Rd 01830
9	Karen Carey (KAREN CAREY)	81 Merrimac Rd.
10		

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	Name	Haverhill Address
1	Beatrice Ostojchuk	50 Brookline Ave, Haver
2	David Perow	26 Elliott Street
3	Jeremiah True	15 Lawrence St. Haverhill
4	Janet Seales	11 North Ave Haverhill
5	Tom Rochenski	17 Coachmans Lane
6	Jerry Costello	3 Whitcomb St. Haver
7	Julie Lundgren	254 Amesbury Rd
8	William M. Credit	106 E. Broadway
9		
10		

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	Name	Haverhill Address
1	Scott S. Kochakian	205 Amesbury Rd. Haverhill, MA 01830
2	Lynne Kochakian	205 Amesbury Rd. Haverhill, MA 01830
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	Name	Haverhill Address
1	<i>BK Conant</i> BRIAN CONANT	239 AMESBURY RD. HAVERHILL, MA
2	<i>Janet V. Conant</i>	239 AMESBURY RD HAVERHILL, MA
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Haverhill Fire Department

Fire Prevention / Investigation Unit



Melinda Barrett
Mayor

Robert M. O'Brien
Fire Chief

D/C Eric M. Tarpy
Lieut. Robert Irvine
Insp. Richard H. Wentworth
Insp. Brian Belfiore

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

June 2, 2025

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

Re: City of Haverhill Zoning Amendments: Rezoning of Commercial Highway for
230,240,250 Amesbury Road to Residential Medium

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

Respectfully,

Eric M. Tarpy

Eric M. Tarpy
Deputy Fire Chief
Haverhill Fire Prevention Division



Haverhill

Economic Development and Planning
Phone: 978-374-2330
wpillsbury@HaverhillMA.gov

HAVERHILL PLANNING BOARD Planning Board Agenda

6-11-2025 Planning Board Meeting

The Haverhill Planning board will hold its public hearing on **WEDNESDAY, June 11, 2025 at 7:00 P.M. in ROOM 301, HAVERHILL CITY HALL**, to hear the petitions listed below. (See files on the Planning Dept. for further information.)

PUBLIC HEARINGS:

Zoning Amendment: Flood Plain regulations

Zoning Amendment: 230 Amesbury Rd. Parcel #465-4-1, #465-4-4, #465-4-3 residents respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium**.

Zoning Amendment: Roof Top Solar energy systems.

Street Acceptance: The City of Haverhill seeks a favorable recommendation to the City Council to Accept these streets as public Ways: Mohawk Trail. (file# 127614)

Street Acceptance: The City of Haverhill seeks a favorable recommendation to the City Council to accept the street as public ways Harbor Drive. (file# 126571)

Frontage Waiver for 94 Portland St.: The Owner/applicant Caitlyn Masys seeks the Planning Board approval for the frontage waiver. Applicant has a variance for frontage in the SC and RR zones. See map. 609, Block 489, Lots 2 & 3. (PBFW-25-1)

DEFINITIVE ESCROWS: Newburg Street, the developer is requesting a bond reduction for the above-mentioned.

REMINDERS FOR EXPIRING DEFINITIVE ESCROW:

91 Snow Road: Remind the developer that the performance guarantee agreement expires on 7/22/2025 for completion and 8/22/2025 for funding. The developer must submit an extension agreement or bond attachment may be considered.

FORM A PLANS:

- 10 Newburg Street (PBFA-25-3)
- 230 Amesbury Road (PBFA-25-4)



Haverhill

Economic Development and Planning

Phone: 978-374-2330

wpillsbury@HaverhillMA.gov

ENDORSEMENT OF PLANS: None at this time.

Any other matter

Signed,

Paul B. Howard
Chairman

Cc: Copies to the cited Files
Mayor Melinda E. Barrett
City Clerk
City Solicitor
Planning Board Members
Applicants/Owners/Engineers and Surveyors
City Departments



Haverhill

Economic Development and Planning
Phone: 978-374-2330
wpillsbury@HaverhillMA.gov

DATE: May 8, 2025

MEMO TO: City Council President Thomas Sullivan and members of the Haverhill City Council
FROM: William Pillsbury, Economic Development and Planning Director

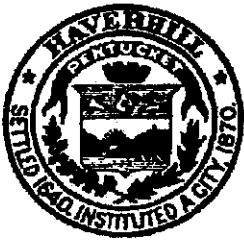
RE: Zoning Amendment- Rooftop mounted solar energy systems (Sec 255:7.8.13)

Attached please find a proposed zoning ordinance amendment prepared by City Solicitor Lisa Mead. The proposed amendments provide clarification to the city's solar energy system ordinance.

I request that the council refer the proposed ordinance to the planning board for a hearing to be held on June 11, 2025, and also schedule a hearing before the council on the proposed amendment shortly thereafter.

Thank you for your attention to this matter.

RECOMMENDATION: Refer the proposed amendment to the Planning BOARD FOR A HEARING ON JUNE 11, 2025 and schedule a hearing on the city council agenda shortly thereafter.



Haverhill Fire Department

Fire Prevention / Investigation Unit



Melinda Barrett
Mayor

Robert M. O'Brien
Fire Chief

D/C Eric M. Tarp
Lieut. Robert Irvine
Insp. Richard H. Wentworth
Insp. Brian Belfiore

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

June 2, 2025

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

Re: City of Haverhill Zoning Amendments: Rooftop mounted solar energy systems
(Sec 255:7.8.13)

The installation of these systems shall follow the current guidelines set forth in NFPA 855- Standard for installation of stationary energy storage systems.

Respectfully,

Eric M. Tarp

Eric M. Tarp
Deputy Fire Chief
Haverhill Fire Prevention Division



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

Municipal Ordinance

Chapter 255

An ordinance related to zoning

Be it ordained by the city council of the City of Haverhill that the code of the City of Haverhill Chapter 255 Zoning is hereby amended as follows:

Add section 7.8.13

§ 7.8.13. Mandatory Inclusion of Roof-Mounted Solar Energy System.

Any proposed development requiring a special permit or Development Plan review and approval under § 10.1.4 which will be greater than or equal to 10,000 gross square feet or contain 10 or more residential dwelling units shall include a plan showing a roof-mounted solar energy system that is equivalent to a minimum of 50% of the solar-ready zone of all buildings and shall install said system prior to the issuance of any occupancy permit for the building(s). In cases where a site includes an uncovered parking structure the structure shall also have a solar energy system installed to cover a minimum of 90% of its top level.



Haverhill

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wpillsbury@HaverhillMA.gov

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✓ **Street Acceptance:** The City of Haverhill seeks a favorable recommendation to the City Council to Accept these streets as public Ways: Mohawk Trail. (file# 127614)

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FORM A PLANS:

- 10 Newburg Street (PBFA-25-3)
- 230 Amesbury Road (PBFA-25-4)



Haverhill

Economic Development and Planning

Phone: 978-374-2330

wpillsbury@HaverhillMA.gov

ENDORSEMENT OF PLANS: None at this time.

Any other matter

Signed,

Paul B. Howard

Chairman

Cc: Copies to the cited Files
Mayor Melinda E. Barrett
City Clerk
City Solicitor
Planning Board Members
Applicants/Owners/Engineers and Surveyors
City Departments



Haverhill

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

April 3, 2025

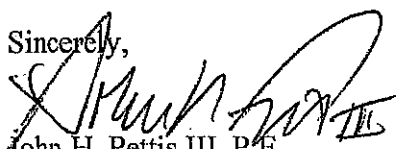
**MEMO TO: CITY COUNCIL PRESIDENT THOMAS J. SULLIVAN AND
MEMBERS OF THE CITY COUNCIL**

Subject: *Street Acceptance – Mohawk Trail*

It is hereby requested that the City of Haverhill Accept as a Public Way the portion of Mohawk Trail just east of Lake Street. Four houses exist along this area, each built decades ago. Title search has confirmed the land where the roadway resides in City owned. Attached is a plan and meets and bounds description of the portion to be Accepted. It is requested that this be referred to the Planning Board for a hearing and recommendation and then be brought back to Council for their Acceptance vote. Acceptance will allow the City to increase our Chapter 90 funds from the State based on increased accepted road miles and make the roadway eligible for paving improvements from Chapter 90 funds.

Please contact me if you have any questions.

Sincerely,


John H. Pettis III, P.E.

City Engineer

**IT APPEARING that the common convenience and necessity
require it,**

It is hereby

**That a portion of following street herein described be accepted as a
Public Way**

Mohawk Trail

Beginning at a point at the northeasterly intersection with Lake Street at an iron pin as shown on a Plan of Land in Haverhill, MA showing Mohawk Trail Street Acceptance and on file at the Haverhill Engineering office as Plan 4B 3379 file #16706;

Thence along a curve to the right with a radius of 3025.00 feet a distance of 538.03 feet to an iron pin;

Thence S 19°49'54" E a distance of 57.58 feet to a to an iron pin at land now or formerly of Ricketts;

Thence along a curve to the left with a radius of 2975.00 feet a distance of 601.47 feet to an iron pin and the intersection with the easterly sideline of Lake Street;

Thence along a curve to the left with a radius of 850.00 feet a distance of 45.39 feet to a point:

Thence S 39°34'30" W a distance of 21.48 feet to a to an iron pin and the point of beginning.

Meaning and intending to describe a portion of the Mohawk Trail as shown on a plan described as, "Plan of Haverhill and Southern New Hampshire, Street Railway Co. Private Right of Way in Haverhill, MA, 1"=100', dated August 1902, by A.W. Dean and recorded as Plan Book 1718, Plan 1;

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE _____

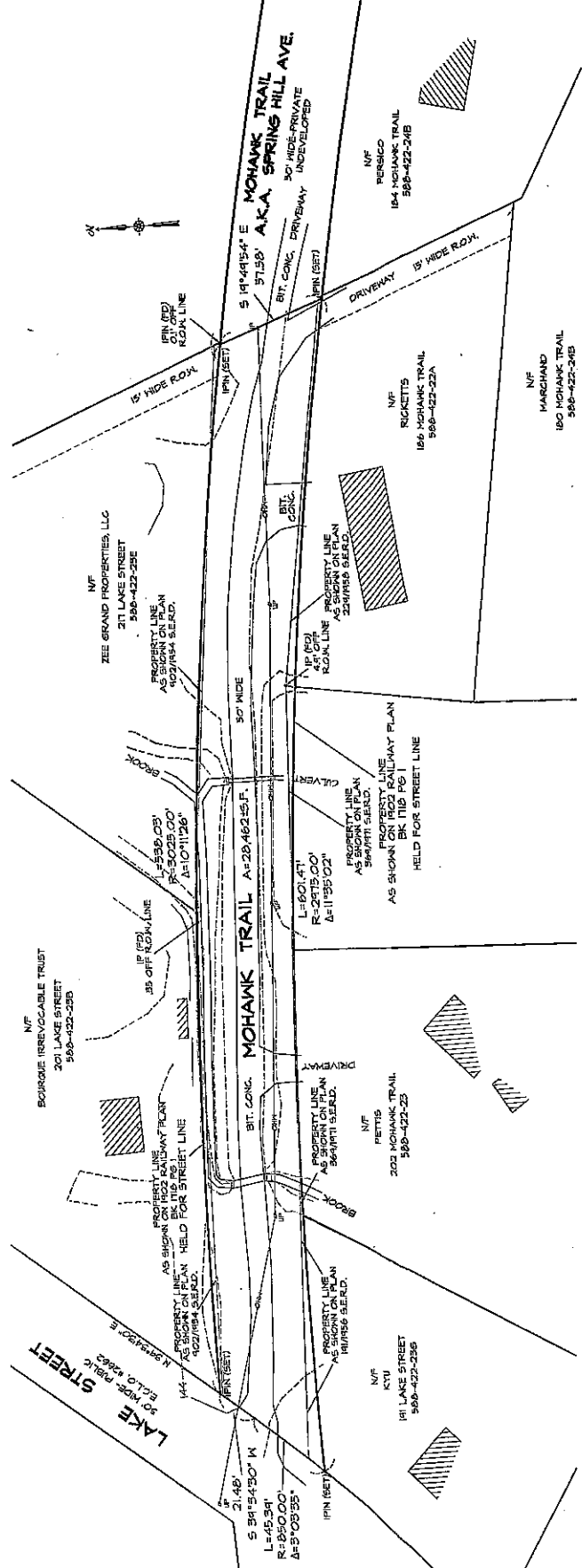
NO DETERMINATION OF COMPLIANCE WITH ALL
ZONING REQUIREMENTS HAS BEEN MADE

FOR REGISTRY USE

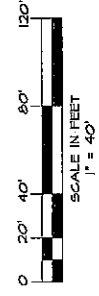
LOCUS MAP NTS

GREGORY L. BOMDEN P.L.S. DATE 11/14/2024

I CERTIFY THAT TO THE BEST OF MY
PERSONAL KNOWLEDGE AND BELIEF THIS
PLAN COMPLIES WITH THE HAVERTHILL
REGULATIONS GOVERNING SUBDIVISION OF
LAND, SECTION III, PART B.
I CERTIFY THAT TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE AND BELIEF
THIS PLAN CONFORMS TO THE HAVERTHILL
REGULATIONS GOVERNING REGISTERED DEEDS.



