



CITY OF HAVERHILL

CITY COUNCIL AGENDA

Tuesday, February 10, 2026, at 7:00 PM

Theodore A. Pelosi, Jr. Council Chambers, 4 Summer st, Room 202

In-Person/Remote Meeting

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

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

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

5. COMMUNICATIONS FROM THE MAYOR:

FEB 6 PM2:35
HAUCITYCLERK

5.1. Mayor Barrett submits a Memorandum of Agreement for the Animal Control/Mechanic/Bldg. Craftsman Custodian/ Custodian Union Group (Teamsters Local #170)

5.1.1. Memorandum of Agreement between the City of Haverhill and the Animal Control/Mechanic/Bldg. Craftsman Custodian/ Custodian Union Group (Teamsters Local #170)

File for 10 days

5.2. Mayor Barrett submits an Ordinance Relating to Fire Prevention.

5.2.1. Ordinance Re: Fire Prevention: Amend §150-2, §150-3(A), §150-7 (A), and §150-7(C)

File for 10 days



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- 5.3. Mayor Barrett submits an order authorizing the City Council to accept a gift of \$75.00 for the St. Patrick's Day Luncheon at the Citizen's Center from Atwood Memorial Inc. to Council on Aging Department
- 5.3.1. Order- That the City Council on behalf of the City votes to accept a gift of \$75.00 for the St. Patrick's Day Luncheon at the Citizen Center. Consistent with the purpose of the donation, as stated in the letter from Atwood Memorial addressed to the City of Haverhill dated February 2026, the Gift shall be used by the Council on Aging Department
- 5.4. Mayor Barrett submits an Order to Authorize the Taking of Portion of 309 East Broadway
- 5.4.1. Order- That the City Council on behalf of the City votes to authorize the Mayor to acquire, purchase, take by eminent domain or otherwise a certain parcel of land located at 309 East Broadway, Haverhill, MA 01830, and containing approximately 5.3 acres being shown as "lot 2", and permanent easement shown as "20' Wide Access & Utility Easement Area = 1,990 S.F." on that certain Plan of Land entitled "Plan of Land Located in Haverhill, Mass" dated January 8, 2025, and revised December 9, 2025, prepared by the Morin-Cameron Group, Inc. (the "Plan") appended hereto, under the care, custody and control of the Department of Public Works, Water Division, for water supply purposes, from Joyce E. Hill, for the amount of \$917,019.00; And further to authorize the Mayor to grant an access easement to the record owner of said property shown as "20' Wide Easement Area" on the Plan;" And further to authorize the Mayor to execute any and all documents and to take any other action necessary or convenient to carry out this."

THIS REQUIRES A TWO- THIRDS MAJORITY VOTE.

- 5.5. Mayor Barrett submits an order to authorize leases for the Highway Department trucks
- 5.5.1. The City Council on behalf of the City authorize the Mayor, (Melinda E. Barrett) pursuant to G.L c. 44 sec 21c, to enter into a lease agreement with NCL Government Capital, for the lease purchase of a Ford F600 Truck with upfitting, a Ford F450 Truck with upfitting, and a Ford F450 Truck with upfitting for the Highway Department for a period of three years in the amount of \$ 311,672.52 from Minuteman Trucks LLC, but in any event not in excess of the useful life of the property to be purchased, to be procured on such terms and conditions as the Mayor deems in the best interest of the City; and to authorize the Mayor to take all actions necessary to administer and implement such agreement

THIS REQUIRES A TWO- THIRDS MAJORITY VOTE.



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

- 6.1. Councilor Ferreira requests to introduce Frankie Piessens from *Washington Square Tattoo* and present him with a citation in recognition of celebrating 13 years in business in the City of Haverhill
- 6.2. Councilors Diodati and Lewandowski requests to introduce Darby Hery, Brittany Safy, and Karina Larson to speak about the *Haverhill Community Playground* and the fundraising for this project

7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

- 8.1. *Christine Webb*, City Assessor, submits monthly abatement report for the month of January 2026

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

- 9.1. Doc 7-A - Petition from National Grid and Verizon, requesting a joint pole location on Lowell Av WR# 31189041

10. HEARINGS AND RELATED ORDERS:

11.APPOINTMENTS:

- 11.1. Confirming Appointments:
- 11.2. Non-Confirming Appointments:
- 11.3. Constables
- 11.4. Resignations

- 11.4.1. *Commission on Disability Issues-* Alex Ponder, Anne Doughty, Frances Lamb, and Dana Lovell - *effective immediately*

12.PETITIONS:

- 12.1. CCSP-26-1: Jony Perez of *Davinci Mini Apartments, LLC and Davinci Child Center, LLC* requesting to convert a currently unoccupied building to a daycare program on first floor (allowed by right in Zoning Code) and 12 apartments units (six two-bedrooms and six one-bedrooms) on the top three floors at 121 Merrimack St in the Waterfront (WD-C) District

Hearing scheduled for March 24, 2026



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- 12.2. **Applications Handicap Parking Sign:** *with Police approval*
- 12.3. **Amusement/Event Application:** *with Police approval*
- 12.4. **Auctioneer License:**
- 12.5. **Tag Days:** *with Police approval*
- 12.6. **One Day Liquor License –with HPD approval**
- 12.7. **ANNUAL LICENSE RENEWALS:**
 - 12.7.1. **Hawker Peddlers License- Fixed location – w/Police approval**
 - 12.7.2. **Coin-Op License Renewals – with Police approval**
 - 12.7.2.1. *Market Basket, 400 Lowell Av Unit 6, 1 Coin-Op*
 - 12.7.3. **Christmas Tree Vendor – with Police approval**
 - 12.7.4. **Taxi Driver Licenses for 2024:** *with Police approval*
 - 12.7.5. **Taxi/Limousine License** *with Police approval*
 - 12.7.6. **Junk Dealer /Collector License -** *with Police approval*
 - 12.7.7. **Pool/Billiard**
 - 12.7.8. **Bowling**
 - 12.7.9. **Sunday Bowling**
 - 12.7.10. **Buy & Sell Second Hand Articles** *with Police approval*
 - 12.7.11. **Buy & Sell Second Hand Clothing** *with Police approval*
 - 12.7.12. **Pawnbroker license -** *with police approval*
 - 12.7.13. **Fortune Teller** *with - Police approval*
 - 12.7.14. **Buy & Sell Old Gold –** *with Police approval*
 - 12.7.15. **Roller Skating Rink**
 - 12.7.16. **Sunday Skating**
 - 12.7.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
 - 12.7.18. **Limousine/Livery License/Chair Cars** *with Police approval*



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13. MOTIONS AND ORDER:

13.1. Order – Pay bills of the previous years and authorize payment from the current year departmental appropriations as listed:

<u>Vendor</u>	<u>Amount</u>	<u>Account</u>
Comcast	\$1,130.00	IT
Comcast	\$1,302.49	IT
Comcast	\$1,319.44	IT
Comcast	\$1,338.97	IT
Comcast	\$1,358.76	IT

Total= \$6,449.66

14. ORDINANCES (FILE 10 DAYS):

15. COMMUNICATIONS FROM COUNCILORS:

16. UNFINISHED BUSINESS OF PRECEDING MEETING:

16.1. Ordinance re: Vehicles and Traffic; Add Handicap parking for 13 Seventeenth Ave, HPS-25-15

Filed January 28, 2026

17. RESOLUTIONS AND PROCLAMATIONS:

18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS:

19. DOCUMENTS REFERRED TO COMMITTEE STUDY:

20. LONG TERM MATTERS STUDY LIST:

21. ADJOURN:

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

5.1 10 days

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

February 6, 2026

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

From: Mayor Melinda E. Barrett

RE: MOA - Animal Control/Mechanic/Bldg. Craftsman Custodian Union Group (Teamsters Local #170).

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

Please find attached a Memorandum of Agreement for the Animal Control / Mechanic/Bldg. Craftsman Custodian/Custodian Union Group (Teamsters Local #170). This item must be placed on file for 10 days after which I recommend approval.

Sincerely,

Melinda E. Barrett
Mayor

meb/em



Haverhill

Human Resources Department, Room 306

Phone: (978) 374-2357 Fax: (978) 374-2343

Denise McClanahan, HR Director – dmcclanahan@haverhillma.gov

Christina Carrie, HR Technician – ccarrie@haverhillma.gov

John DelRosso, HR Technician – jdelrosso@haverhillma.gov

Bridget Panniello, Head Clerk/Floater – bpanniello@haverhillma.gov

TO: Mayor Melinda Barrett
FROM: Denise McClanahan, HR Director
DATE: February 5, 2026
RE: MOA submission

As a result of recent negotiations, attached please find the MOA for the Animal Control/Mechanic/Bldg. Craftsman Custodian/Custodian Union Group (Teamsters Local #170). Please submit this document to the next City Council meeting for action.

dIm

Memorandum of Agreement
Between
THE CITY OF HAVERHILL and
**THE ACO/Mechanic/Bldg-Craftsman Custodian/City Hall Custodian
GROUP – Teamsters Local #170**

FEB 6 10:13 AM
INVOICER/CLERK

CONTRACT INTEGRATION

Upon approval, ratification, and funding of the memorandum of agreement which results from these negotiations, the parties shall agree to integrate within 60 days the terms thereof into the collective bargaining agreement in a timely manner.

ARTICLE 2: UNION MEMBERSHIP

Section 2 – Drive, update (Local 170 Drive Fund)

The employer agrees to deduct from the paycheck of all employees who submit authorization cards and are covered by this agreement voluntarily contributions to Local 170 DRIVE Fund. Local 170 Drive Fund shall notify the Employer of the amounts designated by each contributing employee that are to be deducted from his/her paycheck on a weekly basis for all weeks worked. The phrase “weeks worked” excludes any week other than a week in which the employee earned a wage.

On a monthly basis the Employer will transmit the total amount of deducted along with the name of each employee on whose behalf a deduction is made, the employee’s social security number and the amount deducted from the employee’s paycheck as outlined in the attached Local 170 DRIVE information Sheet to Local 170 DRIVE Fund, 330 Southwest Cutoff, Suite 201, Worcester, MA 01604. No such authorization shall be recognized if in violation of State and Federal Laws. No deductions shall be made, which is prohibited by applicable law.

ARTICLE 6: HOURS OF WORK AND OVERTIME

Clean up language

Section 1 – Clean up schedule to reflect current operations:

- Shift A Tuesday through Saturday 7am-3pm
- Shift B Sunday and Monday 7am – 3pm
- Tuesday, Wednesday, Thursday 12pm – 8pm

Holidays – guarantee 4 hours or actual hours worked whichever is greater.

ARTICLE 7: WAGES AND PRIVATE DETAILS

Amend Section 6: Longevity

\$1,400	5 < 10 years
\$1,450	10 < 15 years
\$1,500	15 < 20 years

\$1,550	20 < 25 years
\$1,800	25 < 30 years
\$2,750	30 < 40 years
\$3,000	40 < 50 years
\$4,000	50+ years

Amend Tool Allowance

Tool allowances (Police Mechanic only)

Tool allowance increase from \$600 to \$1,000 annually

Amend Clothing Allowance

Clothing allowances (as indicated)

Police Mechanic – increase from \$725 to \$825

Building Maintenance Craftsman/Custodian – increase from \$325 to \$400

Building Custodian - increase from \$325 to \$400

Section 4 Compensation

2%salary increase effective 7-1-2024

2%salary increase effective 7-1-2025

2%salary increase effective 7-1-2026

Steps

Except for the Building Maintenance Craftsman/Custodian position, effective 7/1/25 - remove step 1 and add new step at the end of each scale with a 3.5%increase.

Except for the Building Maintenance Craftsman/Custodian position, effective 7/1/26 - remove step 1 and add new step at the end of each scale with a 3.5%increase.

The Building Maintenance Craftsman/Custodian position salary scale will be as follows:

	STEP 1	STEP 2	STEP 3
7/1/2024	\$26.76	\$27.41	\$28.09
7/1/2025	\$27.71	\$28.38	\$29.08
7/1/2026	\$28.26	\$28.95	\$29.66

ARTICLE 9: HOLIDAYS

Replace Section 1, paragraph 1 as follows:

The following shall be recognized as paid Holidays and all employees shall be paid their regular tour of duty at straight time pay therefore: New Year's Day, Martin Luther King Day, President's Day, Patriot's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Christmas Day, irrespective of the day on which the holiday falls.

Amend Section 2A Personal leave

Add the following sentence:

Effective 7/1/24, after five years of service with the City, all employees shall be entitled to personal leave in accordance with Section 2. The updated personal leave accrual will occur on January 1st of the next calendar year.

Note: no retro of accumulated time will be provided prior to 1/1/26.

ARTICLE 8: SICK AND BEREAVEMENT LEAVE

Amend Section 1A

Add the following sentence:

Effective 7/1/24, after five years of service with the City, all employees shall be entitled to sick leave in accordance with Section 1. The updated sick leave accrual will adjust starting with the month after the 5-year anniversary.

Note: no retro of accumulated time will be provided prior to 7/1/2024.

ARTICLE 23 TERMINATION

Update section with the following dates (three-year contract):

July 1, 2024 to June 30, 2025

July 1, 2025 to June 30, 2026

July 1, 2026 to June 30, 2027

All articles pertaining to wages shall receive retro back to July 1, 2024.

All remaining terms and conditions of the current CBA not altered as per above shall remain in full force and effect. This agreement is subject to ratification by the Union and appropriation by the City Council.

Date: 1/30/24

Melinda E. Barrett
Melinda E. Barrett, Mayor

James Marks
James Marks, Teamsters Business Agent

APPROVED AS TO FORM

By: Katherine McNamara Feodoroff
Katherine McNamara Feodoroff
City Solicitor

7/1/2024

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
MOTOR EQUIPMENT REPAIRMAN (POLICE MECHANIC)	\$ 33.81	\$ 35.00	\$ 36.22	\$ -	\$ -
BUILDING MAINTENANCE CRAFTSMAN/CUSTODIAN	\$ 26.76	\$ 27.41	\$ 28.09	\$ -	\$ -
BUILDING CUSTODIAN	\$ 870.16	\$ 895.69	\$ 927.04	\$ 959.48	\$ 993.06
ANIMAL CONTROL OFFICER	\$ 922.98	\$ 953.57	\$ 985.23	\$ 1,017.99	\$ -
SR. ANIMAL CONTROL OFFICER	\$ 926.55	\$ 958.97	\$ 1,040.40	\$ 1,076.81	\$ -

7/1/2025

	DELETE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
MOTOR EQUIPMENT REPAIRMAN (POLICE MECHANIC)	\$ -34.49	\$ 35.70	\$ 36.94	\$ 38.24	\$ -	\$ -
BUILDING MAINTENANCE CRAFTSMAN/CUSTODIAN		\$ 27.71	\$ 28.38	\$ 29.08	\$ -	\$ -
BUILDING CUSTODIAN	\$ -887.57	\$ 913.61	\$ 945.58	\$ 978.67	\$ 1,012.92	\$ 1,048.38
ANIMAL CONTROL OFFICER	\$ -941.44	\$ 972.64	\$ 1,004.93	\$ 1,038.35	\$ 1,074.69	\$ 1,136.79
SR. ANIMAL CONTROL OFFICER	\$ -945.08	\$ 978.15	\$ 1,061.21	\$ 1,098.35	\$ 1,136.79	\$ 1,136.79

7/1/2026

	DELETE	DELETE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
MOTOR EQUIPMENT REPAIRMAN (POLICE MECHANIC)	\$ -35.18	\$ -36.41	\$ 37.68	\$ 39.00	\$ 40.37	\$ -	\$ -
BUILDING MAINTENANCE CRAFTSMAN/CUSTODIAN			\$ 28.26	\$ 28.95	\$ 29.66	\$ -	\$ -
BUILDING CUSTODIAN	\$ -905.32	\$ -931.88	\$ 964.49	\$ 998.25	\$ 1,033.18	\$ 1,069.34	\$ 1,106.77
ANIMAL CONTROL OFFICER	\$ -960.27	\$ -992.09	\$ 1,025.03	\$ 1,059.12	\$ 1,096.19	\$ 1,134.55	\$ 1,134.55
SR. ANIMAL CONTROL OFFICER	\$ -963.98	\$ -997.72	\$ 1,082.43	\$ 1,120.32	\$ 1,159.53	\$ 1,200.11	\$ 1,200.11

NEW SALARY SCALE
 DROP 1ST STEP/ADD NEW STEP FY26
 DROP STEP/ADD NEW STEP FY27

TO: MAYOR MELINDA BARRETT
FROM: Denise McClanahan, HR Director
DATE: 2/5/2026
RE: COLLECTIVE BARGAINING FINANCIAL DISCLOSURE

NAME OF CONTRACT OR GROUP: Animal Control Officer, etc Group
CONTRACT PERIOD: 7/1/2024 to 6/30/2027

% INCREASE FOR EACH CONTRACT YEAR:
Year 1 2 % Year 2 2 % Year 3 2 %
In FY 26, drop 1st step, add new step at end
In FY 27, drop 1st step, add new step at end
Building Maintenance Craftsman/Custodian new scale effective 7/1/2024

Cost of COLAs (along with market adjustments) for each fiscal year of contract (amounts are approximate and include contractual step increases):

Year 1 – FY <u>26</u>	Cost amount	<u>\$26,277.16</u>
Year 2 – FY <u>27</u>	Cost amount	<u>\$16,285.36</u>
Year 3 – FY <u>28</u>	Cost amount	<u>\$15,487.16</u>

ADDITIONAL COSTS
(i.e., OT, Hazardous Duty, Professional Development, Clothing Allowance, Holiday Pay, etc.)
Approx longevity increase FY 25-26 \$400
Approx tool allowance FY 25-26 \$800
Approx clothing allowance FY 25-26 \$500

Total salary budget for this group was: \$259,608.96

Total salary budget at end of contract period: \$317,658.64

Percent increase in salary budget (includes contractual steps): 7% (3 years)

Are there any other groups or individuals that would be directly affected by this budget? No

What would be the effect? _____

Are there any other known implications to this contract? _____

Funds are appropriated Yes No
Where funds are located _____ Account #: Click or tap here to enter text.
Funds need appropriation by council Yes No
Where funds to come from _____ Account #: Click or tap here to enter text.

Auditors Office



HR Dept

5.2 ¹¹¹ days

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

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

February 5, 2026

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

From: Mayor Melinda E. Barrett

Re: An Ordinance Relating to Fire Prevention

Dear Mr. President and Members of the City Council:

Attached please find an Ordinance Relating to Fire Prevention. The attached amends language in the existing Ordinance.

I recommend approval

Very truly yours,

Melinda E. Barrett
Mayor



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

978.463.7700
www.mtclawyers.com

December 11, 2025

Melinda Barrett, Mayor
City of Haverhill
4 Summer Street,
Room 204
Haverhill, MA 01830

Re: Amendment to Ch. 150 of the City Ordinances

Dear Mayor Barrett:

Reference is made to the above captioned matter. In that connection, the Fire Department has requested that we draft an ordinance amendment to Ch. 150 of the City of Haverhill City Ordinances to reflect the following changes:

§ 150-2 to add language referencing c. 7 and c. 9 of the Massachusetts Building Code and referencing the Haverhill Fire Department Fire Prevention Rules and Regulations.

§ 150-3(A) to add language allowing the enforcement of Fire Prevention Rules and Regulations to be enforced through noncriminal disposition pursuant to G.L. c. 40, § 21D and G.L. c. 148A.

§ 150-7(A) by deleting the existing paragraph and replacing it with new paragraph outlining the procedure and requirements for fire watch details.

§ 150-7(C) by adding language regarding the timing of payment for fire watch details.

Attached to this correspondence for your review is a redline version of proposed changes, as well as a clean copy.

Sincerely,

/s/ Lisa L. Mead

Atty. Lisa Mead, City Solicitor

Enclosure(s)

cc: City Council

New Bedford Office
227 Union Street
New Bedford, MA 02740
Phone 774.206.6857

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400



Document

CITY OF HAVERHILL

In Municipal Council



Ordered:

MUNICIPAL ORDINANCE

CHAPTER 150

AN ORDINANCE RELATING TO FIRE PREVENTION

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 150, Fire Prevention, as amended is hereby further amended as follows:

By amending § 150-2 to read as follows:

There is hereby adopted for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion the provisions of MGL c. 148 and the Board of Fire Prevention Regulations set forth in 527 CMR, chapter 7, Fire Resistant Materials and Construction, and Chapter 9, Fire Protection Systems, of the Massachusetts Building Code, set forth at 780 CMR and the same are hereby adopted and incorporated as fully as if set out at length herein, and, the provisions thereof shall be controlling within the limits of the City as the Fire Prevention Code. Such other provisions being set forth in the City of Haverhill Fire Prevention Rules and Regulations as promulgated and amended from time to time by the City of Haverhill Fire Chief.

By amending § 150-3(A) to read as follows:

- A. The Fire Prevention Code shall be enforced by the Bureau of Fire Prevention in the Fire Department of the City, which is hereby established, and which shall be operated under the supervision of the Chief of the Fire Department. Without intending to limit the generality of the foregoing, the Fire Prevention Code for the City of Haverhill and penalties therefore may be enforced by the non-criminal disposition method in accordance with MGL c. 40, § 21D and MGL c. 148A.

By amending § 150-7(A) to read as follows:

- A. The Chief may require the use of a Fire Watch detail(s) at large public gatherings, fireworks demonstrations, fuel tank removals over 1,100 gallons, blasting, building demolition, hot works in occupied buildings, under certain conditions when fire protection systems are impaired, or any other event, gathering, or activity which the Chief determines such a detail is required. The Chief of the Fire Department shall determine how many firefighters and/or officers and what equipment, if any, shall comprise each detail. The City shall pay for its own

details for such City sponsored events and the contractor or sponsor of other such gatherings shall be responsible for payment for details for non-City sponsored events.

By amending § 150-7(C) to read as follows:

- C. Payment is due prior to the start of the detail with the exception of an emergency detail in which case payment is due within five (5) business days. Interest at the rate of 14% per annum will accrue on overdue balances from the due date until payment is made.

Approved as to Legality

/s/ Lisa L. Mead _____
City Solicitor

DRAFT

By amending § 150-2 to read as follows (inserted language emboldened and underlined):

§ 150-2 Adoption of standards by reference.

[Amended 1-9-1973 by Doc. 361-C/72; 7-10-2007 by Doc. 76; 12-2-2008 by Doc. 133]

There is hereby adopted for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion the provisions of MGL c. 148 and the Board of Fire Prevention Regulations set forth in 527 CMR, chapter 7, Fire Resistant Materials and Construction, and Chapter 9, Fire Protection Systems, of the Massachusetts Building Code, set forth at 780 CMR and the same are hereby adopted and incorporated as fully as if set out at length herein, and, the provisions thereof shall be controlling within the limits of the City as the Fire Prevention Code. Such other provisions being set forth in the City of Haverhill Fire Prevention Rules and Regulations as promulgated and amended from time to time by the City of Haverhill Fire Chief.

By amending § 150-3A to read as follows (inserted language emboldened and underlined):

- A. The Fire Prevention Code shall be enforced by the Bureau of Fire Prevention in the Fire Department of the City, which is hereby established, and which shall be operated under the supervision of the Chief of the Fire Department. Without intending to limit the generality of the foregoing, the Fire Prevention Code for the City of Haverhill and penalties therefore may be enforced by the noncriminal disposition method in accordance with MGL c. 40, § 21D and MGL c. 148A.

By amending § 150-7A to read as follows (deleted language denoted with a strikethrough, inserted language emboldened and underlined):

- ~~A. The Chief of the Fire Department may require the use of fire watch details at firework demonstrations, fuel tank removals over 1,100 gallons, building demolitions, blasting's or any other events which the Chief determines require such a detail. The Chief of the Fire Department shall determine how many fire fighters and/or officers shall comprise each detail and/or equipment.~~
- A. The Chief may require the use of a Fire Watch detail(s) at large public gatherings, fireworks demonstrations, fuel tank removals over 1,100 gallons, blasting, building demolition, hot works in occupied buildings, under certain conditions when fire protection systems are impaired, or any other event, gathering, or activity which the Chief determines such a detail is required. The Chief of the Fire Department shall determine how many firefighters and/or officers and what equipment, if any, shall comprise each detail. The City shall pay for its own details for such City sponsored events and the contractor or sponsor of other such gatherings shall be responsible for payment for details for non-City sponsored events.

By amending § 150-7C to read as follows (deleted language denoted with a strikethrough, inserted language emboldened and underlined):

- C. ~~Payment is due within 45 days of service~~ **Payment is due prior to the start of the detail with the exception of an emergency detail in which case payment is due within five (5) business days.** Interest at the rate of 14% per annum will accrue on overdue balances from the due date until payment is made.



MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
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MAYOR@HAVERHILLMA.GOV
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February 6, 2026

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

From: Mayor Melinda E. Barrett

RE: Order Authorizing City Council to Accept a Gift of \$75.00 Dollars from Atwood Memorial Inc. for the St. Patrick's Day Luncheon to Council on Aging Department.

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

Please see attached an order authorizing City Council to accept a gift of \$75.00 dollars for the St. Patrick's Day Luncheon at the Citizen's Center from Atwood Memorial Inc. to Council on Aging Department.

I recommend approval.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em

5.3.1



Document

CITY OF HAVERHILL

In Municipal Council

FEB 6 AM 10:12
HAVERHILL
CITY CLERK

Ordered:

GIFT ACCEPTANCE

At a regularly convened meeting of the City Council of the City of Haverhill, held on the 10th day of February 2026, it was voted as follows:

That the City Council of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City votes to accept a gift of seventy – five dollars (\$75.00) for the St. Patrick’s Day Luncheon at the Citizens Center. Consistent with the purpose of the donation, as stated in the letter from Atwood Memorial addressed to the City of Haverhill dated February 2026, the Gift shall be used by the Council on Aging Department.

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor

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ATWOOD MEMORIAL, INC.
P.O. BOX 8165, ROUTE 125, WARD HILL
HAVERHILL, MA 01835

Haverhill Bank
163 South Main St.
Haverhill, MA 01835
63-7005/2113

12/31/2025

PAY TO THE ORDER OF Haverhill Council on Aging

\$**75.00

Seventy-Five and 00/100.....
DOLLARS

PROTECTED AGAINST FRAUD



Haverhill Council on Aging
10 Welcome Street
Haverhill, MA 01830

Richard K. Atwood

MEMO
ST. PATRICK LUNCHEON

© 2021 INTLUT INC. # 1139 1-800-353-8810

Details on Back
Int'lut CheckLock™ Security Check

5.4

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

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

February 5, 2026

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

From: Mayor Melinda E. Barrett

Re: Order to Authorize the Taking of Portion of 309 East Broadway

Dear Mr. President and Members of the City Council:

Attached please find an Order to Authorize the Taking of Portion of 309 East Broadway.

A two-thirds majority vote is required.

I recommend approval

Very truly yours,

Melinda E. Barrett
Mayor



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700

www.mtclawyers.com

To: CITY COUNCIL
FROM: JOSEPH RUOTOLO, JR., CITY SOLICITOR
LISA MEAD, CITY SOLICITOR
CC: CHRISTINE LINDBERG
ROBERT E. WARD
RE: EMINENT DOMAIN ON A PORTION OF 309 EAST
BROADWAY
DATE: JANUARY 30, 2026

Reference is made to the above-referenced matter. In that connection, I have attached the relevant City Council Vote authorizing the Mayor to act on behalf of the City and to execute the Order of Taking for a portion of the land located at 309 East Broadway. Please note, there is only one vote (Order). The Vote as written is the language for the vote. It should be read as:

"authorize the Mayor to acquire, purchase, take by eminent domain or otherwise a certain parcel of land located at 309 East Broadway, Haverhill, Massachusetts 01830, and containing approximately 5.3 acres being shown as "Lot 2", and a permanent easement shown as "20' Wide Access & Utility Easement Area = 1,990 S.F." on that certain Plan of Land entitled "Plan of Land Located In Haverhill, Mass" dated January 8, 2025, and revised December 9, 2025, prepared by the Morin-Cameron Group, Inc. (the "Plan") appended hereto, under the care, custody and control of the Department of Public Works, Water Division, for water supply purposes, from Joyce E. Hill, for the amount of \$917,019.00; And further to authorize the Mayor to grant an access easement to the record owner of said property shown as "20' Wide Easement Area" on the Plan;" And further to authorize the Mayor to execute any and all documents and to take any other action necessary or convenient to carry out this vote."