TOPOGRAPHIC CONTOURS COPIED
FROM CITY OF HAVERTHILL MAPS
AND NOT THE RESULT OF A
FIELD SURVEY.



ASSESSORS REFERENCE
A PORTION OF PARCEL 568-422-28D

PLAN REFERENCE
BOOK 1118 PAGE 1 AND 600
ESSEX COUNTY LAYOUT #26662
PLAN 181 OF 186 SERD.
PLAN 234 OF 186 SERD.
PLAN 384 OF 171 SERD.
PLAN BOOK 228 PLAN 31 SERD.

PLAN OF LAND
IN
HAVERTHILL, MA.
SHOWING
MOHAWK TRAIL STREET ACCEPTANCE
PREPARED FOR
CITY OF HAVERTHILL
4 SUMMER STREET
HAVERTHILL, MA.




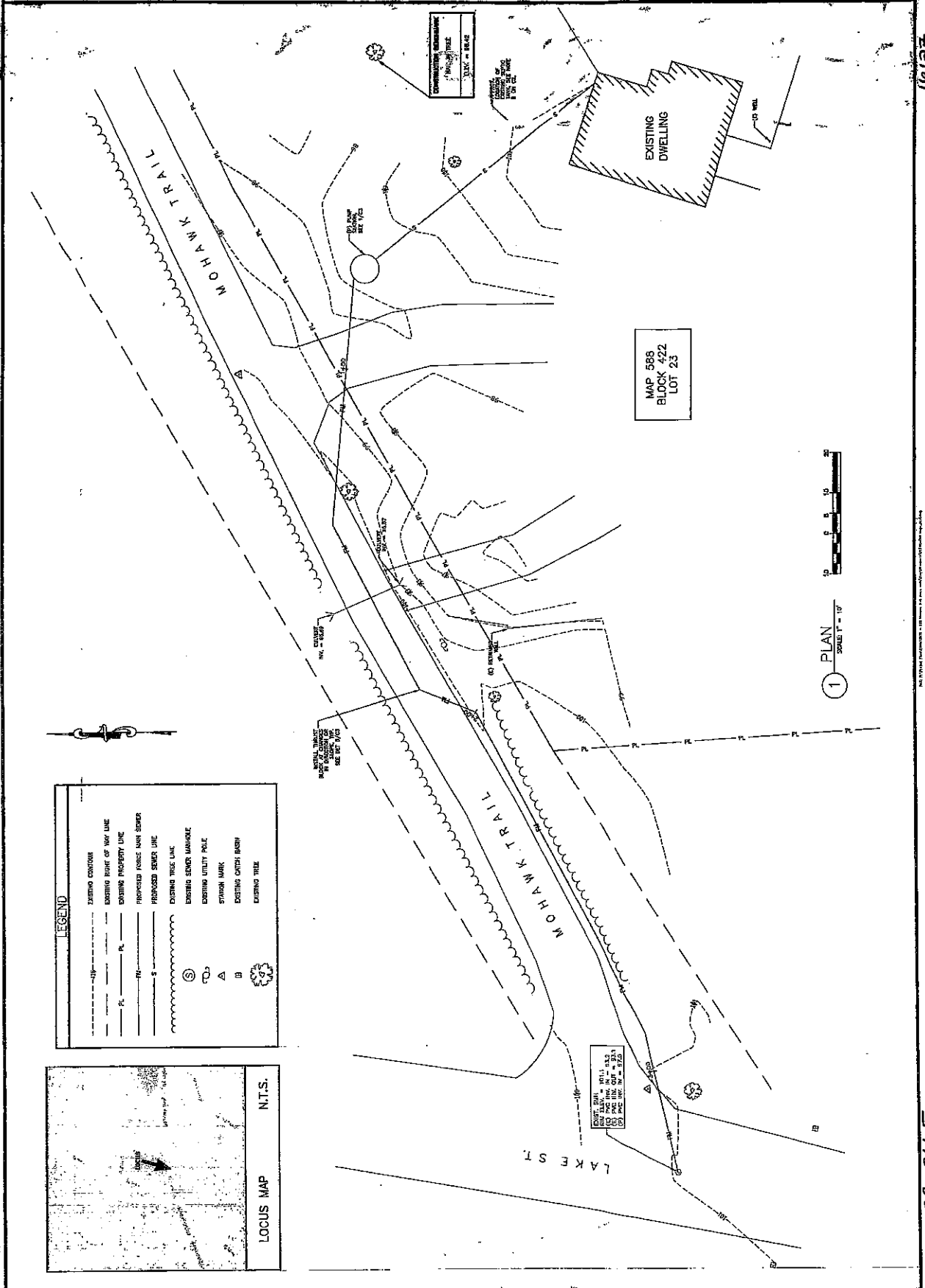
Northpoint Survey
Services, Inc.
Land Surveyors
PO BOX 1226
Newburyport, MA, 01950
(978) 372-0835

REVISIONS	DATE	DESCRIPTION

HB 3379

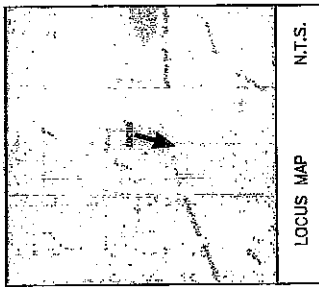
16706

PROJECT NO. 2173 APPROVED BY: P. BERGMAN DATE: 10/24/17	SHEET 1 OF 3 SITE PLAN		CLIENT: FORCE MANN DESIGN 202 MOHAWK TRAIL HAYDENVILLE, OH 43034	DRAWN BY: J. M. BERGMAN 222 W. BROADWAY HAYDENVILLE, OH 43034 (614) 277-1129 FAX
			PROJECT NO. 2173 APPROVED BY: P. BERGMAN DATE: 10/24/17	SHEET 1 OF 3 SITE PLAN



LEGEND

	EXISTING CONTOUR
	EXISTING RIGHT OF WAY LINE
	EXISTING PROPERTY LINE
	PROPOSED FORCE MAIN SEWER
	PROPOSED SEWER LINE
	EXISTING TREE LINE
	EXISTING SEWER MANHOLE
	EXISTING UTILITY POLE
	STATION MARK
	EXISTING CATCH BASIN
	EXISTING TREE



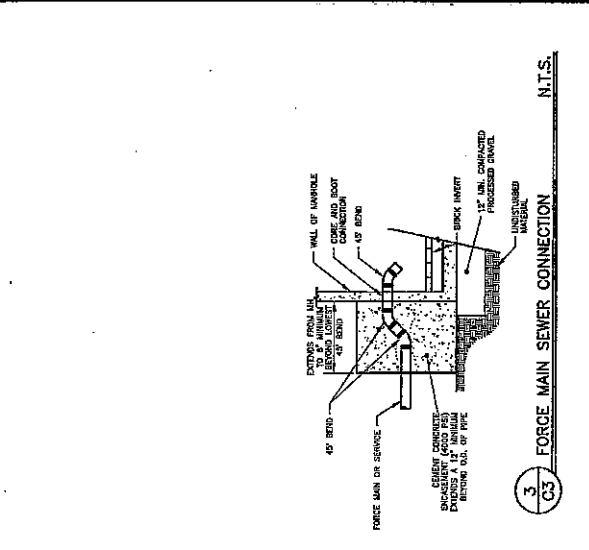
MAP 588
BLOCK 422
LOT 23

1 PLAN
SCALE = 1" = 10'

10124

58 369

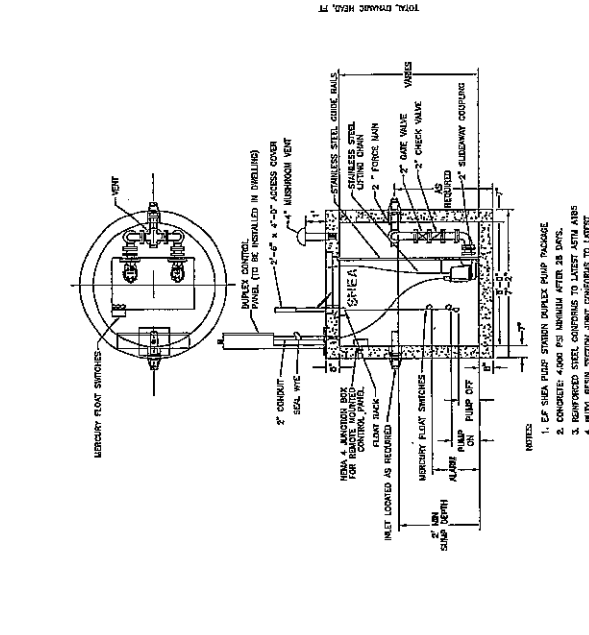
<p>Bergan & Associates, Inc. Engineers 202 WORKER TRAIL, HAGERSTOWN, MD 21042 (410) 391-1133 FAX</p>	<p>PROJECT: FORCE MAIN DESIGN CLIENT: JOAN PARANH 202 WORKER TRAIL, HAGERSTOWN, MD 21042</p>	<p>DATE: 10/24/17 ISSUE FOR: CONSTRUCTION PROJECT NO.: 1718 APPROVED BY: J. BERGAN</p>	<p>DRAWING NO.: 3 DRAWING TITLE: DETAILS SHEET 5 OF 3</p>
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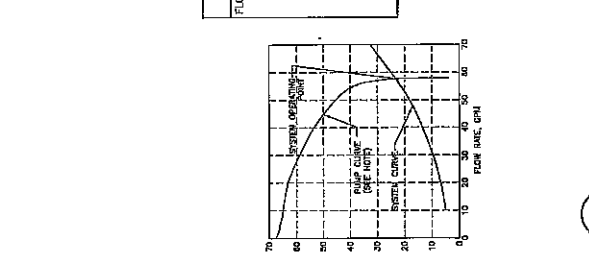
3 C3 FORCE MAIN SEWER CONNECTION N.T.S.

SYSTEM INFORMATION			
FLOW RATE, GPM	PIPE HEAD LOSS, FT	VELOCITY, FT/SEC	TOTAL PUMPING HEAD, FT
10	0.69	6.08	4.90
20	2.51	2.17	6.83
30	5.19	3.26	9.51
40	9.23	4.35	12.63
50	14.42	5.43	16.74
60	20.79	6.52	20.68
70	28.58	7.61	25.35

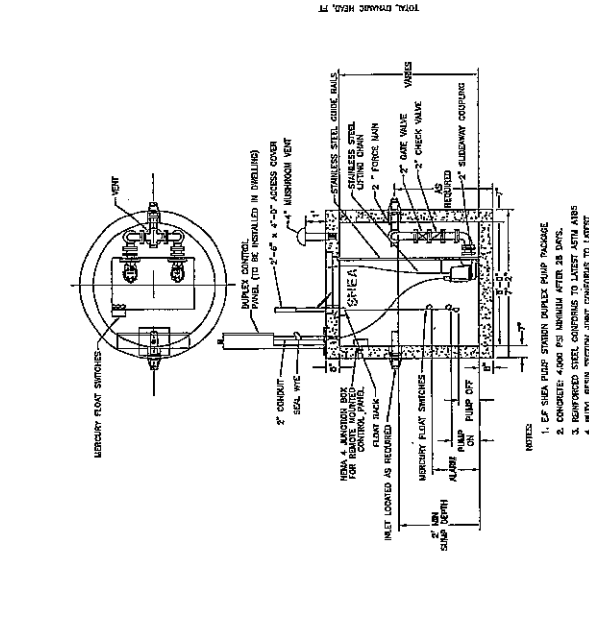
NOTE: HEAD VERSUS DISCHARGE CURVE SHOWN FOR A 4\"/>



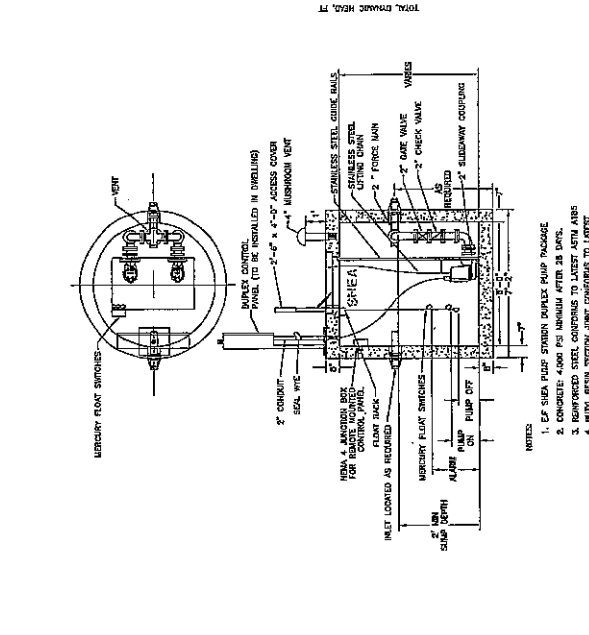
4 C3 TRENCH DETAIL, TYP. N.T.S.