A two-thirds majority vote is required to adopt the Order of Taking.

Also, if approved by City Council, included hereto is the Order of Taking for the Mayor's signature.

Please let me know if you have any questions regarding the foregoing.

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054

New Bedford Office
227 Union Street, Suite 606
New Bedford, MA 02740



Haverhill

Robert E. Ward, DPW Director
Phone: 978-374-2382 Fax: 978-521-4083
rward@haverhillma.gov

Date: January 30, 2026
To: The Honorable Melinda E. Barrett
Mayor of Haverhill
From: Robert E. Ward *REW.*
DPW Director
Subject: 309 East Broadway – City Council Order and Order of Taking

Attached for your review and consideration is a proposed City Council Order (Order) to authorize the Mayor to acquire, purchase, take by eminent domain or otherwise property located at 309 East Broadway, Haverhill, Massachusetts. The property consists of approximately 5.3 acres identified as "Lot 2" on the referenced plan, along with associated easement rights, for water supply purposes for the amount of \$917,019.00, based on the attached appraisal of the subject property.

The purpose of this acquisition is to provide the City with a suitable location to site and construct a municipal well to augment the City's public water supply, strengthen long-term water system reliability, and improve resiliency during periods of drought and seasonal supply constraints. This property was identified through numerous geological studies, including the current work which involved a geological survey of the entire Merrimack River within the Haverhill boundaries, soil sampling, and test well installations.

If approved by the City Council, the Order will authorize the Mayor to execute the attached Order of Taking authorizing the taking under M.G.L. c. 79 and c. 40, §14, including the fee interest in Lot 2, a permanent access and utility easement for water transmission purposes and related water system infrastructure, and granting an access easement benefiting Lot 1, as shown on the referenced plan.

If the Order is acceptable, please forward to the City Clerk to include on the agenda for the next City Council meeting. Please note the Order requires a two-thirds vote for approval.

If you need additional information, please call or email me.

Attachments:

1. Proposed City Council Order – For City Council Approval
2. Order of Taking
3. Plan of Land
4. Appraisal for 309 East Broadway

Cc: Christine Lindberg, Chief of Staff, clindberg@haverhillma.gov
Josselyn Deleon-Estrada, Deputy Chief of Staff, jdeleon-estrada@haverhillma.gov
Lisa Mead, Mead, Talerma & Costa LLC, lisa@mtclawyers.com
Joseph Ruotolo, Mead, Talerma & Costa, LLC, joe@mtclawyers.com
John D'Aoust, Water Treatment Plant Manager, jdaoust@HaverhillMa.gov
Mathew Snell, Nutter, McClennen & Fish, LLP, MSnell@nutter.com
Mathew Connolly, Nutter, McClennen & Fish, LLP, mconnolly@nutter.com

	<p>Document</p> <p>CITY OF HAVERHILL</p> <p>In Municipal Council</p>	
---	---	--

ORDERED:

HAU CITY CLRK FEB 8'26 10:14

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

CITY OF HAVERHILL

**HAVERHILL CITY COUNCIL ORDER TO AUTHORIZE THE TAKING OF PORTION
OF 309 EAST BROADWAY**

At a regularly convened meeting of the City Council of the City of Haverhill, held on the ___ day of _____, 2026, it was voted as follows:

That the City Council of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City votes to authorize the Mayor to acquire, purchase, take by eminent domain or otherwise a certain parcel of land located at 309 East Broadway, Haverhill, Massachusetts 01830, and containing approximately 5.3 acres being shown as "Lot 2", and a permanent easement shown as "20' Wide Access & Utility Easement Area = 1,990 S.F." on that certain Plan of Land entitled "Plan of Land Located In Haverhill, Mass" dated January 8, 2025, and revised December 9, 2025, prepared by the Morin-Cameron Group, Inc. (the "Plan") appended hereto, under the care, custody and control of the Department of Public Works, Water Division, for water supply purposes, from Joyce E. Hill, for the amount of \$917,019.00;

And further to authorize the Mayor to grant an access easement to the record owner of said property shown as "20' Wide Easement Area" on the Plan;

And further to authorize the Mayor to execute any and all documents and to take any other action necessary or convenient to carry out this vote.

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor

ORDER OF TAKING FOR
MAYOR'S EXECUTION



Document

**CITY OF
HAVERHILL**

By the Mayor

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

CITY OF HAVERHILL

ORDER OF TAKING

The Mayor of the of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City and by virtue of and in accordance with the authority provisions of Massachusetts General Laws Chapter 79 and 40, Section 14, and every other power and authority which is hereunto in any way enabling, does hereby take, on behalf of the City of Haverhill and under the care, custody and control of the Department of Public Works, Water Division, for water supply purposes, the fee ownership in the land with the buildings thereon, if any, in a certain parcel of land located at 309 East Broadway, Haverhill, Massachusetts 01830, and containing approximately 5.3 acres being shown as "Lot 2" on that certain Plan of Land entitled "Plan of Land Located In Haverhill, Mass" dated January 8, 2025, and revised December 9, 2025, prepared by the Morin-Cameron Group, Inc. (the "Plan"), recorded herewith, meaning and intending to include all rights, title and interest extending from the top of bank of Lot 2 to the mean low water mark of the Merrimack River;

And further hereby takes a permanent access and utility easement shown on the Plan as "20' Wide Access & Utility Easement Area = 1,990 S.F." for the purposes of constructing, operating, and forever maintaining water transmission pipes.

All of said land identified above is owned or supposed to be owned by Joyce E. Hill by a deed recorded in the Essex South Registry of Deeds in Book 12514, Page 522.

Any and all trees and structures located upon the easement taken are included in this taking, except as may be specifically excluded herein.

Contemporaneously with this Order of Taking, the City of Haverhill hereby grants an access easement to said Joyce E. Hill, her successors and assigns across the property herein taken shown as "20' Wide Easement Area = 1,119 S.F." for access to and from the Merrimack River for the benefit of "Lot 1" as shown on the Plan.

Excepted from the rights herein taken by the City are all easements of record for wires, pipes, conduits, poles, and other appurtenances for the conveyance of water, sewage, gas, oil, electricity, cable television transmission, and telephone communications lawfully in or upon said land. Except as noted herein, this taking includes any and all interest in the lands described above, as may be currently held by the owners of the abutting lots.

Except as noted herein, this taking includes any and all interest in the lands described above, as the City Council voted to award damages sustained by the owner of said property, to Joyce E. Hill in accordance with the provisions of G. L. c. 79, Section 6, as amended in the amount of \$917,019.00, the current record owner of the property that is the subject of this taking.

End of Text

Signature Page Follows

Approved as to form.

Grantor: City of Haverhill

City Solicitor

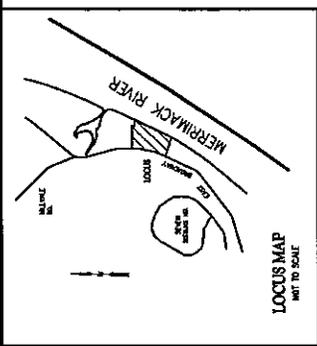
By: _____
Name: Melinda E. Barrett, Mayor
City of Haverhill

Essex, ss

COMMONWEALTH OF MASSACHUSETTS

On this _____ day of _____, 2026 before me, the undersigned notary public, personally appeared Melinda E. Barrett, as Mayor of the City of Haverhill Massachusetts, to this notary personally known to be the person whose names is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, in the capacity indicated, and has the authority to sign in that capacity.

Notary Public:
My Commission Expires:



- NOTES**
1. CONVEYANCE IS TO TAKE PLACE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE INSTRUMENTS REFERENCED IN THIS PLAN.
 2. THE PLAN IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES AND INTERESTS OF RECORD AFFECTING THE LAND AND TO ALL ORDINANCES, REGULATIONS AND ORDERS OF ANY AGENCY OF THE COMMONWEALTH OF MASSACHUSETTS, TO THE EXTENT SUCH INSTRUMENTS, ORDINANCES, REGULATIONS AND ORDERS ARE NOT IN CONFLICT WITH THE TERMS AND CONDITIONS OF THIS PLAN AND DO NOT VIOLATE ANY APPLICABLE LAWS.
 3. THE PLAN IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES AND INTERESTS OF RECORD AFFECTING THE LAND AND TO ALL ORDINANCES, REGULATIONS AND ORDERS OF ANY AGENCY OF THE COMMONWEALTH OF MASSACHUSETTS, TO THE EXTENT SUCH INSTRUMENTS, ORDINANCES, REGULATIONS AND ORDERS ARE NOT IN CONFLICT WITH THE TERMS AND CONDITIONS OF THIS PLAN AND DO NOT VIOLATE ANY APPLICABLE LAWS.
 4. THE PLAN IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES AND INTERESTS OF RECORD AFFECTING THE LAND AND TO ALL ORDINANCES, REGULATIONS AND ORDERS OF ANY AGENCY OF THE COMMONWEALTH OF MASSACHUSETTS, TO THE EXTENT SUCH INSTRUMENTS, ORDINANCES, REGULATIONS AND ORDERS ARE NOT IN CONFLICT WITH THE TERMS AND CONDITIONS OF THIS PLAN AND DO NOT VIOLATE ANY APPLICABLE LAWS.

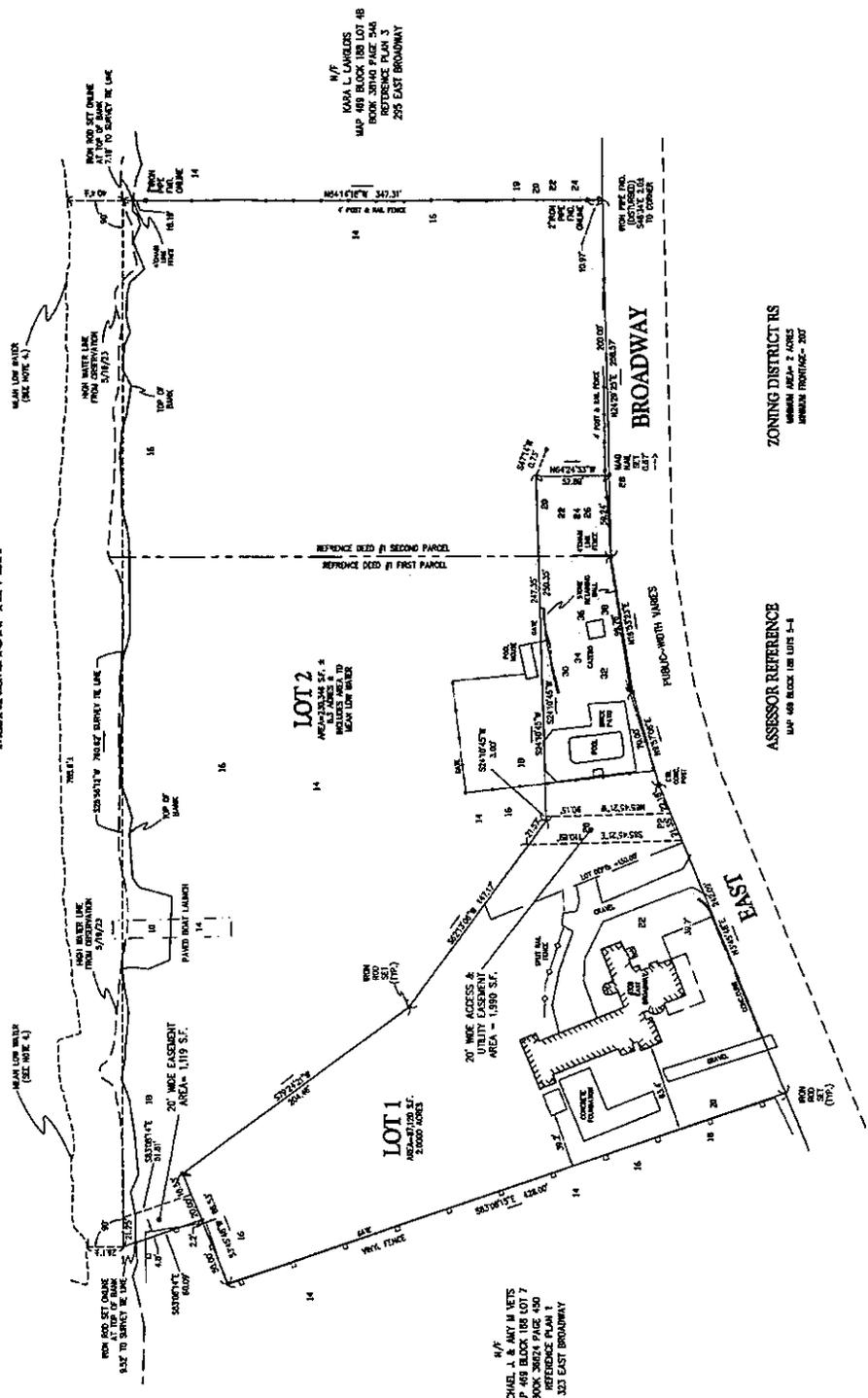
- REFERENCES PLANS**
1. PLAN DATED 08/15/2023, MAP 489, BOOK 3824, PAGE 204, RECORDING DATE 08/15/2023.
 2. PLAN DATED 08/15/2023, MAP 489, BOOK 3824, PAGE 204, RECORDING DATE 08/15/2023.
 3. PLAN DATED 08/15/2023, MAP 489, BOOK 3824, PAGE 204, RECORDING DATE 08/15/2023.

- REFERENCE DEED**
1. DEED DATED 08/15/2023, MAP 489, BOOK 3824, PAGE 204, RECORDING DATE 08/15/2023.