2 C3 PUMP SYSTEM INFORMATION N.T.S.

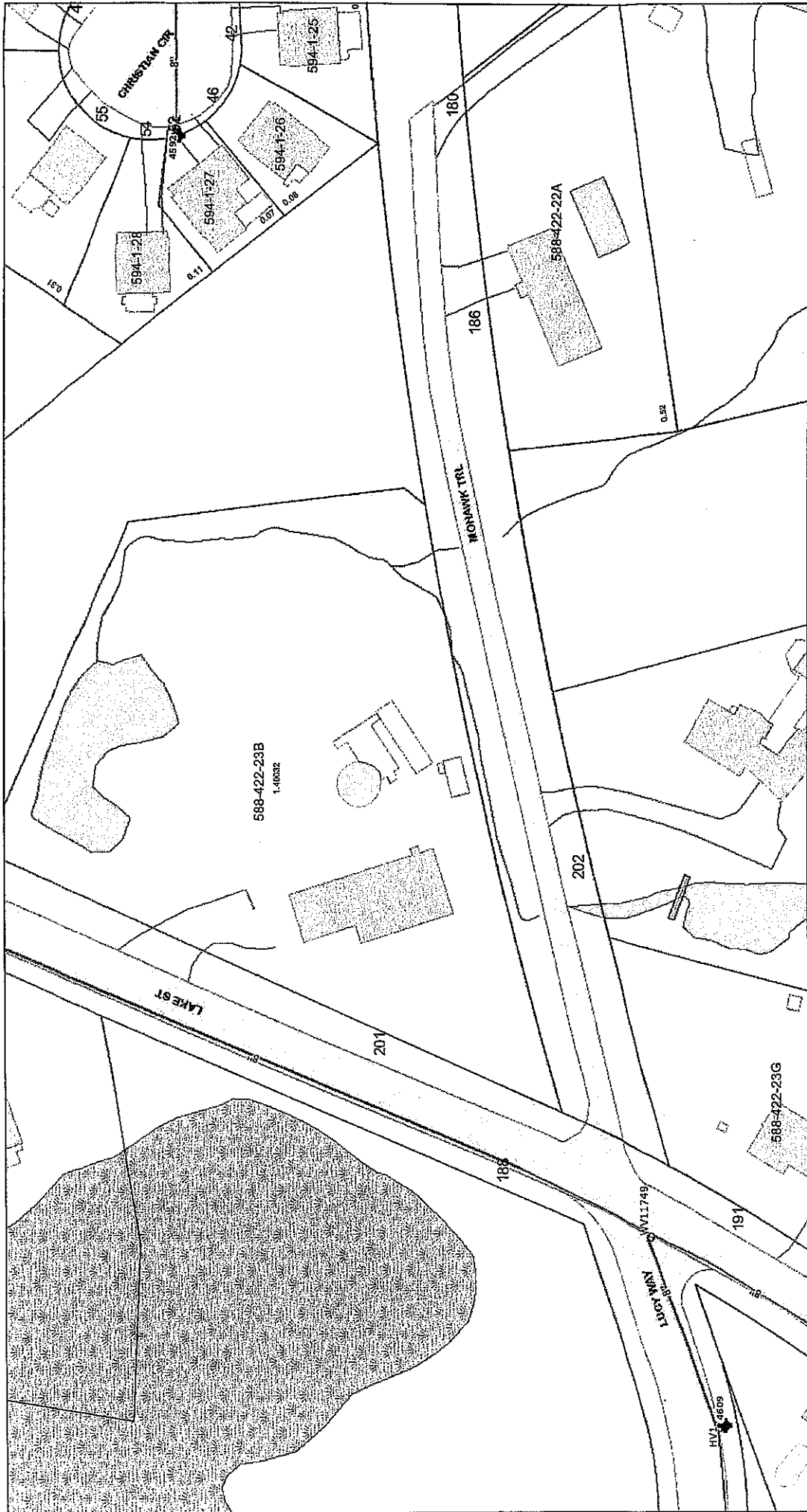


5 C3 THRUST BLOCK DETAIL N.T.S.

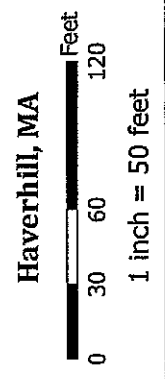


1 C3 DUPLEX PUMP STATION N.T.S.

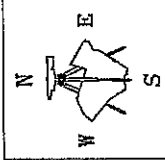
- NOTES:
1. OF SHIP PUMP STATION DUPLEX PUMP PACKAGE
 2. CONCRETE SHALL BE INSTALLED WITHIN 24 HOURS OF POURING
 3. ALL REINFORCING BARS SHALL BE INSTALLED WITHIN 24 HOURS OF POURING
 4. ALL REINFORCING BARS SHALL BE INSTALLED WITHIN 24 HOURS OF POURING
 5. ALL REINFORCING BARS SHALL BE INSTALLED WITHIN 24 HOURS OF POURING
 6. ALL REINFORCING BARS SHALL BE INSTALLED WITHIN 24 HOURS OF POURING



This map has been produced from the City of Haverhill's Geographic Information System. The City hereby disclaims any liability that may result from use of this map.



City of Haverhill, MA
 Engineering - Division
 Date produced: 4/3/2025



	A	B	C	D
1	ParcelID	StreetNum	StreetName	Owner1
2	588-422-22	180	MOHAWK TRL	MARCHAND ANNETTE J
3	588-422-22A	186	MOHAWK TRL	RICKETTS MARGARITA-ETUX
4	588-422-23	202	MOHAWK TRL	PETTIS VINCENT-ETUX
5	588-422-23B	201	LAKE ST	THE BOURQUE IRREVOCABLE TR
6	588-422-23F	217	LAKE ST	ZEE GRAND PROPERTIES,LLC
7	588-422-23G	191	LAKE ST	PARK SUNG KYU
8	588-422-24B	184	MOHAWK TRL	PERSICO JOHN ETUX
9	594-1-22	30	CHRISTIAN CIR	SCHMIDT SARA M-ETUX
10	594-1-23	34	CHRISTIAN CIR	PHAM BRANDON
11	594-1-24	38	CHRISTIAN CIR	GEOFFROY ALAYNA E
12	594-1-25	42	CHRISTIAN CIR	FOX BRANDON J-ETUX
13	594-1-26	46	CHRISTIAN CIR	BUDWAL INDERJIT SINGH-ETUX
14	594-1-27	52	CHRISTIAN CIR	LOVASCO SALVATORE P ETAL

	E	F	G	H	I
1	BillingAddress	City	State	Zip	
2	180 MOHAWK TRAIL	HAVERHILL	MA	01832	
3	186 MOHAWK TRAIL	HAVERHILL	MA	01830	
4	202 MOHAWK TRAIL	HAVERHILL	MA	01832	
5	201 LAKE ST	HAVERHILL	MA	01832	
6	231 ROSEMONT ST	HAVERHILL	MA	01832	
7	191 LAKE STREET	HAVERHILL	MA	01832	
8	184 MOHAWK TRAIL	HAVERHILL	MA	01832	
9	30 CHRISTIAN CR	HAVERHILL	MA	01832	
10	34 CHRISTIAN CIRCLE	HAVERHILL	MA	01832	
11	30 SHATTUCK RD	ANDOVER	MA	01810	
12	42 CHRISTIAN CR	HAVERHILL	MA	01832	
13	47 COOLIDGE HILL RD	WATERTOWN	MA	02472	
14	52 CHRISTIAN CR	HAVERHILL	MA	01832	



Haverhill

Economic Development and Planning
Phone: 978-374-2330
wpillsbury@HaverhillMA.gov

HAVERHILL PLANNING BOARD Planning Board Agenda

6-11-2025 Planning Board Meeting

The Haverhill Planning board will hold its public hearing on **WEDNESDAY, June 11, 2025 at 7:00 P.M. in ROOM 301, HAVERHILL CITY HALL**, to hear the petitions listed below. (See files om the Planning Dept. for further information.)

PUBLIC HEARINGS:

Zoning Amendment: Flood Plain regulations

Zoning Amendment: 230 Amesbury Rd. Parcel #465-4-1, #465-4-4, #465-4-3 residents respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium**.

Zoning Amendment: Roof Top Solar energy systems.

Street Acceptance: The City of Haverhill seeks a favorable recommendation to the City Council to Accept these streets as public Ways: Mohawk Trail. (file# 127614)

✓ **Street Acceptance:** The City of Haverhill seeks a favorable recommendation to the City Council to accept the street as public ways Harbor Drive. (file# 126571)

Frontage Waiver for 94 Portland St.: The Owner/applicant Caitlyn Masys seeks the Planning Board approval for the frontage waiver. Applicant has a variance for frontage in the SC and RR zones. See map. 609, Block 489, Lots 2 & 3. (PBFW-25-1)

DEFINITIVE ESCROWS: Newburg Street, the developer is requesting a bond reduction for the above-mentioned.

REMINDERS FOR EXPIRING DEFINITIVE ESCROW:

91 Snow Road: Remind the developer that the performance guarantee agreement expires on 7/22/2025 for completion and 8/22/2025 for funding. The developer must submit an extension agreement or bond attachment may be considered.

FORM A PLANS:

- 10 Newburg Street (PBFA-25-3)
- 230 Amesbury Road (PBFA-25-4)



Haverhill

Economic Development and Planning

Phone: 978-374-2330

wpillsbury@HaverhillMA.gov

ENDORSEMENT OF PLANS: None at this time.

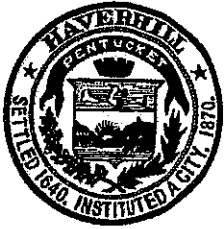
Any other matter

Signed,

Paul B. Howard

Chairman

Cc: Copies to the cited Files
Mayor Melinda E. Barrett
City Clerk
City Solicitor
Planning Board Members
Applicants/Owners/Engineers and Surveyors
City Departments



Haverhill

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

April 1, 2025

**MEMO TO: CITY COUNCIL PRESIDENT THOMAS J. SULLIVAN AND
MEMBERS OF THE CITY COUNCIL**

Subject: *Street Acceptance – Harbor Drive – OpenGov #126571*

It is hereby requested that the City of Haverhill Accept as Harbor Drive as a Public Way. The roadway was completed in accordance with the associated Definitive Plan, however the Developer never went through the process of having the roadway accepted, as they should have. The meets and bounds description and plan are uploaded to OpenGov. It is requested that this be referred to the Planning Board for a hearing and recommendation and then be brought back to Council for their Acceptance vote. Acceptance will allow the City to increase our Chapter 90 funds from the State based on increased accepted road miles and also make the roadway eligible for paving improvements from Chapter 90 funds.

Please contact me if you have any questions.

Sincerely,

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



DOCUMENT

CITY OF HAVERHILL

IT APPEARING ^{In Municipal Council} ~~that the common convenience and necessity~~
require it,

ORDERED:

It is hereby

**That a the following street herein described be accepted as a
Public Way**

Harbor Drive

Beginning at a point at the northeasterly intersection with Old Ferry Road at a stone bound as shown on a Subdivision Plan of Land, Tax Map 427 Block 215 Lot 4-B, Old Ferry Road, Haverhill, MA showing Harbor Drive and on file at the Haverhill Engineering office as Plan 2B 2085 file #12877;

Thence N 53°04'22" E a distance of 121.36 feet to a point at a stone bound;

Thence along a curve to the left with a radius of 245.00 feet a distance of 100.00 feet to a point at a stone bound;

Thence along a curve to the right with a radius of 60.00 feet a distance of 280.25 feet to a point at a stone bound;

Thence along a curve to the left with a radius of 25.00 feet a distance of 31.52 feet to a point at a stone bound;

Thence along a curve to the right with a radius of 295.00 feet a distance of 41.17 feet to a point at a stone bound;

Thence S 53°04'22" W a distance of 125.83 feet to a stone bound and the easterly sideline of Old Ferry Road;

Thence N 31°48'52" W a distance of 50.20 feet to a stone bound and the point of beginning.

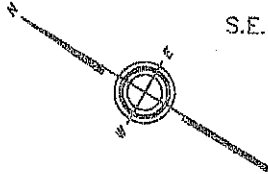
Meaning and intending to describe Harbor Drive as shown as Lot 15 on Land Court Plan #3422J, Dated November 8, 1997.