1. COUNTY SHALL THIS PLAN CONFORMS TO THE REQUIREMENTS OF THE MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYORS BOARD.

12/27/2023
DATE

MERRIMACK RIVER



1. COUNTY SHALL THIS PLAN CONFORMS TO THE REQUIREMENTS OF THE MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYORS BOARD.

12/27/2023
DATE



APPROVAL UNDER THIS SUBSCRIPTION
CONTINGENT UPON THE RECEIPT OF
SUFFICIENT FEES

REGISTERED PROFESSIONAL LAND SURVEYORS BOARD

DATE: _____

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL AT HAVERTHILL, MASSACHUSETTS, ON _____ DAY OF _____, 2023.

1. COUNTY SHALL THIS PLAN CONFORMS TO THE REQUIREMENTS OF THE MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYORS BOARD.

12/27/2023
DATE

PLAN OF LAND
LOCATED IN
HAVERTHILL, MASS.
JOYCE E. HILL
RECORD OWNER
308 EAST BROADWAY
HAVERTHILL, MASS.

SCALE: 1"=40'

DATE: JANUARY 6, 2023
REVISED: DECEMBER 8, 2023



Petersen LaChance Regan Pino, LLC
Real Estate Services

Y

**REAL ESTATE
APPRAISAL REPORT**

A Dwelling on 7.3± Riverfront Acres

LOCATED AT

309 East Broadway
Haverhill, Massachusetts

PREPARED BY

William A. LaChance, MAI, SRA

Petersen LaChance Regan Pino, LLC

Real Estate Services

John G. Petersen, MAI, SRA
William A. LaChance, MAI, SRA
John A. Regan, MAI
Richard K. Pino, MAI

May 7, 2025

Mathew Snell, Esquire
Nutter, McClennen & Fish LLP
155 Seaport Boulevard
Boston, Massachusetts 02110

Re: Approximately 7.3± riverfront acres with improvements that include a single-family dwelling, located at 309 East Broadway in Haverhill, Massachusetts.

Dear Mr. Snell:

At your request, I respectfully submit the attached Appraisal Report, which sets forth my opinion of the market value of the above-referenced subject property, also referred to as the larger parcel, before and after a taking by the City of Haverhill for a public well project.

The subject is a large dwelling in generally poor condition on a large riverfront parcel having the potential for division into three riverfront lots, one of which could contain the dwelling. The taking consists of 5.3 acres in fee less a permanent river access easement retained by the remainder property that consists of a potential two-acre lot improved by the dwelling and subject to a permanent water main easement across 2,000 square feet (SF) of the remainder lot.

After conducting the necessary research and analysis, as of April 28, 2025, it is my opinion that the market value of the larger parcel in fee simple before the taking is \$1,800,000 and the market value of the remainder property after the taking is \$885,000. Damages to the subject as a result of the taking are \$917,019 as the difference between the values before and after are rounded. There is no special benefit to the remainder.

Petersen LaChance Regan Pino, LLC

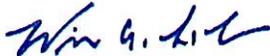
Real Estate Services

John G. Petersen, MAI, SRA
William A. LaChance, MAI, SRA
John A. Regan, MAI
Richard K. Pino, MAI

Summary of Damages	
Value Before the Taking	\$1,800,000
Value of the Taking	
Fee less 1,650 SF easement in 5.3 Acres	\$864,872
Permanent Easement	\$4,147
Improvements (fence and ramp)	\$3,000
Sub-Total	\$872,019
Severance	\$45,000
Special Benefits	\$0
Damages	\$917,019
Value After-Calculated	\$882,981
Value of the Remainder, Called	\$885,000

My opinion of value and the attached Appraisal Report are intended for use solely by my clients, Matthew Snell and the City of Haverhill, and if necessary, the court. The values expressed herein are subject to the assumptions and conditions listed within this report.

Respectfully submitted,



William A. LaChance, MAI, SRA
Petersen LaChance Regan Pino, LLC
Massachusetts Certified General Appraiser
License No. 497

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Addenda

- Qualifications of Appraiser
- Subject Deed and Recorded Plans
- Soils Map

Summary of Important Facts and Conclusions

Property Description

Address	309 East Broadway, Haverhill
Type	Two abutting deeded parcels comprising a larger parcel of 7.3± riverfront acres with improvements that include a 5,467 SF dwelling whose original portion was constructed in 1921, with additions made in 1970-1980.
Ownership	Joyce E. Hill
Zoning	99%± RS-Rural Special Residential and 1%± RR-Rural Density Residential

Appraisal Assignment

Purpose	To provide my opinion of the subject's market value before and after a taking.
Intended Use	In conjunction with the taking.
Intended Users	My clients, Matt Snell and the City of Haverhill, and the court if necessary.
Interest Appraised	Fee simple, as encumbered before and after the taking.
Effective Valuation Date	April 28, 2025, the date of my personal inspection of the subject property made from on-site and at the dwelling's exterior.

Highest and Best Use

Before: As if vacant, development as three riverfront house lots. As improved, repair and use of the dwelling on one lot and dwelling development of the two additional riverfront house lots.

After: - As if vacant, development as one house lot. As improved, capital repair and continued use of the dwelling on one lot.

Valuation Approach

Sales Comparison Approach

Petersen LaChance Regan Pino, LLC

Real Estate Services

Final Opinion of Damages	\$917,019
Estimated Exposure Period	This is the time necessary to have passed to achieve a sale at my opinion of value. I estimate this period as less than one year.
Extraordinary Assumptions	<ol style="list-style-type: none">1. The plans of the subject and the taking, the description of the rights to be taken, and the method and timing of construction described herein were provided to me by the client and the city's contract engineers. I assume this information to be reasonably accurate.2. I relied partially upon my inspection of the building's interior in April of 2018, and also my current building exterior observations, site inspection, and building permit research.3. The assessing map indicates the subject is 8.0 acres and the assessing record card and assessment indicate 6.82 acres. I relied on enclosed 2025 plan of The Morin-Cameron Group, Inc. that indicates 7.3 acres, including a narrow swath of land under the river.
Hypothetical Conditions	In order to develop the value opinion "after" I assumed that the taking had occurred on the valuation date. This condition is necessary to the valuation process.
Non-Realty Components of Value	None.

Appraisal Problem and Scope of Analysis

The problem in this assignment was finding sales of riverfront dwellings that were sufficiently comparable to the subject to be useful in support of an opinion of the dwelling's value. The subject is a large dwelling for Haverhill and it is unusual in its design as it has sections of different ages and architectural styles. Also, the dwelling is in disrepair and most sale dwellings are in superior condition. Ultimately, I was able to find adequate data to support my opinion.

In April of 2018 in the presence of Jill and Meredith Hill, I made an appraisal inspection of the subject that included the interior of the dwelling. The city attempted to make a negotiated acquisition of the sought-after real property rights several years. In 2020 and 2023 I appraised the subject relying on inspections made from off-site, public information, and some description and photographs drawn from a client-provided report by LandVest. After receipt of permission from my client as authorized by the owner's counsel, I made a personal inspection of the site and an exterior inspection of the dwelling on April 28, 2025. An interior inspection was not allowed. I was informed that there was agreement between the parties regarding the size and shape of the remainder lot. However, there is no agreement on a sale and I have been informed that there may be a taking, which is the cause of this report.

I viewed the subject's neighborhood, read the subject's outstanding deed, and reviewed its recorded plans and municipal data including building permits. I viewed client-provided project information and plans and discussed the project with the City's Deputy DPW Director Water/Wastewater Division, its Conservation Agent, and an engineer at Wright-Pierce. I examined pertinent sections of the Zoning Ordinance, the FEMA, Zoning, NRCS (soils), and MassMapper maps, and aerial photographs on Google Earth. I relied upon current project plans prepared by Wright-Pierce and on a Plan of Land of Joyce E. Hill prepared by The Morin-Cameron Group, Inc., dated 1/8/2025.

I evaluated general market demand, performed highest and best use analyses, and established the subject property's relation to competitive properties. The valuation methodology applied is the Sales Comparison Approach, and I inspected the comparable sales, reviewed their deeds, plans or assessing maps, and confirmed the data with knowledgeable participants

to the transactions such as a participating broker, grantor, or grantee. I developed an opinion of the subject's market value before the taking and of the part taken, severance, and special benefits. I also developed an opinion of the subject's market value after the taking as test of reasonableness for my concluding opinion of damages. This Appraisal Report is intended to conform to Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) as established by the Appraisal Standards Board.

Real Property Rights Appraised

The property rights appraised consist of the fee simple interest in the larger parcel, as encumbered in the outstanding deed and described herein "before", and, for its two-acre remainder "after" as additionally affected and encumbered by the taking.

Fee Simple Estate - "A fee simple estate represents an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

Easement - "The right to use another's land for a stated purpose."²

Market Value - "The highest price which a hypothetical willing purchaser would pay to a hypothetical willing vendor in an assumed free and open market."³ In this report, the value estimate is in US dollars.

Larger Parcel - "That tract or those tracts of land that possess a unity of ownership and have the same, or an integrated, highest and best use."⁴

Extraordinary Assumptions and Hypothetical Conditions

This appraisal is subject to the Extraordinary Assumptions and Hypothetical Conditions listed next and the Assumptions and Limiting Conditions presented after the Final Opinion of Damages. The USPAP defines an extraordinary assumption as: An assignment-specific assumption as of the effective date regarding uncertain information used in analysis which, if found to be false, could alter the appraiser's opinions or conclusions." The extraordinary assumptions made herein are as follows.

¹ *The Appraisal of Real Estate*, 14th Edition, (Chicago: Appraisal Institute, an Illinois Not for Profit Corporation, 2013), p. 59.

² *The Dictionary of Real Estate Appraisal*, 6th Edition, (Chicago: Appraisal Institute, 2015), p.71.

³ *Epstein v. Boston Housing Authority* (1945) 317 Mass. 297.

⁴ *Uniform Appraisal Standards for Federal Land Acquisitions*, (The Appraisal Foundation, 2016), p.16.

1. The plans of the subject and the taking, the description of the rights to be taken, and the method and timing of construction described herein were provided to me by the client and the City's contract engineers. I assume this information to be reasonably accurate.
2. I relied partially upon my inspection of the building's interior from April of 2018, and also on my current observations made from my on-site inspection, from the building's exterior, and on my building permit research.
3. The assessing map indicates the subject is 8.0 acres and the assessing record card and assessment indicate 6.82 acres. I relied on 1/8/2025 plan of the Morin-Cameron Group, Inc. that indicates 7.3 acres, including a narrow swath of land located east of the riverbank and extending to mean low water.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines a hypothetical condition as: "that which is contrary to what exists but is supposed for the purpose of analysis". In this report, one hypothetical condition was necessary.

1. My valuation "after" assumes the taking occurred on the effective valuation date. This condition is a necessary step in developing the value.

Location Maps



Economic and Market Area Descriptions

In order to curb a spike in inflation during the pandemic, interest rates that were at historic lows prior to July 2022 were doubled and the 2024 inflation rate declined to 2.9%. GDP, which is about 70% consumer spending, has increased steadily since Quarter 3 of 2020. The national unemployment rate is low, at 4.1%. The US economy was strong in early 2025. However, there is growing uncertainty regarding the full impact of federal job layoffs and tariffs recently imposed by the U.S. The result to date has been a 6.8% decline in the DJIA from its all-time peak and a larger decline in consumer confidence in current business and labor market conditions. If uncertainty persists, especially given the historically negative impact of tariffs, economic conditions could worsen.

Massachusetts exhibits a more stable than average economic base due to its diversified industries (i.e. financial, health care, biotech, education), and high barriers to entry. Despite higher mortgage rates, because the North Shore market has performed well over the long term, builders and users are continuing to seek residential real estate for development or occupancy.

The following chart reveals the historic movement of key rates.

Current and EOY Economic Indicators					
	4/28/25	2024	2023	2022	2021
Prime Rate	7.50%	7.50%	8.50%	7.50%	3.25%
U.S. 10-Yr T-Note	4.20%	4.60%	3.88%	3.80%	1.60%
U.S. 5-Yr T-Note	3.80%	4.40%	3.84%	4.00%	1.30%
Corporate Bonds (Baa)	6.10%	5.78%	5.48%	5.50%	3.40%
Dow Jones Ind. Avg.	40,228	42,534	37,700	33,147	36,629
30-Year Res. Mortgage	6.25%	6.50%	6.63%	6.00%	3.10%
Consumer Confidence	86.0	109.5	110.7	106	115.2

Source: Appraisal Institute, FRED, Wall Street Journal, Institution for Savings

Municipality

The city of Haverhill is located in Essex County along the border with New Hampshire, approximately 37 miles north of Boston. Access to Haverhill via Route 495 is good as there are multiple interchanges located within the city. Public transportation includes two commuter rail stations with service to Boston’s North Station and several regional bus routes provided by the Merrimack Valley Regional Transit Authority.

Haverhill's income and demographic profile by ESRI is presented in the following chart.

Summary	Census 2010	Census 2020	2024	2029
Population	60,879	67,787	68,744	70,773
Households	24,150	26,696	26,862	27,431
Families	15,177	16,833	16,472	16,734
Average Household Size	2	3	3	3
Owner Occupied Housing Units	14,884	15,728	16,003	16,608
Renter Occupied Housing Units	9,266	10,968	10,859	10,823
Median Age	38.4	39.7	40.2	41.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.58%	0.22%	0.38%
Households	0.42%	0.44%	0.64%
Families	0.32%	0.34%	0.56%
Owner HHs	0.74%	0.80%	0.97%
Median Household Income	2.42%	2.10%	2.95%

Median Household Income			\$82,370	\$92,811
Average Household Income			\$108,174	\$124,767
Per Capita Income			\$42,300	\$48,388

The city's population is 68,879±, a 12% increase since 2010, which is a rate similar to Essex County as a whole. The median household income (MHI) is \$82,370, versus \$97,800 for the county and \$99,644 for the state. The labor force is approximately 32,000 with an unemployment rate of 5.4%, which is above the 4.3% and 4.4% rates for the county and state. Published rates⁵ at which public students are at least proficient in math and reading are 27%± versus 43%± for Amesbury and 51%± for Pentucket Regional, which serves West Newbury, Groveland, and Merrimack.