SUBDIVISION PLAN OF LAND IN HAVERHILL

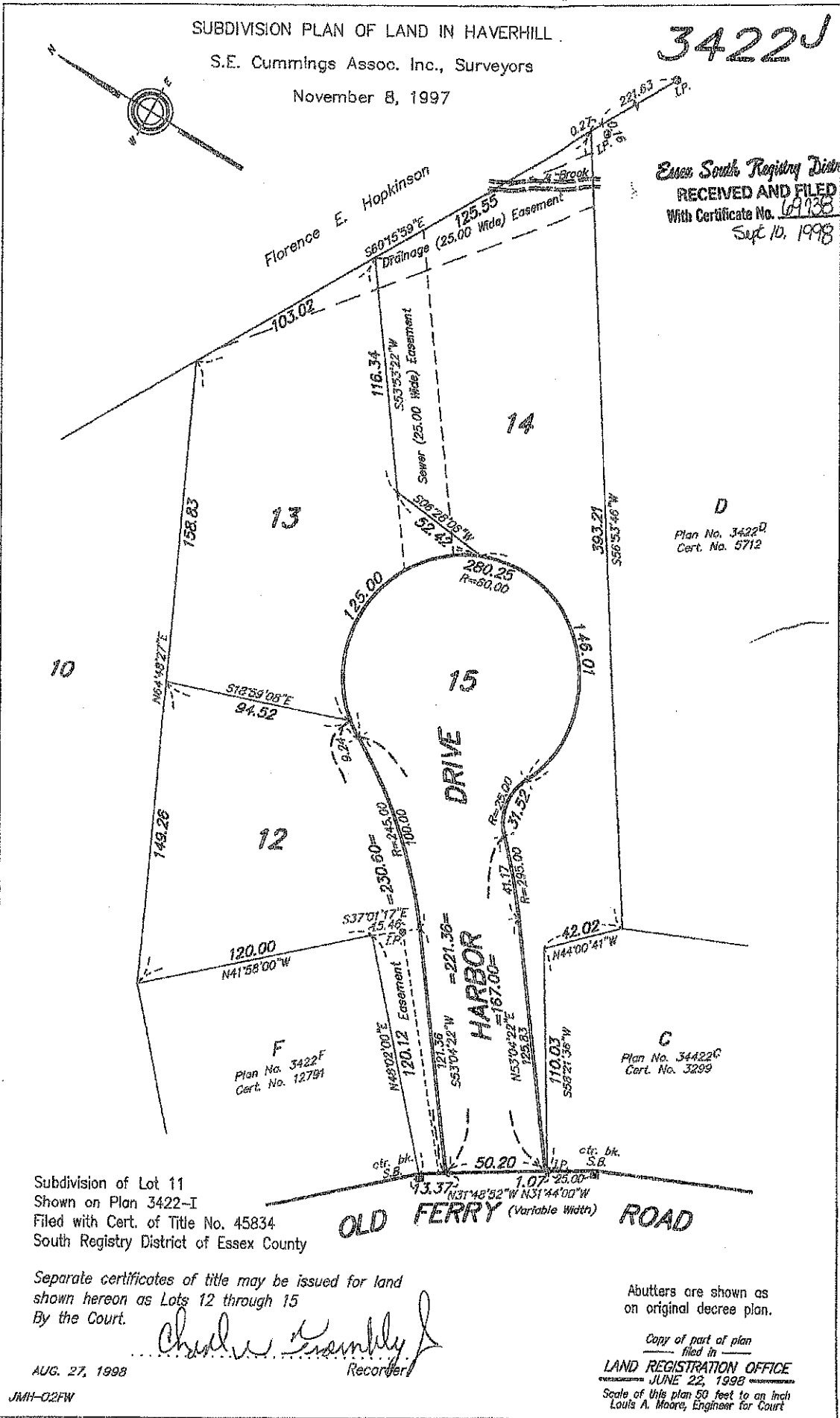
S.E. Cummings Assoc. Inc., Surveyors

November 8, 1997

3422J



Essex South Registry District
RECEIVED AND FILED
With Certificate No. 69133
Sept. 10, 1998



D
Plan No. 3422D
Cert. No. 5712

F
Plan No. 3422F
Cert. No. 12791

C
Plan No. 34422C
Cert. No. 3289

Subdivision of Lot 11
Shown on Plan 3422-I
Filed with Cert. of Title No. 45834
South Registry District of Essex County

Separate certificates of title may be issued for land
shown hereon as Lots 12 through 15
By the Court.

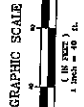
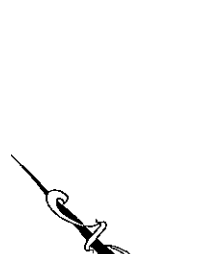
Charles Assembly
Recorder

AUG. 27, 1998

JMH-02FW

Abutters are shown as
on original decree plan.

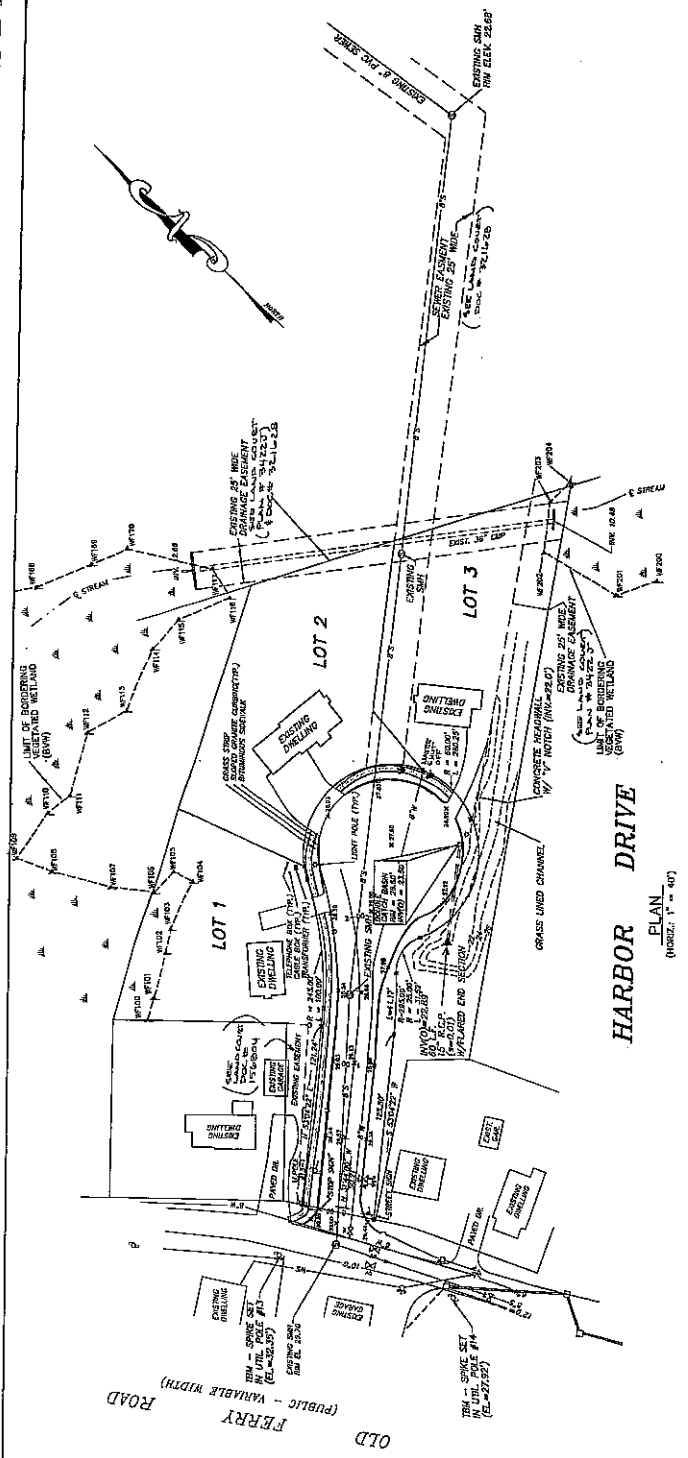
Copy of part of plan
filed in
LAND REGISTRATION OFFICE
JUNE 22, 1998
Scale of this plan 50 feet to an inch
Louis A. Moore, Engineer for Court



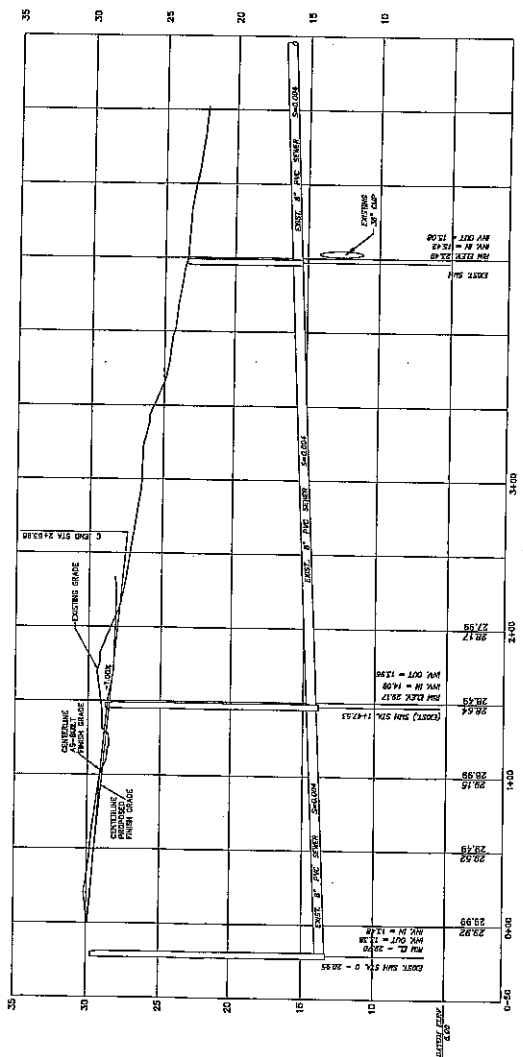
REVISION	DATE	DESCRIPTION	BY
1	08-18-89	CITY BUSINESS COMMENTS	
AS-DRAFT TAX MAP 427, BLOCK 215 LOT 4-B OLD FERRY ROAD HAVERTHILL, MA			
APPLICANT	DATE	PROJECT	
OLD FERRY ROAD REALTY TRUST 100 WASHINGTON STREET PLAINSTON, MA 01860	AUGUST 18, 1989	HARBOR DRIVE ROADWAY PLAN & PROFILE	
S.E. CUMMINGS & ASSOCIATES, INC. P.O. BOX 1337, PLAINSTON, MASSACHUSETTS 01860 TEL: (603) 389-5066 FAX: (603) 389-5318			
SCALE: 1" = 40'	DATE: AUGUST 18, 1989	DESIGNED BY: A.L.L.	JOB NUMBER: 92-399
DRAWING NUMBER: 399-ASST	CHECKED BY: A.L.L.	PREPARED BY: A.L.L.	SHEET 1 OF 1



13250



HARBOR DRIVE
PLAN
(SCALE: 1" = 40')



PROFILE
(SCALE: 1" = 40')

- LEGEND
- 1 PROPOSED DRIVE
 - 2 EXISTING DRIVE
 - 3 EXISTING DRIVE
 - 4 EXISTING DRIVE
 - 5 EXISTING DRIVE
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 - 37 EXISTING DRIVE
 - 38 EXISTING DRIVE
 - 39 EXISTING DRIVE
 - 40 EXISTING DRIVE

SEC. 2B PL. 2270

	A	B	C	D
1	ParcelID	StreetNum	StreetName	Owner1
2	427-215-4A	98	OLD FERRY RD	DIGIOVANNI GINA
3	427-215-4B-1	2	HARBOR DR	FEMINO RICHARD A
4	427-215-4B-2	6	HARBOR DR	MOULTON GARY M ETUX
5	427-215-4B-3	5	HARBOR DR	URBAEZ HECTOR GUEVARA
6	427-215-5	106	OLD FERRY RD	HEBERT NEIL R

	E	F	G	H	I
1	BillingAddress	City	State	Zip	
2	162 MAIN ST	WEST NEWBURY	MA	01958	
3	P.O. BOX 1	GROVELAND	MA	01834	
4	6 HARBOR DR	HAVERHILL	MA	01830	
5	5 HARBOR DR	HAVERHILL	MA	01830	
6	106 OLD FERRY RD	HAVERHILL	MA	01830	



Haverhill

Economic Development and Planning
Phone: 978-374-2330
wpillsbury@HaverhillMA.gov

HAVERHILL PLANNING BOARD Planning Board Agenda

6-11-2025 Planning Board Meeting

The Haverhill Planning board will hold its public hearing on **WEDNESDAY, June 11, 2025 at 7:00 P.M. in ROOM 301, HAVERHILL CITY HALL**, to hear the petitions listed below. (See files on the Planning Dept. for further information.)

PUBLIC HEARINGS:

Zoning Amendment: Flood Plain regulations

Zoning Amendment: 230 Amesbury Rd. Parcel #465-4-1, #465-4-4, #465-4-3 residents respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium**.

Zoning Amendment: Roof Top Solar energy systems.

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Street Acceptance: The City of Haverhill seeks a favorable recommendation to the City Council to accept the street as public ways Harbor Drive. (file# 126571)

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DEFINITIVE ESCROWS: Newburg Street, the developer is requesting a bond reduction for the above-mentioned.

REMINDERS FOR EXPIRING DEFINITIVE ESCROW:

91 Snow Road: Remind the developer that the performance guarantee agreement expires on 7/22/2025 for completion and 8/22/2025 for funding. The developer must submit an extension agreement or bond attachment may be considered.

FORM A PLANS:

- 10 Newburg Street (PBFA-25-3)
- 230 Amesbury Road (PBFA-25-4)



Haverhill

Economic Development and Planning

Phone: 978-374-2330

wpillsbury@HaverhillMA.gov

ENDORSEMENT OF PLANS: None at this time.

Any other matter

Signed,

Paul B. Howard

Chairman

Cc: Copies to the cited Files
Mayor Melinda E. Barrett
City Clerk
City Solicitor
Planning Board Members
Applicants/Owners/Engineers and Surveyors
City Departments



APR 17 AM 5:54
HAVERTICKLER

APPLICATION FOR FRONTAGE WAIVER UNDER MGL§41 SECTION 81R

Notice: This application must be typewritten; the original filed with the City Clerk and a copy filed with the Board and accompanied by an original and fifteen (15) copies of the required plan indicating the information listed in the Form A Guidelines.

To the Planning Board :
Haverhill, MA 01830

Date: April 2, 2025

The undersigned petitions the Planning Board to waive, in the manner and for the reasons hereinafter set forth, the application of the provisions of the City of Haverhill Regulations governing the Subdivision of Land to the following described premises.

SIGNATURE OF APPLICANT: <u>Mark Colantonio</u>	SIGNATURE OF OWNER: <u>Mark Colantonio</u>
PRINT NAME: <u>Mark Colantonio</u>	PRINT NAME: <u>Mark Colantonio, Manager</u>
ADDRESS: <u>9 Dover Street</u>	ADDRESS: <u>9 Dover Street</u>
TELEPHONE NO. <u>603-765-2179</u>	TELEPHONE NO. <u>603-765-2179</u>

1. Location of premises 94 Portland Street
Street No. Name of Street
2. Assessors Plat 609 489 3
Plat No. Block No. Lot No.
3. Deed of Property recorded in Essex South Registry 41136 53
Book Page
4. Is the street paved in front of and abutting lot? X
Yes No
5. What is street right-of-way minimum width? Varies Feet
6. What is street pavement minimum width? Varies Feet
7. Name of Registered Land Surveyor who prepared Plan Gregory L. Bowden
Address: 3 Hillside Ave, Newburyport, MA Telephone No. 978-372-0835
01950

*By signing this form, the applicant acknowledges that they have received a copy of the Rules & Regulations, and have familiarized themselves with the procedures and agree to comply with all relevant Rules & Regulations

Revised 9/12/00



CITY OF HAVERHILL
MASSACHUSETTS 01830

CITY HALL, ROOM 201
FOUR SUMMER STREET
HAVERHILL, MASSACHUSETTS 01830
TELEPHONE (978) 374-2330
FAX (978) 374-2318

PLANNING BOARD

FORM D-1

Date 3/31/25

PLANNING BOARD
CITY OF HAVERHILL, MASSACHUSETTS

SUBDIVISION NAME 90 Portland Street PLAN# _____

ENGINEER'S CERTIFICATE

To the Planning Board of the City of Haverhill:

In preparing the plan entitled FRONTAGE WAIVER PLAN, I hereby certify that the above named plan and accompanying data are true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Haverhill, Massachusetts, and that the designs contained herein are in accordance with commonly accepted engineering practice and in compliance with applicable laws and regulations of the Commonwealth of Massachusetts and Zoning Regulations of the City.

1. Sources of data are listed as follows:

Registry of Deeds, City Engineer's office

2. Oral information furnished by:

Owner

3. Actual measurement on the ground and other field determinations:

Field Survey by Northport Survey Services, Inc.

4. Other sources:

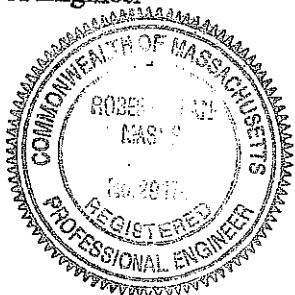
Seal of Engineer

Signed

[Signature]
(Registered Professional Engineer)

Address

160 Main Street
Haverhill MA 01830



*By signing this form, the applicant acknowledges that they have received a copy of the Rules & Regulations, and have familiarized themselves with the procedures and agree to comply with all relevant Rules & Regulations



Revised 9/12/00

CITY OF HAVERHILL
MASSACHUSETTS 01830

CITY HALL, ROOM 201
FOUR SUMMER STREET
HAVERHILL, MASSACHUSETTS 01830
TELEPHONE (978) 374-2330
FAX (978) 374-2315

PLANNING BOARD

FORM D

Date 2/26/25

PLANNING BOARD
CITY OF HAVERHILL, MASSACHUSETTS

SUBDIVISION NAME 90 Portland Street, Haverhill PLAN # _____

LAND SURVEYOR'S CERTIFICATE

To the Planning Board of the City of Haverhill:

In preparing the plan entitled Frontage Waiver Plan, I hereby certify that the above named plan accompanying data are true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Haverhill, Massachusetts, and my source of information about the location of boundaries shown on said plan was one or more of the following:

1. Deed from Mark Colantonio 94 Portland Street LLC to _____
Dated 8/17/2022 and recorded in the Essex Registry in Book 41136, Page 53

2. Other plans, as follows:
None

3. Oral information furnished by:
None

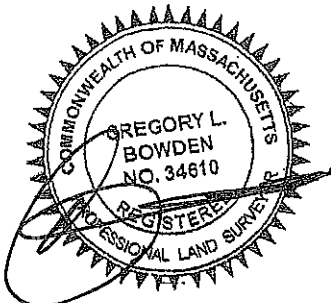
4. Actual measurement on the ground from a starting point established by:
Field Survey

5. Other sources:
N/A

Seal of Land Surveyor

Signed [Signature]
(Registered Land Surveyor)

Address 3 Hillside Avenue
Newburyport, MA 01950



DOWNEY LAW GROUP LLC
ATTORNEYS AT LAW

462 Boston Street (Corporate Office)
Topsfield, MA 01983
978-887-1000

345 Main Street (Estate & Probate Center)
Haverhill, MA 01830
978-373-2200

Brian P. Downey, Esq.
Caitlin M. Masys, Esq. (MA & NH)
Thomas J. Sullivan, Esq.
Aubrie L. Gallagher, Esq.
Arianna A. Gallagher, Esq. (MA & NH)
John J. O'Keefe, Esq., Of Counsel
James P. Cleary III, Esq. Of Counsel
Joseph A. Cleary, Esq. Of Counsel

File # 7258-LU


April 16, 2025

Letter of Permission

RE: 94 Portland Street
Haverhill, MA 01830

I, Mark Colantonio, Manager of 94 Portland Street LLC, hereby give my permission for the Downey Law Group LLC and Attorney Caitlin M. Masys to file for a frontage waiver for our property located at 94 Portland Street, Haverhill, MA 01830.

94 Portland Street LLC


By: Mark Colantonio, Manager



CITY OF HAVERHILL, MASSACHUSETTS

NOTICE OF DECISION

YOU ARE HEREBY NOTIFIED OF THE DECISION OF THE CITY COUNCIL ON THE APPLICATION OF:

Attorney Caitlyn Masys for 94 Portland Street, LLC.

APPLICANT AND OWNER (IF DIFFERENT)

MAIL CITY CLERK AUG 19 '24 PM 12:23

for property located at:

94 Portland Street 609-489-3

SITE LOCATION, ASSESSOR'S MAP, BLOCK, PARCEL NUMBERS

which was filed with the City Clerk on August 19, 2024 as signified by the City Clerk's date stamp.

DATE

The Council, as authorized by Section 15, Chapter 40A of the M.G.L. held a PUBLIC HEARING on:

August 6, 2024

DATE OF HEARING (CONTINUANCE IF APPLICABLE)

The Council voted to **GRANT** said application.

Vote on Special Permit **WITH CONDITIONS.**

	YES	NO	ABSENT
PRESIDENT SULLIVAN			X Abstain
COUNCILOR JORDAN	X		
COUNCILOR BASILIERE	X		
COUNCILOR HOBBS EVERETT	X		
COUNCILOR MICHITSON	X		
COUNCILOR FERREIRA	X		
COUNCILOR LEWANDOWSKI	X		
COUNCILOR TOOHEY	X		
COUNCILOR MCGONAGLE	X		
COUNCILOR LEPAGE	X		
COUNCILOR ROGERS	X		

See attachments for reasons for decision of the City Council.*

An appeal of this Decision shall be made pursuant to Section 17 of Chapter 40A, MGL, 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 Section 17 of Chapter 40A, MGL.

August 19, 2024

DATE




Timothy J. Jordan /lab
CITY COUNCIL PRESIDENT

*Record of evidence and detailed record of proceedings of the City Council hearing have been filed with the City Clerk and are incorporated herein by reference and considered a part hereof.

61

Hearing August 6 2024

City Council Special Permit - Add to a project

 **Expiration Date**
 Active
Request Changes
(/#/explore/request-changes/178594)


CCSP-24-6



Details

Submitted on May 29, 2024 at 5:57 pm



Attachments

8 files



Activity Feed

Latest activity on Jun 3, 2024



Applicant

Caitlin Masys

0



Location

94 PORTLAND ST, Haverhill, MA 01830



View ▼
Edit Workflow



Special Permit Filing Fee

Paid May 29, 2024 at 6:06 pm



Planning Director Review

Completed May 30, 2024 at 11:29 am



IN CITY COUNCIL: June 18 2024
 VOTED: that COUNCIL HEARING BE HELD
 AUGUST 6 2024

Attest:

 Kaitlin Wright City Clerk

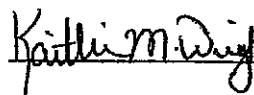
WP



IN CITY COUNCIL: AUGUST 6, 2024

PASSED WITH CONDITIONS OF DEPTS, REDUCE UNITS FRC
 4 to 3, in place of 4th unit should be green space,
 work with street tree program, and have private
 dumpster

Attest:


 Kaitlin Wright City Clerk

MB



City Clerk Review - Hearing Dates Set

In Progress



City Council Admin Notified

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

MAU CITY CLERK AUG19/24 PM12:07

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5840

**APPLICATION FOR SPECIAL PERMIT
DOCUMENT 61, CCSP-24-6 SPECIAL PERMIT
ATTORNEY CAITLYN MASYS
FOR 94 PORTLAND STREET, LLC.
94 PORTLAND STREET
AUGUST 6, 2024**

DOC. 61 – SUMMARY MINUTES OF A SPECIAL PERMIT IN-PERSON AND HYBRID HEARING HELD ON AUGUST 6, 2024 FOR PETITION FROM ATTORNEY CAITLYN MASYS FOR OWNER 94 PORTLAND STREET, LLC. FOR SPECIAL PERMIT CCSP-24-6 TO CONSTRUCT A 3-STORY WOOD FRAMED STRUCTURE COMPRISED OF 4 SEPARATE DWELLING UNITS EACH WITH THEIR OWN 2-CAR GARAGE ON 94 PORTLAND STREET.

SUBJECT: Document 61; CCSP-24-6: Petition from Attorney Caitlyn Masys for owner 94 Portland Street, LLC. for approval of Special Permit CCSP-24-6 to construct a 3-story wood framed structure comprised of 4 separate dwelling units each with their own 2-car garage on 94 Portland Street.

Present: President Thomas Sullivan, Councilor Ralph Basiliere, Councilor Katrina Hobbs Everett, Councilor John Michitson, Councilor Devan Ferreira, Councilor Timothy Jordan, Councilor Melissa Lewandowski, Councilor Shaun Toohey, Councilor Michael McGonagle, and Councilor Colin LePage
Attending Remote: Councilor Catherine Rogers

President Sullivan: I am going to have to recuse myself from 10.2 as my law firm is representing the applicant. I am not involved in this matter in any way. I will be recusing myself and Vice President Jordan will be chairing that special permit hearing.

President Sullivan left the Council Chambers.

City Clerk Kaitlin M. Wright: Document 61; CCSP-24-6: this is a hearing, Document 61, City Council Special permit CCSP-24-6 hearing for Caitlyn Masys requesting to construct a 3-story wood frame structure comprised of 4 separate dwelling units each with their own 2-car garage on 94 Portland Street. *Comments from City Departments are included.*

President Jordan opened the special permit hearing.

Attorney Caitlyn Masys with the Downey Law Group with offices at 345 Main Street in Haverhill. Here this evening representing 94 Portland Street, LLC. and Mr. Mark Colantonio, who owns the property. We are before the Council tonight seeking approval for a special permit. We are here after unanimous approval of this project by the Board of Appeals about two months ago. 94 Portland Street is currently an empty lot covered with brush and sheds that are dilapidated. The proposal here is to construct four dwelling units that will be in the form of a row house. Each of the units will have its own two-car garage

CITY COUNCIL

Thomas J. Sullivan, *President*
Timothy J. Jordan, *Vice President*
John A. Michitson
Colin F. LePage
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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

Attorney Masys: Variances that were requested and granted for this project were frontage. If we move forward after this hearing, we would have to go before the Planning Board and obtain a frontage waiver. It met the requirements for lot depth. It is slightly over half of the required area, however, as part of my presentation to the Board of Appeals as well, that particular requirement in this particular zone especially in this neighborhood seems a little overly burdensome for property owners. There are very few properties existing right now that would meet 13,500 square feet of land for single, two family, three family homes. While it is seeking a bit of a variance, it's actually not out of line with the majority of the other properties in that section. The lots are for the most part almost all smaller. The luxury here in terms of positioning of the building on the lot, because Mr. Colantonio owns the adjacent lot, and the way that he is switching the parking for the other lot, it allows for the space for cars to pull in and pull into the garage. Even though it does appear and there was a variance requested for side setback, that is Mr. Colantonio's property on that side. The way he is rearranging access for that adjacent building, it's not six feet from the lot line and there's another house right there six feet from the lot line. It's driveway and parking, building, driveway and parking, building. It does space them out, we are not talking about houses right on top of each other looking into each other's windows. The other variance of most importance was the open space. There is 25 percent required in that area. This was something that Mr. Colantonio took into account when deciding what he wanted to propose for this project. Ultimately, it was decided to try and see if they could get one additional unit and have four units here because of the great need for housing in the community. That brings us a little below the required open space.