Haverhill has a significant industrial base comprised of modern buildings located in industrial parks accessed from its I-495 interchanges. The downtown area has a handful of shopping and dining options and multiple old factories have been converted to loft apartments; however, some old buildings are still underutilized.

⁵ Niche

The approximately 26,000 housing units in Haverhill exhibit a 96%± occupancy rate, with 62% of occupied units being owner-occupied. Approximately 10% of the housing units are “affordable.” Detached single-family dwellings account for approximately 40% of total housing units. The following exhibit presents summary data for new and used single family home sales in Haverhill.

Haverhill New & Used Single Family Sales		
<i>Year</i>	<i>No. of Sales</i>	<i>Median Price</i>
<4/25	36	\$565,000
2024	300	\$560,000
2023	283	\$525,000
2022	412	\$480,000
2021	520	\$450,750

Source: MLS

Median single-family price climbed strongly during the pandemic and slower more recently, while transaction volume declined. Using data from properties sold through the MLS, the median price from 2023 through 4/2025 increased just 7.6%, or an average of 2.5% per year. Using data from Banker & Tradesman, which includes all sales in Haverhill, the median price increase averaged 6.9% for three most recent years, with a higher rate in 2021. It is noteworthy that in the first quarter of last year the appreciation rate was low at about 1% as it is this year, yet it ended higher from the year.

Haverhill New & Used Dwelling Sales		
<i>Year</i>	<i>Median Price</i>	<i>Change</i>
2024	\$550,000	+5.8%
2023	\$520,000	+8.3%
2022	\$480,000	+6.5%
2021	\$450,750	+12.7%
2020	\$400,000	

Source: Banker & Tradesman

The following chart presents the average price solely for new homes in Haverhill. As shown, the city-wide average price in 2025 has been \$839,296. Because the average dwelling size was similar, the trend in sale price per SF is a good indicator, and it increased an average of approximately 6.2% per year from 2022 to 2025. Based upon the data, I estimate prices of single-family dwellings in Haverhill have been increasing at an average of 7.0%± per year from 2023 to 2025.

Haverhill New Single Family Sales				
Year	No.	Avg. Price	Avg. SF	Avg. \$/SF
<4/25	7	\$839,296	2,408	\$362
2024	8	\$825,067	2,315	\$359
2023	7	\$748,433	2,281	\$331
2022	20	\$718,571	2,393	\$305
2021	17	\$672,151	2,550	\$271

Source: MLS

Currently, there are 26 new and used detached single-family homes listed for sale in Haverhill. The average list price is \$793,408 or \$350 per SF. The average dwelling size is 2,397 SF, and the typical lot size is 0.45± acres. There are four new dwellings listed for sale in the MLS; the average size is 2,230 SF, and the average asking price is \$963,450, or \$444 per SF. The days on market have increased since 2024.

The following summary of house lot sales data excludes those sold as “potential” lots and others that were large tracts. From 2021 through 4/2025, the average lot price increased 35+%. While the upward trend is clear, the small number of sales means the resulting percentage could have been influenced by one or two odd sales and is considered less reliable than the rates drawn from the greater number of dwelling sales. There are four house lots in Haverhill currently listed for sale in Multiple Listing Service, and their asking prices are \$94,000 to \$350,000. There is also a 20-acre parcel with two dwellings listed at \$1,200,000.

Haverhill House Lot Sales			
Year	No. of Sales	Avg. Acres	Avg. Price
<4/25	1	2.10	\$250,000
2024	7	0.76	\$268,200
2023	6	0.32	\$235,000
2022	5	0.85	\$223,800
2021	7	0.71	\$184,500

Source: MLS

In conclusion, Haverhill is distant from Boston and Route 128, which are the region’s prime locations for high wage jobs. Haverhill also lacks a strong presence in faster growing industries such as technology, biotech, and financial services that support higher median incomes at other communities in the state. Haverhill exhibits above average unemployment during economic downturns and a lower median household income than Essex County and

Massachusetts. While there are dramatic differences in its neighborhoods and prices, much of the city's real estate is rated as having somewhat below average desirability for Essex County.

Neighborhood

The subject's location is removed from downtown Haverhill and accessing Routes 495 or 95 takes about 15 to 20 minutes. The area is a rural-residential neighborhood in east Haverhill, whose most homogeneous portion extends along East Broadway from a point north of the Riverside neighborhood to historic Rocks Village. A small horse riding and boarding facility is located immediately north of the subject. Other dominant neighborhood features are the Merrimack River, scattered acres of unimproved land, the 18-hole Renaissance golf course (private) and its attached Overlook hilltop subdivision of single-family homes at Seven Sisters Road, the Meadowbrook Conservation Area, and the handful of estate-size riverfront homes located ¼ mile north of the subject. There are also two marinas, one large and one small located south of the subject. Although the Merrimack River is navigable to the ocean, it is a long distance partially having a posted speed of 5 miles per hour.

East Broadway is a public way with a 20' wide paved travel surface allowing a single lane of traffic each way, and it is improved with electricity, storm drains, and overhead lighting. The closest municipal sewer to the subject is 9/10 of a mile away at Old Ferry Road. There are bridges at Riverside and Rocks Village that cross the Merrimack River into the substantially residential towns of Groveland and West Newbury.

There have been 10 used single family dwellings located along East Broadway sold through the MLS in the past three years; prices were \$499,900 to \$1,240,000. Homes selling for up to \$775,000 exhibited a mix of styles and ages and had an average lot size of about one acre. The two highest price sales were 4±-acre lots with large Colonials built in 1978 and 1994, in good condition and having a boat dock. Sale prices in the subject's neighborhood were higher than in the city as a whole.

There have been three house lots sold through the MLS in this neighborhood in the last three years. Prices ranged from \$245,000 to \$265,000 for well-located 1±-acre lots to \$310,000 for a riverfront lot.

In general, the size, quality, and pricing of lots and homes increases as one travels northward along East Broadway from Riverside to a point about ¼ mile north of the subject where over the past 20± years several estate-size dwellings have been constructed on oversize riverfront lots. Lot sizes along the river can be large as they often contain a substantial amount of land in the flood plain. The subject's area of East Broadway contains the neighborhood's highest price dwellings. Continuing northward the neighborhood returns to having more typical size homes and sale prices.

Subject Location and Neighborhood Aerial



Source: Google Earth

Conclusions

Throughout Essex County, single-family dwelling demand has surpassed supply for at least the past five years. Housing prices in Essex County spiked during COVID (2020-early 2022) as mortgage rates were low and buyers relocating from in and near Boston added to demand. Current economic conditions are less favorable as mortgage rates have essentially doubled since their historic lows in 2022. The rate of residential real estate price increase is

slowing yet remains substantial and marketing periods remain short. Listing volume is low as sellers are not generally under pressure to sell; they do not want to exit a sub-4% mortgage, and they are having difficulty finding replacement property. Overall, the subject's residential real estate market has changed, yet local residential property brokers report continued strong demand and rising prices coupled with a general undersupply.

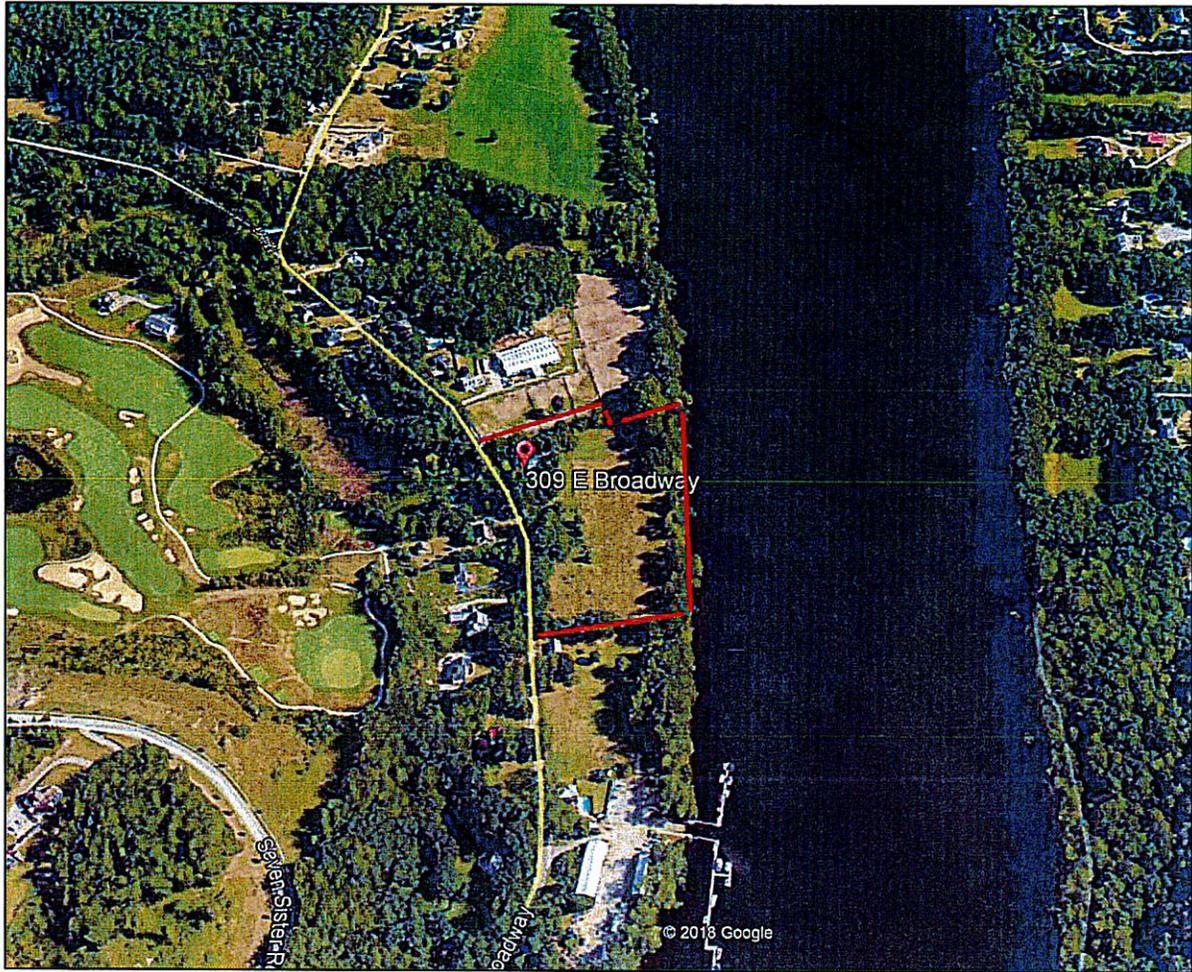
The combination of rural municipal characteristics, superior school ratings, and superior ocean and Route 95 access contribute to the riverfront neighborhoods in Amesbury, Merrimack, West Newbury, and Groveland being generally regarded by market participants as superior to riverfront locations in Haverhill. West Newbury in particular has the greatest market appeal of all the nearby municipalities. While high price (\$1,000,000+) single-family dwellings in Haverhill appeal to a narrower market than in most nearby municipalities, the subject's neighborhood is among the best in the city, and the river frontage, view, and low development density are favorable influences. The subject neighborhood's characteristics are not anticipated to materially change in the foreseeable future.

Project Overview

Haverhill currently obtains its public drinking water from multiple surface water sources. The city proposes to construct a well on the subject in order to harvest river water from 50' beneath the abutting Merrimack River via deep subsurface lateral pipes. According to the city's web site, "Preliminary water supply study efforts have concluded that the most feasible and cost-effective option is to develop a high yielding ground water supply. Since 2012 the city has been working on exploring various sites along the riverbank and is in the process of preparing to construct a large diameter test well that can eventually be transitioned to a public water supply well once all applicable testing and permitting is complete. This new ground water supply would be incorporated into the city's existing primary water supply reservoir system and eventually be utilized to increase the daily withdrawal limit of 7.1 million gallons per day."

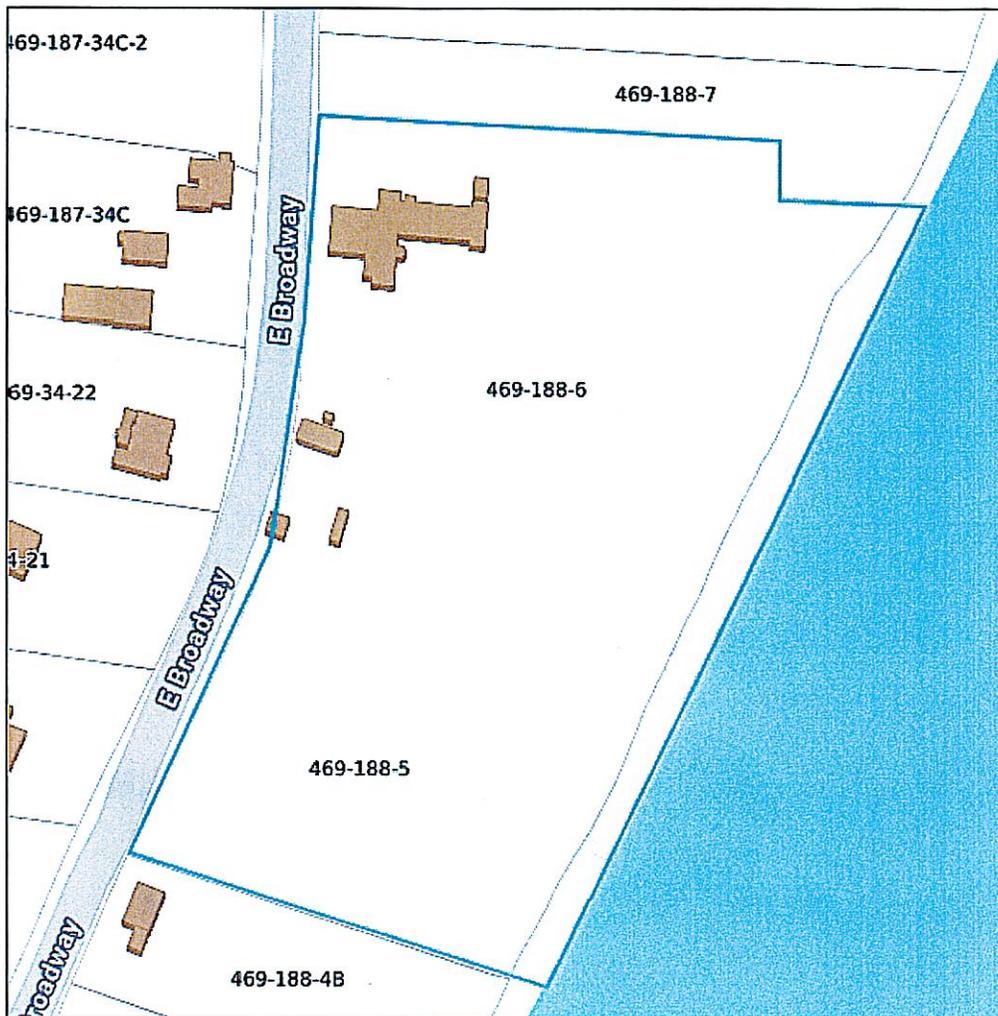
It is this project that resulted in the request for this appraisal. The web site information is old, and this project has evolved over the years. More current and specific project design information is presented later in this report's Description of the Taking. I found no favorable or unfavorable influence on local real estate from the public's knowledge of this project.