Councilor Ferreira: Historically speaking in this neighborhood, the original white house on this lot, that is there and that will remain with this proposed one. That was built around 1900. What we know about how these areas of the city were designed were large houses on small lots. They spent the money on their houses and not the land. I personally don't think it is totally out of character to see a larger home on a smaller lot but knowing what we do now about climate, knowing what we do know now about our storm water issues in the city, and knowing what we know about how people have more vehicles in and out and use of those vehicles, I do have concerns about how much is being paved on this smaller lot and the overall look of the design. I appreciate it as a modern look, but there is only one other home in that neighborhood that has the garage underneath. That is not a style that we generally see. There are some unique factors to continue in that design to compliment the neighborhood. How long have you owned these properties? With some of the changes, the stairs recently redone, the landscaping and the flowers, where is that on the property? Looking at the plot plan, the back part beyond the other parking area, would this be green space, or would this also be paved between the two, layout wise? The side of the building where I am assuming the cars are pulling into the garage, closer to the White Street end of the street, that would be paved edge to edge as well to allow access to spots two and three in the back corner?

Mark Colantonio: I live at 9 Dover Street. I purchased 94 Portland in 2021. The stairs and retaining walls were redone then last October. There was a car accident into the stairs. I had to replace the stairs, the wall, and the siding and next spring is the plan to put in the plants, etc. There is a slight elevation so that

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Councilor Toohey: What would the open space be at a 3-unit instead of 4? Do you know? Would it be in the 20's?

Attorney Masys: It would still be slightly below the minimum 25. Yes.

Councilor Toohey: Is it economics why we are not doing a 3 versus a 4?

Attorney Masys: It is a little bit of economics, it's a little bit of trying to judge the needs of the area. Part of the problem here, which is what most of my Board of Appeals presentation was, that this is currently an empty lot that is bit of an eyesore that poses a hazard and insurance liability for my client. He owns the property next store and sees this as a neighborhood that people are going to want to move to.

Councilor Toohey: I know the area well and I commend him. I think it is a great idea to put something there. The applicant at some point may sell, so he may not be next door and be another family moving in. Being closer may not work for them. As far as a three-bedroom at 1,800 square feet, most will have families, what do we anticipate total bodies in that building? Is there an area to play for all those kids that are going to be there. Where is the area for those families to enjoy?

Attorney Masys: There are two public parks within very close walking distance that I think were taken into consideration when deciding three-bedroom units. On this particular site there would be a space in the back. On the adjacent property where you can see the parking has been reconfigured there is a spot where there would be some green space as well, probably a 200 square foot area.

Councilor Toohey: Is a 3-family out of the question?

Mark Colantonio: We did discuss whether a 4 or 3, we didn't necessarily say no. It was more so taking everything into account where it comes into having to create the off-street parking that's in need and also accommodate for some green area and trying to make everything work and do as best as possible for what the city wants.

Councilor Toohey: I appreciate that. I think further up 120 or 128 Portland there is a triplex that was built in the last 3 or 4 years as well. I just think that may or may not depending on my colleagues feel about being, look more conforming in that neighborhood. I don't want to hurt you; I love the idea of something going there I just think a four family seems a little too large for that footprint.

Councilor McGonagle: This is the kind of project that takes parking off the street. There is a housing shortage in the city, so I don't have a real problem with the 4. I like what you are doing, I like that you're trying to help put additional parking after you have enough for your owners/renters. I think that is all good. To add to my motion, Mr. President, could I amend that to make all the recommendations from department heads inclusive and part of the vote. I intend to support it. I think the good outweighs the negatives.

Councilor Michitson: I think I could support this with 3 units.

Councilor Ferreira: Is Portland Street one of our tree street tree focused streets? Maybe I would recommend that this potentially be a condition to consider some street tree plantings or maybe partner with DCR on that property. It looks to me like some reconfiguring of curb cuts as well so maybe that

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Councilor Lewandowski: That wouldn't be cleared to make greens space if it went down to three, it would just be cleared to be impervious.

Attorney Masys: It would have to be cleared anyway, right. It may or may not end up being green space but it's not as if there are some trees there that would stay, everything would have to come off anyway.

Councilor Michitson: So, I would hope that would be green space. Three units, green space for the fourth.

Councilor Basiliere: I was just interested where Councilor Ferreria would stand on the proposition of three instead of four.

Councilor Ferreira: Oh personally, I see the need for four. I think that lot being the small shape that it is and the lack of green space in our dense urban areas in the city and in my neighborhood in particular, I would like to see three over the four and some consideration for some green space on the lot itself instead of all being paved over.

Councilor Basiliere: I am inclined hearing the comments tonight to also support three with the condition that Councilor Michitson spoke of that the extra space become green space not be impervious. That's kind of what I've been circling around all night. I very much like the idea of this project. I don't like that a lot of the setbacks haven't been met. I'd be more comfortable with three.

President Jordan: Thank you for coming forward with the project, I think its great hometown guy trying to develop in his town, that's excellent. Certainly, the renderings we see look very attractive and looked like it would help continue making that neighborhood look nicer which is great. I do agree with my fellow colleagues here. I am concerned about the density of the area and not having any or very little green space. We're always balancing all these things including kids going to the schools, and the schools being over crowded. Four units versus three, does it make that big of a difference? In totality for me, I could support three, I have a tough time supporting four. Basically, for a lot of the same reasons mentioned and again I'd like that idea of that condition that the area that would have been going towards a fourth, goes towards green space. With all that said, would you be amendable to doing three as opposed to the four? Right now we are going to vote on the four, kind of your call if you want to take your chances that. Three sounds like you'll get it passed but this is your call. You need eight out of ten is my understanding too.

Mark Colantonio: I think when I discussed with Caitlyn at the very beginning, we were deciding whether three or four were the best, obviously I think we both kind of came down to the conclusion that if it were three, we would still move forward. I think it's the general consensus and we can all get on the same page, I think three, we'd be happy to do three instead of four.

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City Clerk Kaitlin M. 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 Jordan-yes
Yeas 10, Nays 0, Absent 1 (Sullivan)

President Jordan: That Passes.

Respectively submitted,

Laurie A. Brown
Administrative Assistant

August 19, 2024



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



SO. ESSEX #163 Bk:42133 Pg:199
 05/24/2024 12:01 PM DCSN Pg 1/2
 eRecorded

NOTICE OF DECISION

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

Owner: 94 PORTLAND STREET, LLC Applicant: Mark Colantonio BOA: 24-7

APPLICANT AND (OWNER IF DIFFERENT)

94 Portland Street 609 489 2 & 3

SITE LOCATION ASSESSOR'S MAP BLOCK PARCEL NUMBER

DEED OF PROPERTY RECORDED IN: SOUTHERN ESSEX Book: 41136 Page: 053
 This was filed with the Board on 3/13/2024 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:
April 17, 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: LaPlume SECOND: Infante

VOTE ON MOTION WITH/WITHOUT STIPULATIONS:

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

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

94 PORTLAND STREET, LLC for 94 Portland Street (Map 609, Block 489, Lot 2 & 3) Prior to filing for a Special Permit for Multifamily Dwelling with City Council, Applicant seeks following dimensional variances for the construction of a new 4-unit multifamily dwelling in a RU zone. Requested relief include variances for lot frontage (55 ft where 100 ft is required), lot area (7,177 sf where 25,000 is required), front yard setback (12 ft where 25 ft is required), side yard setback (6 ft where 20 ft is required), rear yard setback (14.1 ft where 40 ft is required), and open space (19% where 25% is minimum). (BOA 24-7)
 No members of the public spoke in opposition to the application. A petition in support of the Applicant's proposal signed by five neighbors was submitted to the Board. The Applicant made the point that in this case safety is the basis for substantial hardship as the project site is a dangerous vacant lot which has attracted opportunities in the past for illegal activities to take place. The Applicant noted that a dumpster is not currently on the plan (as trash to be picked up by the City); but would be needed. The Applicant specified the snow storage areas and stated that snow shall be taken off site, when necessary. Three guest parking spaces are included. The Board noted the unique conditions associated with the shape of the lot and safety issues associated with the vacant property. The Board found that the Applicant's proposal represents an opportunity to make a drastic improvement to the neighborhood that shall include the creation of critically needed housing units. 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.

*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 Caitlin Masys
462 Boston Street
Topsfield, MA 01983

TRUE ATTEST COPY
Kaitlin M. Wright
Kaitlin M. Wright (initials)

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:

Owner: 94 PORTLAND STREET, LLC Applicant: Mark Colantonio
AND (OWNER IF DIFFERENT)

For a Special Permit and/or Variance for the location at:
94 Portland Street
STREET NAME AND NUMBER

Has been filed with this Office on: HAV CITY CLRK MAY 1'24 PM 1:47

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 (initials)
CITY CLERK

HAV CITY CLRK MAY22'24 am10:16

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 Doney
BOARD OF APPEALS CLERK

HAV CITY CLRK MAY22'24 am10:16

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 OS SUCH BOARDS ACTIONS, SAID RIGHTS SHALL LAPSE.

[Handwritten notes and signatures]



City of Haverhill, MA

\$515.94 Paid

via Credit Card ending in 1878

Thanks for using the Online Service Center

Brian Downey

Planning Board - Frontage Waiver #PBFW-25-1

April 2, 2025

Frontage Waiver Fee	\$500.00
Processing Fee	\$15.94
Total Paid	\$515.94



Powered by the ViewPoint Cloud platform

Receipt number #105679



City of Haverhill, MA

\$47.34 Paid

via Credit Card ending in 1878

Thanks for using the Online Service Center

Brian Downey

Planning Board - Frontage Waiver #PBFW-25-1

April 2, 2025

Advertising Fee	\$45.00
Processing Fee	\$2.34
Total Paid	\$47.34



Powered by the ViewPoint Cloud platform

Receipt number #105680



Haverhill

Economic Development and Planning
Phone: 978-374-2330
wpillsbury@HaverhillMA.gov

HAVERHILL PLANNING BOARD Planning Board Agenda

6-11-2025 Planning Board Meeting

The Haverhill Planning board will hold its public hearing on **WEDNESDAY, June 11, 2025 at 7:00 P.M. in ROOM 301, HAVERHILL CITY HALL**, to hear the petitions listed below. (See files on the Planning Dept. for further information.)

PUBLIC HEARINGS:

Zoning Amendment: Flood Plain regulations

Zoning Amendment: 230 Amesbury Rd. Parcel #465-4-1, #465-4-4, #465-4-3 residents respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium**.

Zoning Amendment: Roof Top Solar energy systems.

Street Acceptance: The City of Haverhill seeks a favorable recommendation to the City Council to Accept these streets as public Ways: Mohawk Trail. (file# 127614)

Street Acceptance: The City of Haverhill seeks a favorable recommendation to the City Council to accept the street as public ways Harbor Drive. (file# 126571)

Frontage Waiver for 94 Portland St.: The Owner/applicant Caitlyn Masys seeks the Planning Board approval for the frontage waiver. Applicant has a variance for frontage in the SC and RR zones. See map. 609, Block 489, Lots 2 & 3. (PBFW-25-1)

DEFINITIVE ESCROWS: Newburg Street, the developer is requesting a bond reduction for the above-mentioned.

REMINDERS FOR EXPIRING DEFINITIVE ESCROW:

91 Snow Road: Remind the developer that the performance guarantee agreement expires on 7/22/2025 for completion and 8/22/2025 for funding. The developer must submit an extension agreement or bond attachment may be considered.

FORM A PLANS:

- 10 Newburg Street (PBFA-25-3)
- 230 Amesbury Road (PBFA-25-4)



Haverhill

Economic Development and Planning

Phone: 978-374-2330

wpillsbury@HaverhillMA.gov

ENDORSEMENT OF PLANS: None at this time.

Any other matter

Signed,

Paul B. Howard

Chairman

Cc: Copies to the cited Files
Mayor Melinda E. Barrett
City Clerk
City Solicitor
Planning Board Members
Applicants/Owners/Engineers and Surveyors
City Departments

*By signing this form, the applicant acknowledges that they have received a copy of the Rules & Regulations, and have familiarized themselves with the procedures and agree to comply with all relevant Rules & Regulations

Revised 1/17/02



JUN 2 AM 10:38
HAVERHILL CLERK

CITY OF HAVERHILL
MASSACHUSETTS 01830

CITY HALL, ROOM 201
FOUR SUMMER STREET
HAVERHILL, MASSACHUSETTS 01830
TELEPHONE (978) 374-2390
FAX (978) 374-2315

PLANNING BOARD

FORM A

PLANNING BOARD
CITY OF HAVERHILL, MASSACHUSETTS

APPLICATION FOR APPROVAL OF A PLAN BELIEVED NOT TO REQUIRE APPROVAL (ANR PLAN)

To the Planning Board of the City of Haverhill:

Date 5-30-25

The undersigned believes that the accompanying plan does not constitute a subdivision within the meaning of the Subdivision Control Law. The reasons for this request are contained in the attached cover letter and Plans.

1. NAME OF APPLICANT: * Commonwealth Invest I, LLC
ADDRESS: 536 Lebanon St
Melrose MA 02176

*See below to determine if applicant is anyone other than the owner of record

2. NAME OF REGISTERED LAND SURVEYOR:
Stephen Stupinski Merrimack Engineering Services
ADDRESS: 166 Park St
Andover, MA 01810

3. DEED OF PROPERTY RECORDED IN: Essex Co. K. District REGISTRY,
BOOK 40067 PAGE 264

4. LOCATION AND DESCRIPTION OF PROPERTY:
Street Address: 230 Amesbury Road
Haverhill MA 01830
Map: 405 Block: 4 Lot: 1

FILING FEE:
\$100.00
CITY TREASURER

5. ZONING DISTRICT: CH

SIGNATURE OF OWNER: (Required) [Signature]
PRINT NAME: Prescott White
ADDRESS: 536 Lebanon St Melrose MA 02176
TELEPHONE NO. 617 600 8415

SIGNATURE OF APPLICANT: [Signature]
PRINT NAME: Prescott White
ADDRESS: 536 Lebanon St Melrose MA 02176
TELEPHONE NO 617 600 8415

NOTE: This form must be completed in total and shall be accompanied by a detailed cover letter describing what the plan is doing, and a one hundred (\$100.00) dollar filing fee to cover the processing costs. The applicant shall also reimburse the office of the City Engineer for costs of a reproducible signed mylar.

** If applicant and owner are different parties, a letter of authorization/assignment of rights shall be attached

REVIEWED BY DIRECTOR OF PLANNING: [Signature]

May 30, 2025

RE: 230 Amesbury Road, Haverhill MA 01830 – ANR Plan

Owner Permission

As the owner of 230 Amesbury Road in Haverhill MA, I hereby give permission to apply for the ANR Plan at this location.

A handwritten signature in black ink, appearing to read 'P. White', with a large, sweeping flourish at the end.

Prescott White
Commonwealth Invest I, LLC



June 2, 2025

ANR Application Payment

Record No. PBFA-25-4

Status Completed

Became Active June 2, 2025

Assignee Prescott White

Due Date None

Invoice ID 1084937

Primary Location

230 AMESBURY RD
Haverhill, MA 01830

Owner

COMMONWEALTH INVEST I, LLC
LEBANON ST, SUITE 101 536 MELROSE,
MA 02176

Applicant

Prescott White
 617-600-8415
 prescott@wearecommonwealth.com
 536 Lebanon Street
Suite 101
Melrose, MA 02176

Fee Breakdown

Fee Name	Total Fee	Paid	Due
<input checked="" type="checkbox"/> ANR Application Fee	\$100.00	\$100.00	\$0.00
Total	\$100.00	\$100.00	\$0.00

Payment History

Date	Method	Note	Paid
06/02/2025	Credit Card		\$100.00

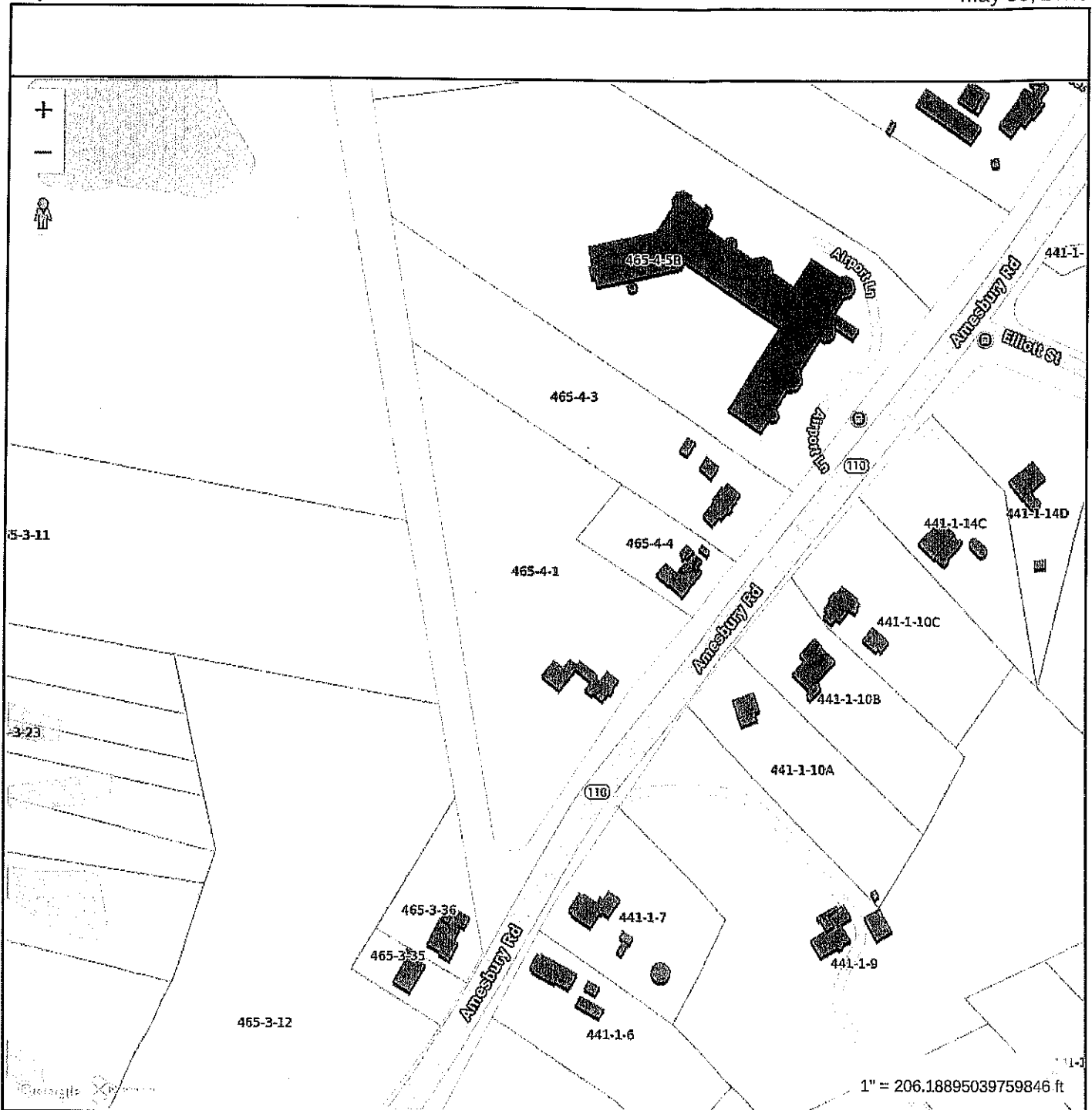
Messages

No comments yet.

Step Activity

OpenGov system activated this step 06/02/2025 at 10:30 am

Prescott White processed a \$100.00 payment 06/02/2025 at 11:16 am



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Haverhill, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated February 5, 2019
Data updated February 4, 2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



MERRIMACK ENGINEERING SERVICES, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • PLANNERS

66 PARK STREET • ANDOVER, MA 01810 • (978) 475-3555, 373-5721 • FAX (978) 475-1448 • E-MAIL merreng@aol.com

May 29, 2025

City of Haverhill
Planning board
4 Summer Street-City hall
Haverhill MA

RE:Form A Plan
230 Amesbury Road
Haverhill, MA

Members of the Board

The purpose of the subject plan prepared by this firm Commonwealth Invest I, LLC is to create 2 lots each compliant with zoning, where only one lot exists currently. The property is located on a State highway, Rte 110, and is on a Public Way Amesbury road.

Please contact me should you have questions or comments

Sincerely

MERRIMACK ENGINEERING SERVICES

Stephen E. Stapiński
President

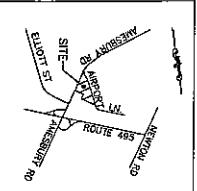
230 Amesbury Road Haverhill MA

Cover Letter

The lot at 230 Amesbury Road is proposed to become two lots as shown in the attached plan. The proposed lots meet the following requirements for an approval not required (ANR) plan as follows:

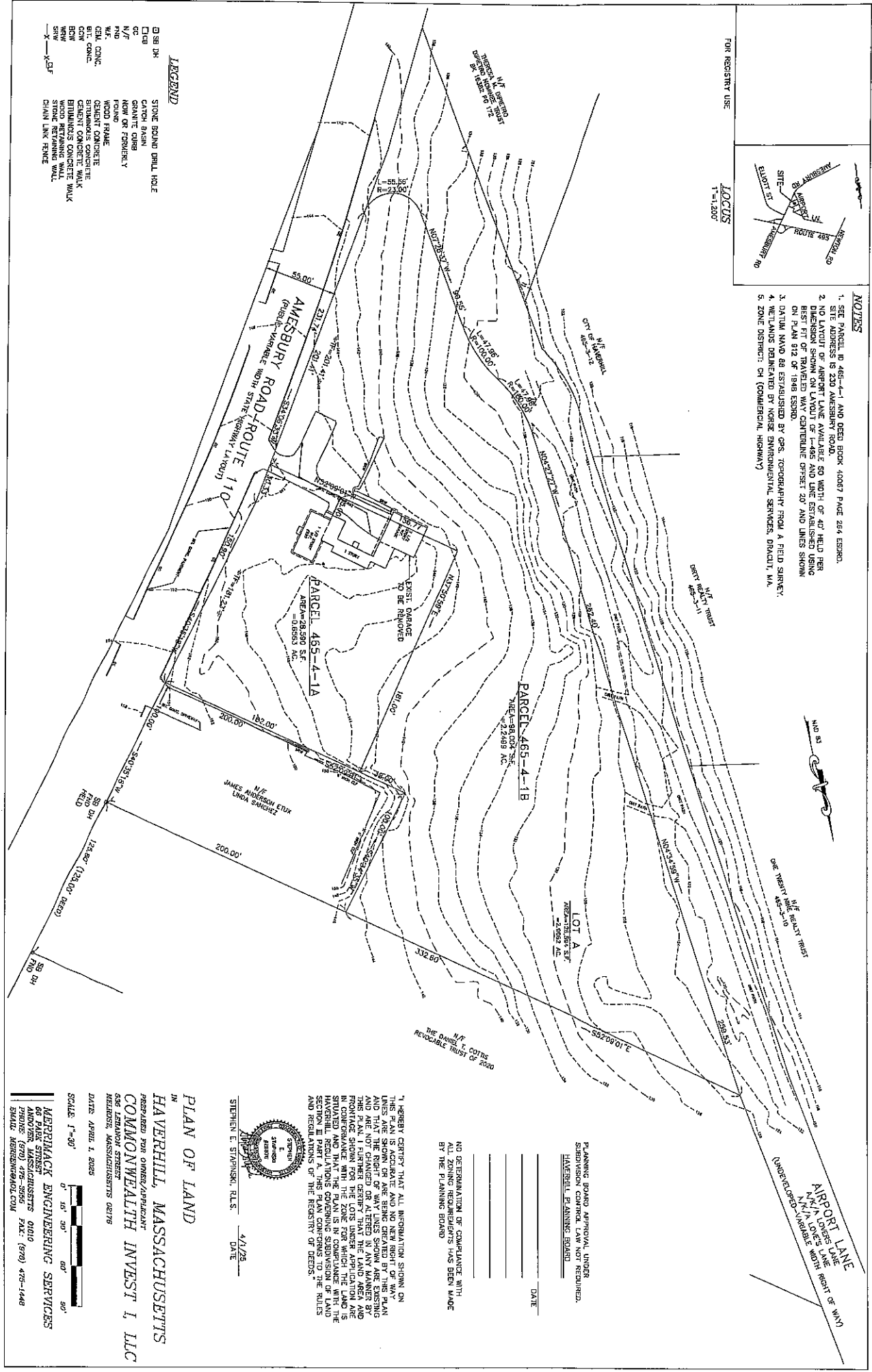
1. The lots created by the plan have adequate zoning frontage in the City of Haverhill as specified in the Zoning Bylaw on an existing way and/or street, located in the City of Haverhill.
2. The lots created by the plan have sufficient area as specified in the Zoning Bylaw.
3. The existing way and/or street which supplies the lot frontage provide adequate, safe, actual access to the lot(s) created or altered by the plan
4. The lots created by the plan can be accessed without crossing a wetland.