Subject Aerial



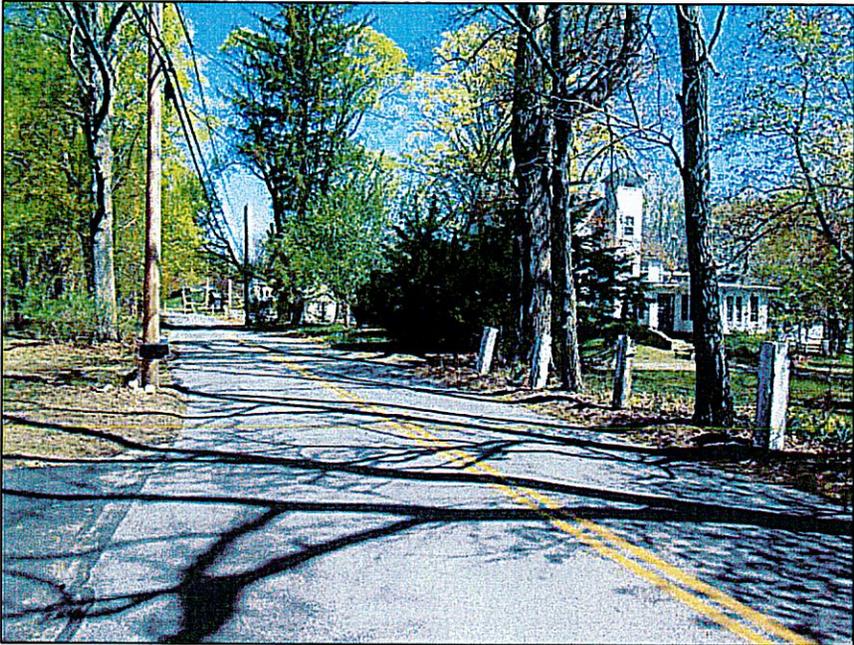
Assessing Map

(Subject outlined in blue.)

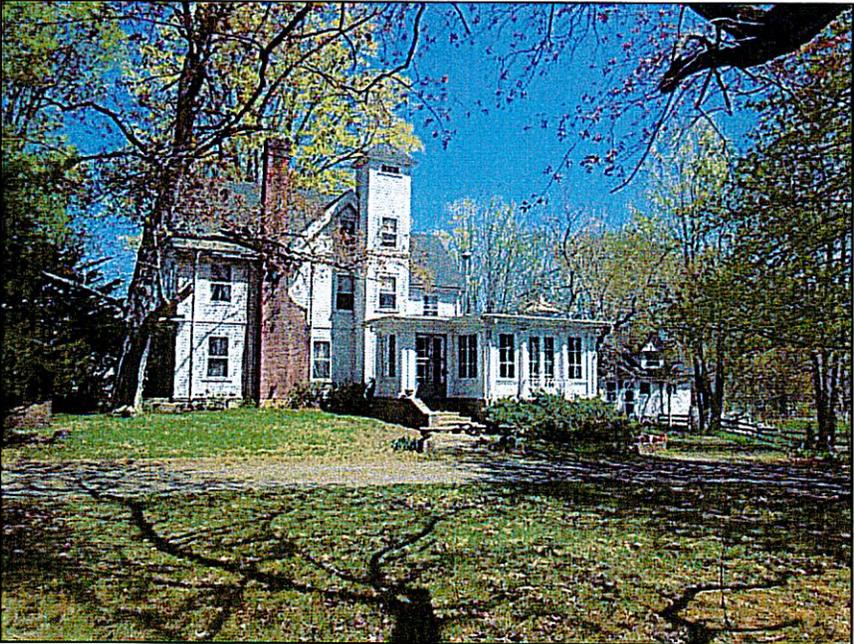


The following subject photographs were taken on two different dates; the exterior photos of the dwelling and those of the site were taken on May 28, 2025, and as an interior inspection was not allowed more recently, the interior photographs were taken on 4/6/2018 as part of an earlier appraisal of the subject.

Subject Photographs – Taken by William LaChance - 4/28/2025



Looking north at subject.



Facing north from the front yard.

Subject Photographs – Taken by William LaChance - 4/28/2025



Facing south east at the dwelling.



The north wall of the garage and dwelling.

Subject Photographs – Taken by William LaChance - 4/28/2025

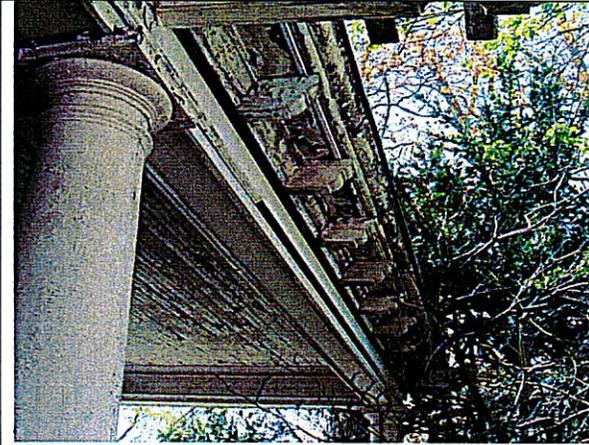


Facing the east side of the dwelling from the driveway.



Facing east the rear of the building. First floor garage and second floor MBR.

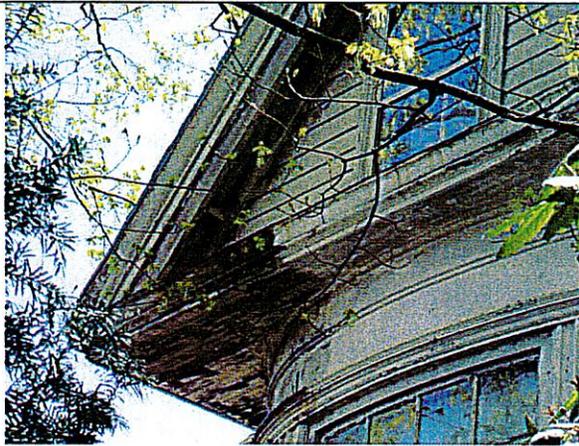
Subject Photographs – Taken by William LaChance - 4/28/2025



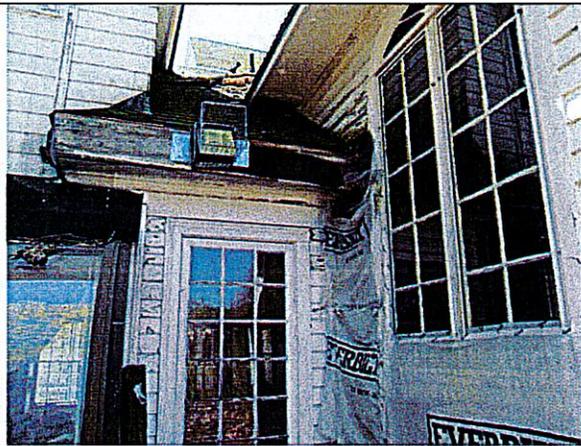
Front porch.



Front porch.



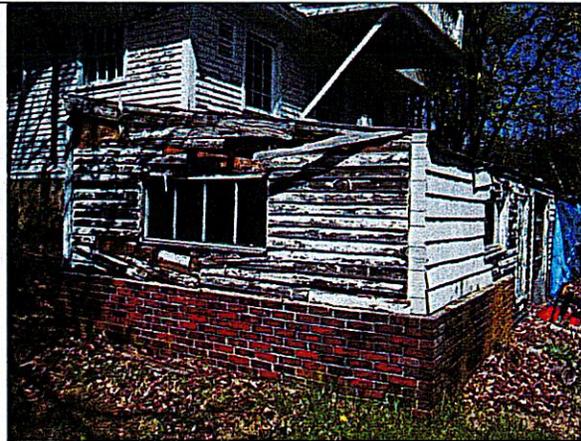
North side of dwelling.



North side of dwelling.

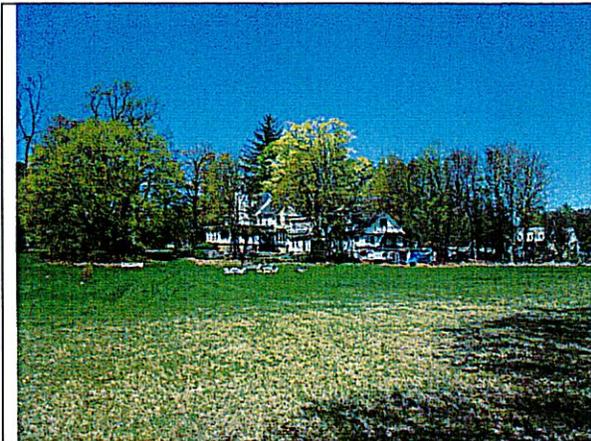


North side.

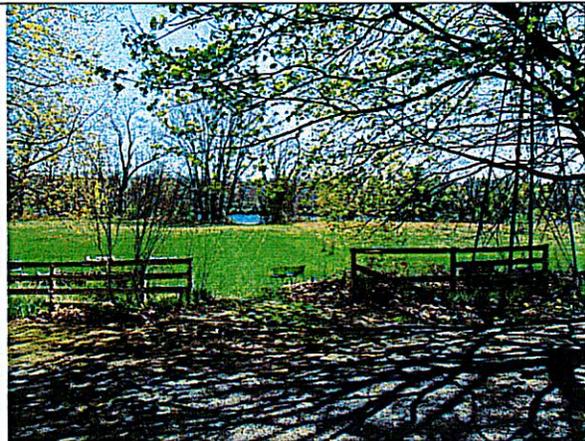


Attached shed/room at east side.

Subject Photographs – Taken by William LaChance - 4/28/2025



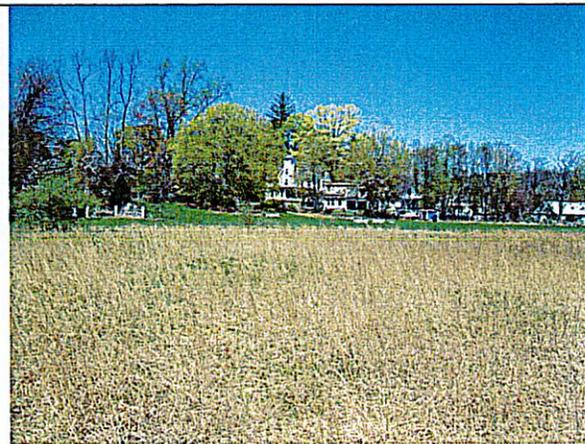
From near the boat ramp facing the house



From the driveway facing the river



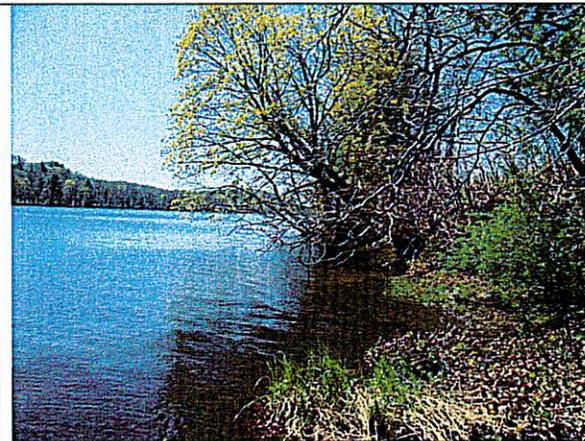
Well test pipes near the river



From near the test pipes facing the house



Boat ramp

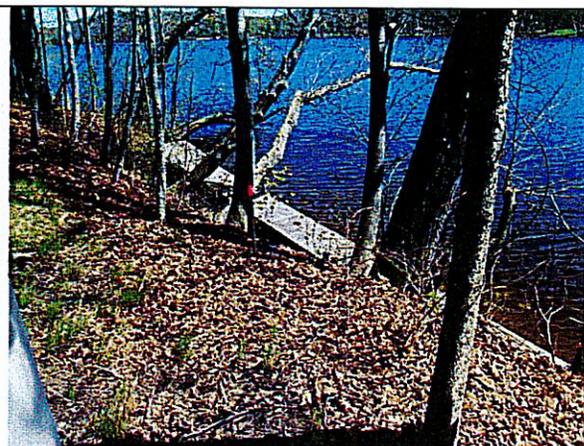


Facing south along the river from boat ramp

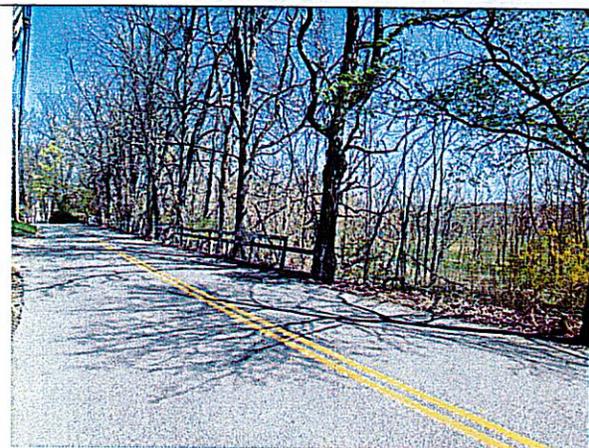
Subject Photographs – Taken by William LaChance - 4/28/2025



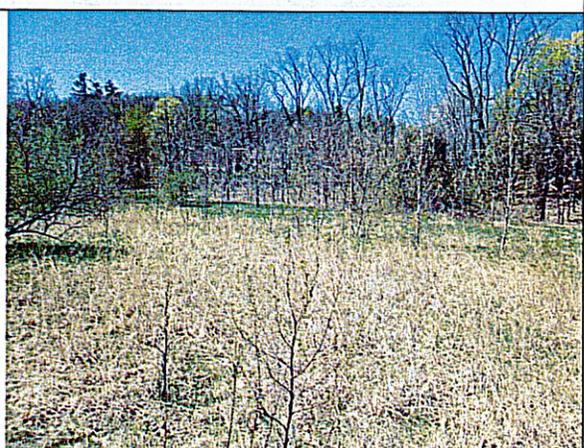
Pool near dwelling



NE riverfront. 80' old dock (personal prop).