FOR RECORD USE
 LOCUS
 1-1/200



- NOTES**
1. SEE PARCEL ID 465-4-1 AND DEED BOOK 10087 PAGE 264 ESSED.
 2. SITE ADDRESS IS 230 AMESBURY ROAD.
 3. NO LAYOUT OF AIRPORT LANE AVAILABLE SO WIDTH OF 40' HELD PER PERMITS SHOWN ON LAYOUT OF 1-4-98 AND LNE ESTABLISHED USING BOUNDARY SURVEY OF 1-4-98.
 4. PLAN 912 OF 1948 ESSED.
 5. DATUM NAVD 83 ESTABLISHED BY GCS TERRAIN FROM A FIELD SURVEY.
 6. WETLANDS Delineated by NORSE ENVIRONMENTAL SERVICES, DRACUT, MA.
 7. ZONE DISTRICT: CH (COMMERCIAL HIGHWAY)

- LEGEND**
- STONE BOUND DRILL HOLE
 - CROWN BURN
 - GRAVEL DRIVE
 - WOOD FRAME
 - CEMENT CONCRETE
 - BITUMINOUS CONCRETE
 - BRICK/CONCRETE WALL
 - WOOD RETAINING WALL
 - STONE RETAINING WALL
 - CHAIN LINK FENCE



PLAN OF LAND
 IN
Haverhill, Massachusetts
 PREPARED FOR OWNER/APPLICANT
COMMONWEALTH INVEST I, LLC
 656 LEMMON STREET
 MELROSE, MASSACHUSETTS 02176

DATE: APRIL 1, 2025

SCALE: 1"=30'

MERRINACK ENGINEERING SERVICES
 66 HANCOCK STREET
 ANDOVER, MASSACHUSETTS 01810
 PHONE: (978) 776-8555 FAX: (978) 473-1448
 EMAIL: MERRINACK@MERRINACK.COM

STEPHEN E. STANISKI, R.L.S. DATE: 4/1/25

NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REQUIREMENTS HAS BEEN MADE BY THE PLANNING BOARD.

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.
 HAVERRILL PLANNING BOARD

DATE: _____

I, HEREBY CERTIFY THAT ALL INFORMATION SHOWN ON THIS PLAN IS ACCURATE AND NO NEW RIGHT OF WAY LINES ARE SHOWN OR ARE BEING CREATED BY THIS PLAN. THIS PLAN IS THE PROPERTY OF MERRINACK ENGINEERING SERVICES AND IS NOT TO BE REPRODUCED OR ALTERED IN ANY MANNER BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF MERRINACK ENGINEERING SERVICES. THE LOTS UNDER APPLICATION ARE SHOWN FOR THE LOTS UNDER APPLICATION AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE SITUATION AND THAT THE PLAN IS IN COMPLIANCE WITH THE HAVERRILL REGULATIONS GOVERNING SUBDIVISION OF LAND AND RESUBDIVISION OF THE RESIDUAL OF DEEDS.

Property #	Site Address	Owner	Owner 2	Owner Address	Owner City	Owner State	Owner Zip
441-1-10A	239 AMES	CONANT I	CONANT	239 AMES	HAVERHIL MA		1830
441-1-10B	241 AMES	BELLEGA	BELLEGA	241 AMES	HAVERHIL MA		1830
441-1-7	211 AMES	FELIZ JAIN	FOSS KRI	211 AMES	HAVERHIL MA		1830
441-1-9	225 AMES	RIOS LIZA		225 AMES	HAVERHIL MA		01830-158
465-3-11	AIRPORT	DIRTY RE	RANDALL	76 MERRI	HAVERHIL MA		1830
465-3-12	AMESBUR	CITY OF F		4 SUMME	HAVERHIL MA		1830
465-3-36	204 AMES	THE DIPIE	THERESA	204 AMES	HAVERHIL MA		1830
465-3-6	15 DUTTO	ONE TWE	JESSIE B	P.O. BOX	BRADFOR MA		1835
465-4-3	250 AMES	THE DANI	COTTIS D	43 FAIRV	PORTSMC NH		3801
465-4-4	240 AMES	ANDERSC	SANCHEZ	P.O. BOX	BRADFOR MA		1835

Total Value	Land Value	Building Value	Last Sale	Last Sale	Last Sale	Use Code
458200	227500	230100	4/3/1981	52900	06805 066	101
552400	226600	325800	1/18/2022	535000	4664-123	101
512100	223200	288000	12/4/2020	470000	575-94126	101
585600	264400	308200	11/22/2013	340000	32971-78	101
13400	13400	0		0		132
52700	52700	0	6/26/1992	100	11358-574	930
371700	167100	204600	6/6/2000	100	16382-172	101
685400	506200	179000	2/6/1963	0	254 55290	13
459500	232100	220800	5/6/2020	100	38490-302	101
473500	183600	287900	5/30/2014	326900	33308-444	101



Haverhill

Economic Development and Planning
Phone: 978-374-2330
wpillsbury@HaverhillMA.gov

HAVERHILL PLANNING BOARD Planning Board Agenda

6-11-2025 Planning Board Meeting

The Haverhill Planning board will hold its public hearing on **WEDNESDAY, June 11, 2025 at 7:00 P.M. in ROOM 301, HAVERHILL CITY HALL**, to hear the petitions listed below. (See files on the Planning Dept. for further information.)

PUBLIC HEARINGS:

Zoning Amendment: Flood Plain regulations

Zoning Amendment: 230 Amesbury Rd. Parcel #465-4-1, #465-4-4, #465-4-3 residents respectfully request that the City of Haverhill reassign the zoning of the following three contiguous parcels of land/properties from their current zoning of Commercial Highway to **Residential Medium**.

Zoning Amendment: Roof Top Solar energy systems.

Street Acceptance: The City of Haverhill seeks a favorable recommendation to the City Council to Accept these streets as public Ways: Mohawk Trail. (file# 127614)

Street Acceptance: The City of Haverhill seeks a favorable recommendation to the City Council to accept the street as public ways Harbor Drive. (file# 126571)

Frontage Waiver for 94 Portland St.: The Owner/applicant Caitlyn Masys seeks the Planning Board approval for the frontage waiver. Applicant has a variance for frontage in the SC and RR zones. See map. 609, Block 489, Lots 2 & 3. (PBFW-25-1)

DEFINITIVE ESCROWS: Newburg Street, the developer is requesting a bond reduction for the above-mentioned.

REMINDERS FOR EXPIRING DEFINITIVE ESCROW:

91 Snow Road: Remind the developer that the performance guarantee agreement expires on 7/22/2025 for completion and 8/22/2025 for funding. The developer must submit an extension agreement or bond attachment may be considered.

FORM A PLANS:

- ✓ 10 Newburg Street (PBFA-25-3)
- 230 Amesbury Road (PBFA-25-4)



Haverhill

Economic Development and Planning
Phone: 978-374-2330
wpillsbury@HaverhillMA.gov

ENDORSEMENT OF PLANS: None at this time.

Any other matter

Signed,

Paul B. Howard
Chairman

Cc: Copies to the cited Files
Mayor Melinda E. Barrett
City Clerk
City Solicitor
Planning Board Members
Applicants/Owners/Engineers and Surveyors
City Departments

*By signing this form, the applicant acknowledges that they have received a copy of the Rules & Regulations, and have familiarized themselves with the procedures and agree to comply with all relevant Rules & Regulations



CITY OF HAVERHILL
MASSACHUSETTS 01830

CITY HALL, ROOM 201
FOUR SUMMER STREET
HAVERHILL, MASSACHUSETTS 01830
TELEPHONE (978) 374-2330
FAX (978) 374-2315

PLANNING BOARD

FORM A

PLANNING BOARD
CITY OF HAVERHILL, MASSACHUSETTS

NOV 21 11:21 AM
CITY CLERK

APPLICATION FOR APPROVAL OF A PLAN BELIEVED NOT TO REQUIRE APPROVAL (ANR PLAN)

To the Planning Board of the City of Haverhill:

Date _____

The undersigned believes that the accompanying plan does not constitute a subdivision within the meaning of the Subdivision Control Law. The reasons for this request are contained in the attached cover letter and Plans.

1. NAME OF APPLICANT: * Robert Denisco Leach StrathLC
ADDRESS: 6 Andrews Brothers way
Peabody MA 01960
*See below to determine if applicant is anyone other than the owner of record

2. NAME OF REGISTERED LAND SURVEYOR: Eastern Land Survey
ADDRESS: 104 Lowell St
Peabody MA 01960

3. DEED OF PROPERTY RECORDED IN: Essex South REGISTRY,
BOOK 41150 PAGE 331

4. LOCATION AND DESCRIPTION OF PROPERTY:
Street Address: 10-12 Newbury St
Haverhill MA
Map: 534 Block: _____ Lot: 133-139

FILING FEE:
\$100.00
CITY TREASURER

5. ZONING DISTRICT: RU

SIGNATURE OF OWNER: (Required)** _____
PRINT NAME: Robert Denisco
ADDRESS: 6 Andrews Brothers way
TELEPHONE NO. 781-316-5535

SIGNATURE OF APPLICANT: [Signature]
PRINT NAME: Robert Denisco
ADDRESS: 6 Andrews Brothers way
TELEPHONE NO. 781-316-9935

NOTE: This form must be completed in total and shall be accompanied by a detailed cover letter describing what the plan is doing, and a one hundred (\$100.00) dollar filing fee to cover the processing costs. The applicant shall also reimburse the office of the City Engineer for costs of a reproducible signed mylar.
** If applicant and owner are different parties, a letter of authorization/assignment of rights shall be attached

REVIEWED BY DIRECTOR OF PLANNING: [Signature]

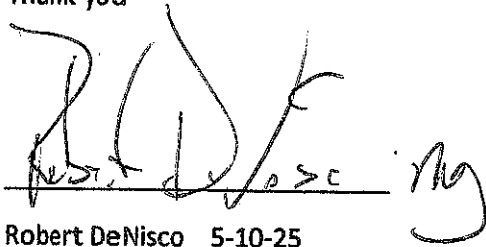
Leach Street LLC
6 Andrews Brothers Way
Peabody, MA 01960
781- 316-5535
Robert DeNisco Manager

To Planning Director:

RE: 10-12 Newburg St, Haverhill, MA

I am submitting and ANR Plan to reduce the lost size of Lot 2 on Plan recorded in the Essex South Registry of Deeds in Book 41704 Page 249 from 13,500 Sq ft to a conforming 9450 Sq ft. The intent is to add square footage to Lot 1 for future possible residential development. At this time I am only seeking to have the conforming Lot B1 be accepted as an ANR lot.

Thank you

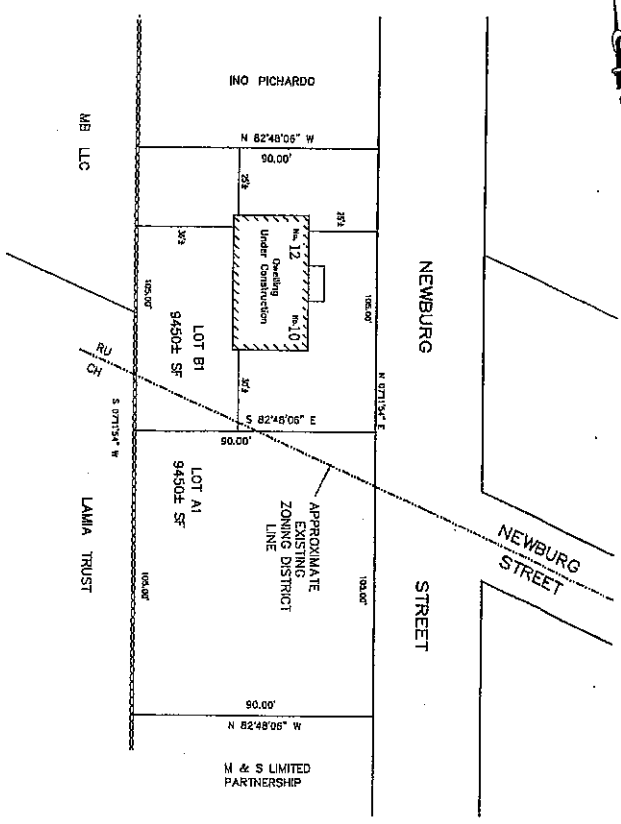
A handwritten signature in black ink, appearing to read 'Robert DeNisco', is written over a horizontal line. To the right of the signature is a large, stylized flourish or mark.

Robert DeNisco 5-10-25

PLAN REVISIONS: PLAN BOOK 4100A PAGE 249
 ASSASSON MAP 524-LD5 123-129
 DEED REFERENCE: BOOK 4100 PAGE 251

APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED
 HAVERHILL PLANNING BOARD

CONFORMANCE TO ZONING REQUIREMENTS



THIS PLAN IS BASED ON THE INFORMATION FURNISHED BY THE CLIENT AND THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE LOCATION OF THE POINTS OF BEGINNING OF THE SUBDIVISION. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OF THE ADJACENT PROPERTIES. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OF THE ADJACENT PROPERTIES. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR OF THE ADJACENT PROPERTIES.

CHRISTOPHER R. MELLO PLS 3/11/17

FOR REVISION USE ONLY

PLAN OF LAND
 LOCATED IN
 HAVERHILL, MASS.
 PREPARED BY
 EASTERN LAND SURVEY ASSOCIATES, INC.
 CHRISTOPHER R. MELLO, PLS
 104 LOWELL ST. PEABODY, MA 01960
 (978) 531-8121
 SCALE: 1" = 20'
 APRIL 14, 2025

PREPARED FOR
 LEACH STREET LLC





DEPARTMENT RECEIPT

Submitted by: _____ Amount \$ 100.00

I certify the amount above has been submitted to my office on Date: 5/27/25

AB
Received by
Treasurer Office

			TOTAL	\$100.00