SW frontage. Subject land at right.



Facing SW toward road from well area.

Subject Interior Photographs – Taken by William LaChance - 4/6/2018



The garden room.



Living room at original section.

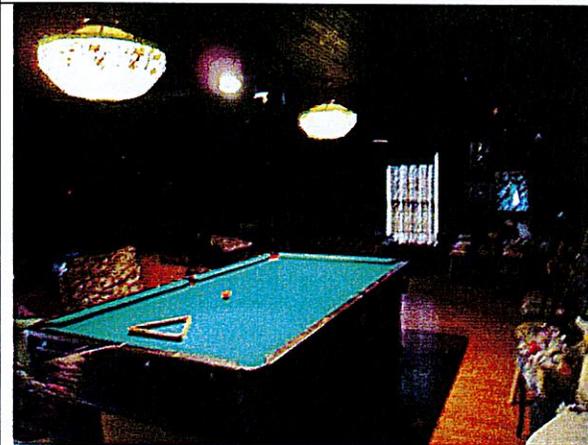
Subject Interior Photographs – Taken by William LaChance - 4/6/2018



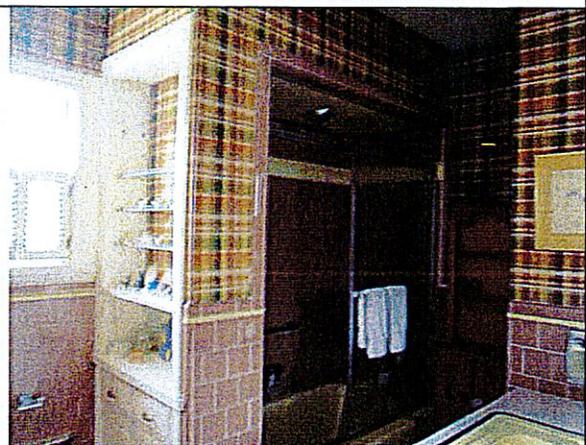
Seasonal room addition.



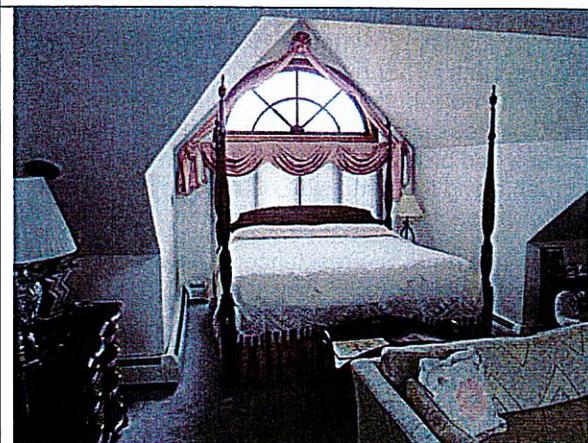
Dining room.



Game room on third floor.



Second floor bath.



Bedroom on second floor connector.



Former roof leak damage in the bedroom.

Subject Description

Identification and History

The subject is located at 309 East Broadway in Haverhill and is owned by Joyce E. Hill. The subject 7.3 acres constitutes what is known in real estate appraisals prepared for eminent domain as the larger parcel. The property was acquired in 1994 “for consideration paid” by a divorce court judgment. The subject property is further identified in the following exhibit and a copy of its outstanding deed is presented in this report’s Addenda.

Assessed M-B-L	Deed	Grantor	Grantee	Sale Date	Sale Price	Recorded Plans
469-188-6	12514/522	Howard D. Hill	Joyce E. Hill	4/6/1994	not listed	35/22A and 1954/558

The property is a single-family dwelling with its excess acreage in low intensity use. The subject property is not listed for sale, nor am I aware of any purchase contract or any offers other than those made by the city.

Site Description

***Dimensions,
Topography:***

Per the recorded plans found in the Addenda, the subject land is comprised of two deeded parcels. Based upon the Morin-Cameron plan, the land area is 7.3 acres, of which approximately 0.40± acres is tidal.

Records indicate 613.36' of street frontage; however, Lighthouse Survey, a contractor to the city, provided a distance of 673.5'±, which I relied upon. There is approximately 770' of Merrimack River frontage and parcel depth to the riverbank varies from 522' at the north to 343' at the south.

The site’s predominant topography is gently sloping downward from the road to the riverbank, declining from approximately 19' above MSL at the road to 9' at the top of the riverbank. The riverbank appeared to be 9' to 12' tall. The site has a wooded knoll abutting the road south of the dwelling. The land is ringed by trees and is a field at its center and an overgrown field in young trees and brush at its south. The land is also overgrown by trees and brush along the north side of the dwelling. The site has a good shape and average topography.

Abutting Uses:

N – residence and equestrian use barn, S – residence, E – river, W – road, residences, and a nearby golf course

Utilities:

The subject is served by a public water line and electricity and telephone lines from within the abutting public road. A public sewer main is not nearby in the neighborhood.

Sub-Soils:

According to the NRCS maps and *Soil Potential Ratings for Septic Absorption Fields*, the subject’s soils exhibit the following potential relative to septic system installation. The 275B soils are located near the road and they are very well suited to septic system installation. The northerly 60% of

the site is also within a medium yield aquifer and 95% of the site is rated as having Prime farmland soils. A chart of the subject's approximate area and soil characteristics is presented below and the NRCS soils map is in the Addenda.

Essex County, Massachusetts, Northern Part (MA605)					
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Soil Index and Restrictive Features	Typical Corrective Measures
	1 Water	0.2	3.10%		
96A	Hadley very fine sandy loam, 0 to 3 percent slopes	3.8	48.20%	Very Low. Frequent flooding, high water table, percs slowly	Larger than standard field, fill
257E	Hinckley and Windsor soils, 25 to 35 percent slopes	0.2	2.80%	Medium. Slope.	Smaller than standard field, fill, grading.
275B	Agawam fine sandy loam, 3 to 8 percent slopes	3.6	45.90%	Very high. None.	Smaller than standard field.
Totals for Area of Interest		7.9	100.00%		

Environmental: Quantification of any data concerning hazardous conditions is beyond the scope of this report; however, the subject is not listed on the DEP web site's list of known contaminated sites or locations to be investigated. No reportable conditions were observed at my appraisal inspection, yet given the building's age an inspection for asbestos and lead would be reasonable. According to a municipal representative, the subject's underground fuel tanks were removed intact.

Encumbrances, Appurtenances: The outstanding deed does not list any easements. The plan lists rights in a well and path to the river in favor of parties that are likely to be deceased.

Flood Zone, Wetland: The subject is extensively within the floodplain and partially within the floodway. Land closest to the road is in a minimal flood hazard zone. The site contains riverbank and a small amount of land (0.4± acres) of tidal land.

Improvements to the Site: A driveway; cesspool located in the AE flood plain; an 800± SF in-ground pool constructed in 1974; a 480 SF patio; 4' tall wood fencing, antique lighting; brick patios and walks; a 600± SF asphalt-surface boat ramp to the high-water line of the river and several granite stairs, and elaborate masonry work and sheds. Approximately 80' of old floating dock (personal property) tied to the NE corner of the waterfront is in poor condition. Other than the crushed stone driveway and some light posts and masonry work, the once high-quality improvements to the site are in poor to very poor condition and have reached or are near the end of their useful lives. As part of the project, the city has installed a series of test wells with visible pipes near the river.

Building Detail – using 2018 Interior Inspection

Size/Type:

The subject 2.5 story wood frame single-family dwelling was mostly constructed in 1921 and according to the city's sketch and my inspection has a gross living area (GLA) of 5,467 SF; this measure includes the partial third floor, which a large game room and small bedroom and a 465 SF first floor seasonal room added in 1970-1980, whose only heat source is a coal/wood stove yet whose level of finish is otherwise consistent with living area. The building's architecture exhibits elements of Colonial Revival plus additions built in 1970 to 1980. Overall, it is eclectic yet mostly Colonial.

Floor 2.5	570
Floor 2	2,245
Floor 1	2,652
GLA	5,467

The front 2½ story section and a formerly detached rear carriage house section were constructed in approximately 1921. A "connector" two-story section and seasonal room were constructed in 1970-1980. The dwelling is of wood frame with wood clapboard exterior over an 1,140 SF basement. The 2½ story original portion has a large front porch and includes a 1921 vintage passenger elevator with stops at each floor above grade. The former carriage house section has a two-car garage with three doors (one at north side), three horse stalls and a tack room, and 408 SF of attached unheated storage area.

Overall, the original portions of the building are of good quality, with good architectural detail and a number of features that denote its quality, such as the elevator, the living room stairs, fireplace, birch flooring, and 9' ceilings, the garden room's beadboard walls and ceiling, extensive wood trim, some large and curved windows, and small marble sinks in three of the four original bedrooms. However, the kitchen is small and outdated and the baths were last rehabilitated in 1970-1980. The overall interior condition varies from poor in the kitchen, baths, and sitting room, to average in the seasonal room and playroom.

The condition of the storage room at the east end of the carriage house warrants its removal. The building's exterior condition is poor. I observed extensive peeling paint likely to be lead-based, many rotted boards and gutters, a mostly old roof, a large number (nearly all) original single glazed windows with old aluminum storm sash and two half round shaped multi-pane windows in poor condition yet having recently added exterior storm sash. At two locations there are metal traps attached to the dwelling to catch or deter pests.

Overall, the dwelling exhibits substantial deferred maintenance throughout, which the interior photographs do not fully display. Considering the dwelling's general deterioration and lack of upgrading for decades, and its large size, it is in poor condition and the cost of its rehabilitation to market standard finish will be substantial.

Original Dwelling

First Floor

Based upon my 2018 interior inspection, this floor contains the garden room, a small sitting room, a large living room, the kitchen, a ½ bath, a dining room, and a seasonal room.

The garden room has quarry tile flooring and beadboard walls and ceiling. This is an attractive room whose interior is in good condition. The sitting room is small and in poor condition with a non-functional wood stove, partial wall covering, and an attached glass atrium to provide supplemental heat. The living room is of good quality and is in average condition; it is a large space with a wide staircase and a fireplace. The kitchen is small with 45+ year old wooden cabinets, vinyl floorcover and laminate counter tops. The dining room is in average condition and has built-in painted hutches, curved multi-pane windows in poor condition as described earlier, ample painted woodwork and other attractive elements. The seasonal room added in 1970-1980 is in average condition and is of post and beam design with a coal/wood stove, double-glazed windows, a full gable height exposed board ceiling, a small bar, and wide pine flooring. The room does not have central heat yet does have a wood stove.

Second Floor

The second floor is accessed by the living room stairs and by a narrow winding staircase off of the kitchen. There are four good-size bedrooms, one of which is accessed directly from the elevator. Each bedroom has a small sink, three of which are original and one is of 1970s vintage. One bedroom has curved windows and two walk-in closets, one with an old clothes hanger system. The wallcover is a mix of paint and paper. The windows need replacement and the full bath needs renovation. Otherwise, the condition is fair to average.

Third Floor

A stairway with a low clear height (5'6"±) leads to the attic, which is called a half-story due to its gable roof. This level contains one small bedroom with a low-quality finish and a large game room with beadboard walls and ceiling. The elevator, whose operating condition is unknown, also provides direct access to the game room.

Connector Section and former Carriage House

The two-story connector was added in 1970-1980, while the former carriage house section is from 1921.

First Floor

The living area is a playroom in good condition with a 12' ceiling height and an atrium window. Attached to this room is a two-car garage and attached to that is the original carriage house with its three horse stalls and a tack room, which are of good quality construction and are in good condition. An attached 408 SF enclosed storage area is in very poor condition that warrants its removal.

Second Floor

The second floor is accessed from a narrow stairway off of the kitchen. The floor plate does not align with the original section and the stairs are of irregular height. Another stairway located east of the garage doors extends from an exterior door. This floor contains a master bedroom and an attached bath. Several French doors face the yard. The bedroom is large and its ceiling and one wall were damaged (see photo) by a water leak. The full bath is in its original 1970-1980 build out with two sinks and a large glass walk-in shower; it is outdated and in poor condition. Two steps down above the carriage house is a hallway with large closets leading to an attached open sleeping area with a picture window and a small deck facing the river.

Exterior

The building's exterior is in poor condition with extensive peeling paint and many areas of wood rot. All but a few of the windows are original single glaze style and need replacement or extensive capital repair as window sashes, caulking, and some window frames exhibit advanced deterioration. The main roof's shingles are old, while the rubber connector roof may have been replaced. A rolled roof above the sitting and garden rooms was replaced four years ago.

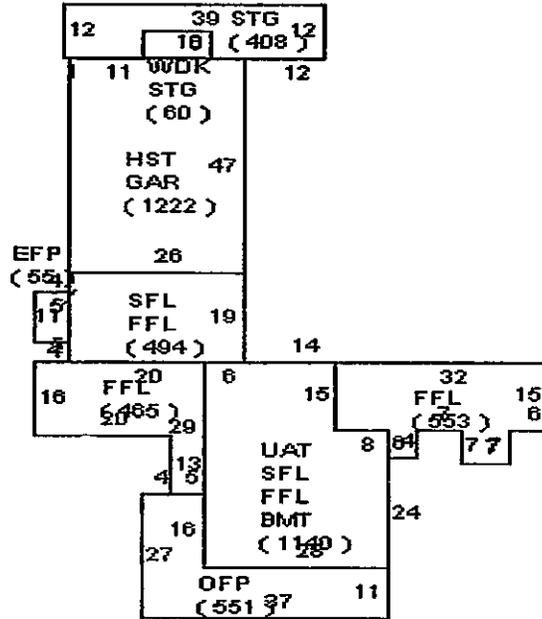
The basement contains two boilers and laundry hookups. The main electric service panel is modern as is a lot of wiring, yet there is still some live knob and tube wiring in the basement. Some heat pipes have a white insulation that should be examined by a heating expert.

Overall, while the quality of its original building sections and site improvements indicate that the subject was a high-end residence in its day, now, it needs capital repair across its exterior and interior. Also, the floor plan is of below average utility.

- Use Breakdown:** The room count is 13 rooms, 6 bedrooms, and 2.5 baths.
- Age/Occupancy:** Mostly 104 years (constructed mostly in 1921).
- Class:** Class D – Average to good, wood frame.
- Condition:** Mostly poor.
- Windows:** Mostly in very poor condition.
- Roof:** Mostly gable with asphalt shingles, new rolled roofing on garden and sitting rooms, and rubber membrane on connector section.
- Flooring:** High quality birch flooring in original section, vinyl in kitchen, and tile in baths. Wide pine boards in seasonal room, and mixed floor cover elsewhere.
- Heat:** FHW to radiators. A modern oil-fired boiler and gun serve the connector and carriage house, while an older boiler with a modern gun serve the original section. The underground fuel tanks were reportedly removed. There is also some heat gain from warm air provided by two glass atriums. Insulation could not be observed except in the 1970-1980 additions.
- Electrical Service:** Modern main service panel with circuit breakers. Some live knob and tube.

Outbuildings: A wood frame pool house of 192 SF constructed in 1984. A 64 SF greenhouse, two small sheds, one of which has collapsed. A gazebo with a collapsed roof.

The assessing sketch is shown next.



Property Conclusions

The property is a large riverfront site improved with a large and mostly old dwelling in poor condition with good quality in its original sections, some attractive architectural features, and a rambling floor plan of less than average functional utility. The parcel has Prime agricultural soils and provides direct access to a navigable river, yet the dwelling's orientation does not fully capture the river view.

Zoning and Other Land Use Controls



District	Use	Minimum Lot Area (square feet)	Minimum Lot Area Required Per Dwelling Unit (square feet)	Minimum Lot Frontage ^a (feet)	Minimum Lot Depth (feet)	Front ^{a,c,d} (feet)	Side ^{a,c,d} (feet)	Rear ^d (feet)	Maximum Height ^e (feet)	Maximum Stories	Maximum Building Coverage (percent)	Maximum Floor Area Ratio (FAR)	Minimum Open Space (percent)
RS	Any permitted use	2 acres ¹⁵	NA	200	150	40	25	25	35	2.5	15	None	70
RR	Any permitted use ¹¹	80,000	NA	200	125	40	25	40	35	2.5	15	None	70

- Footnote 15 indicates that 2 acres is a base area upon which additional area will be required based upon the percolation rate.

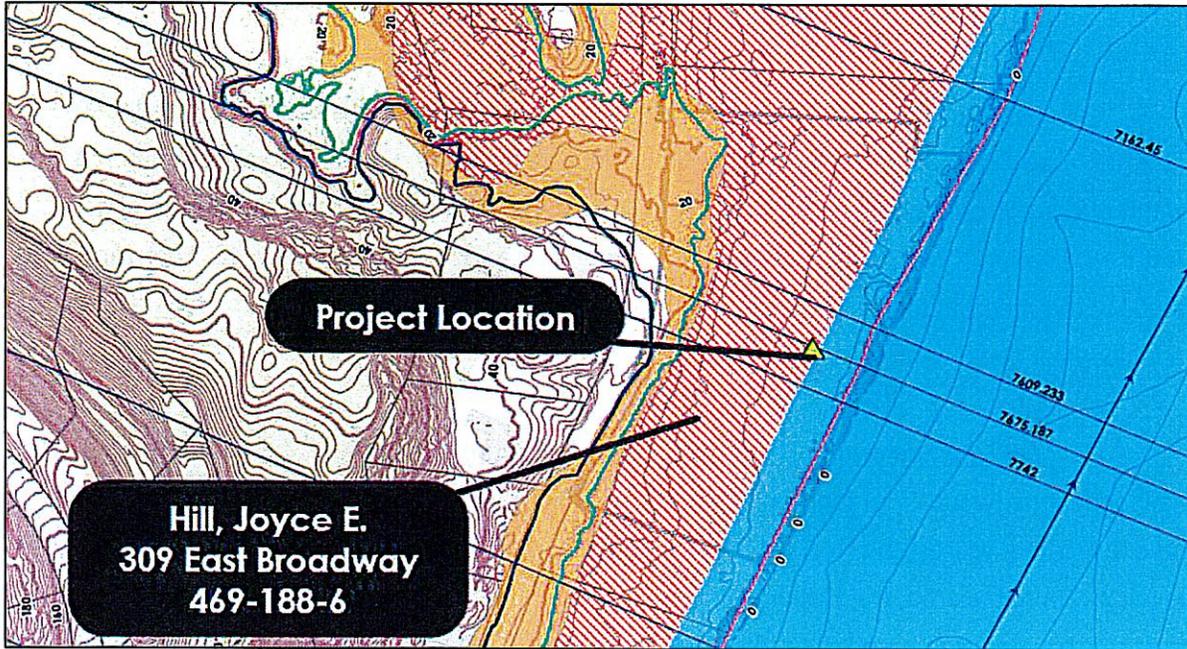
According to the 2024 Zoning Map, less than 5,000 SF of the subject land is located within the RR-Rural Density Residential District and the rest is located within the RS-Rural Special District. The very few uses allowed by right in the RS District include single-family dwelling, religious, nonprofit educational, golf course, governmental, essential services, and agricultural. The RR District also allows single-family dwelling use by right. A private water plant and/or commercial well are not listed as allowable uses in either district.

The subject property is in conformance with the above dimensional requirements, and its single-family use is allowed by right. The site does not have the land area to fulfill the requirement for a house lot within just the RR zone. Based upon my discussion with the Zoning Enforcement Officer, if a request for a variance to allow the creation of a house lot based upon the dimensions of the less restrictive RR district were presented to the Zoning Board of Appeals, the argument would be considered weak and the likelihood of its success is poor.

The subject's land area is insufficient to be considered for cluster or planned unit development as 15 acres is required. Also, according to the Zoning Ordinance, cluster developments must be served by public water and sewer systems.

Flood Plain According to the February 2, 2024 Revision (LOMR) of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map 25009C0094F, the riverbank and underwater areas are within Zone AE (Floodway), the easterly portion of the dwelling and the central fields are mostly within Zone AE, a 1% annual chance flood area with elevations delineated (formerly known as the 100-year flood plain), the westerly portion of the

dwelling and the upper field is within the combined 0.2% annual chance flood area or 1% annual chance flood area with average depths of less than one foot area called Zone X Shaded, and a narrow strip along the road is within Zone X, an Area of Minimal Flood Hazard. The LOMR moved the flood hazard zone somewhat towards the river⁶. Federal regulations allow construction in Zones X and X Shaded without flood insurance. A plan by Wright-Pierce appears below and the FEMA Map is in the Addenda.



- ▲ Project Location
- River Cross Section
- Model River Flow Line
- Effective Regulatory Floodway
- 1% Annual Chance of Flooding
- 0.2% Annual Chance of Flooding
- Parcel
- Proposed
- Revised Regulatory Floodway
- Revised 1% Annual Chance of Flooding Area
- Revised 0.2% Annual Chance of Flooding Area
- Contour
- Major
- Minor

⁶ Amy Coppers, Wright-Pierce

The prospective locations of an added dwelling and septic system on this parcel are impacted by the flood plain whose flood elevation is shown as 17.8' on the above map. The cross-hatched floodway along the river must be kept free of encroachment. The 1% annual chance flood area cannot incur an increase in flood height, and if any filling is permitted, there must be mitigation in the form of new flood area created on site. There is a narrow potential compensatory storage area on site and Haverhill has a history of allowing construction in the flood plain under these conditions. Such new construction will require an engineer to certify that the construction will not result in any increase in flood levels.

New septic systems cannot be installed within Zone AE and therefore must be located near the road. At the bottom third of the parcel's road frontage, I measured a maximum 54' width of Zone X or X Shaded land. The middle and upper two thirds have greater depths. Any new dwelling(s) would also need to be sited near the road, and there is a 40' front yard setback requirement for the dwelling a 10' lot line setback for the septic system. Overall, one additional lot could comply and potentially two.

National Heritage and Endangered Species Program My review of the on-line Massachusetts Natural Heritage data on the MassGIS Oliver system indicated that the 50% ± of the site located nearest the river is within a mapped Priority Habitat of Rare Species. In order to develop within this area, the National Heritage and Endangered Species Program (NHESP) must reach a decision of "no take" by virtue of the development. According to Lauren Glorioso, a representative of the NHESP, it is rare that development is totally prohibited. The NHESP generally tries to collaborate with developers to allow building but with minimal impact upon endangered wildlife. Possible NHESP requirements generally include a limitation of development to certain times of the year, revisions to the development plan to preserve habitat, or creating a portion of the site that is permanently restricted from building or clearing. The major issue at the subject is bald eagle habitat, which is in the larger trees along the river. Cutting of these trees is not allowed and will result in a substantial fine and a two to one tree replacement requirement at the same location. As a consequence, any riverfront lots that are wooded to the extent that they do not provide river views are essentially limited to their current view. Though the subject parcel is mostly open, it is reasonable to expect that there will be a minor cost for a related study should an additional house lot(s) be created upon it.

Wetland The Massachusetts Wetlands Protection Act (MGL, c. 131, s. 40) and regulations promulgated in 310 CMR 10.00 governing activity in wetland resource areas apply. In addition, Haverhill also has its own supplemental ordinance. Important elements of the local ordinance include a 25-foot no-disturb area around wetland and a 50-foot "no build" setback. Other than the riverbank and tidal land, the MassGIS maps indicate that there is no wetland on the subject.

Rivers Protection Act The Rivers Protection Act went into effect on October 6, 1997, and defined the "riverfront area" as a new resource area with its own performance standards. The Act expands the jurisdiction of the state Wetlands Protection Act, Chapter 131, Section 40, by authorizing local Conservation Commissions to regulate land use activities within a newly established Wetland Resource Area known as the Riverfront Area. In summary, this area is defined as land within 200' of the mean annual high-water line of a river as measured outward horizontally. The Act defines river as a "natural flowing body of water that empties into any ocean, lake, or other river, and which flows throughout the year." The definition includes any perennial river or stream of any size yet excludes intermittent streams. The Merrimack River is perennial and the setback applies to the subject land.

I was informed by Haverhill's Conservation Officer that the Conservation Commission is "pretty rigid" regarding enforcement of the 200' setback on newly created lots or other developments and is more flexible for small accessory structures at long-established improved lots. However, there is a good likelihood that the installation of a new seasonal use floating dock would be allowed, including the components necessary to secure it to the shore. Docks tend to be removed in the off-season to avoid destruction by ice. An applicant would need to present the plan to the Harbormaster.

Title V (Septic) As there is no municipal sewer in the subject's area, any development of its land must employ a septic system. On November 24, 1987, the Haverhill Board of Health promulgated and adopted an amendment to 310 CMR 15.03 (7) of the State Environmental Code, Title 5: Minimum Standards for the Subsurface Disposal of Sanitary Sewage. Information regarding Title V and the local ordinance related to on-site septic systems for residential development is summarized as follows.

- Title V requires a leaching field that can accommodate 110 gallons/day per bedroom and at least 440 gallons total for single family homes.
- All systems must conform to the minimum setback distances for septic tanks and soil absorption systems, including reserve area, measured in feet.
- The minimum vertical separation distance of the bottom of the stone underlying the soil absorption system above the high ground-water elevation shall be: (a) four feet in soils with a recorded percolation rate of more than two minutes per inch; (b) five feet in soils with a recorded percolation rate of two minutes or less per inch.
- Systems serving new construction shall not be sited in areas with percolation rates slower than 60 minutes per inch (superseded by the zoning ordinance which does not allow systems where percolation rates are slower than 20 minutes per inch).

Minimum Lot Area-Haverhill	
Perc. Rate Per Inch	Lot Area (s.f.)
0 to 5 mins.	87,120
5 mins. to 10 mins.	102,120
10 mins. to 15 mins.	117,120
15 mins. to 20 mins.	132,120
> 20 mins.	Unsuitable

Septic Tank	Feet	Leaching Field	Feet
bordering vegetated wetlands	25		50
surface waters	25		50
surface water supply	400		400
tributary to surface water supply	200		200
wetlands bordering surface water supply or tributary thereto	100		100
vernal pool	50		50-100
private well	50		100
property line	10		10
public well - Zone 1 radius	100-400		100-400

By local ordinance, all percolation and deep hole tests in the city of Haverhill must be conducted between March 1st and June 15th. The Conservation Agent confirmed that new septic systems must be located outside of the flood plain.

Subdivision Form C subdivision was found to be infeasible and additional discussion is not necessary. No water line extension or other roadway improvements are necessary if the land is used for an additional Approval Not Required (ANR) lot or lots.

Summary

The current use is allowed by right and the parcel's dimensions conform to zoning. The dwelling's setbacks are preceding non-conforming and part of the building is in the flood plain. The 200' setback line of the Rivers Protection Act essentially matches the extent of the Priority Habitat of Rare Species area, while the AE Zone of the flood plain extends farther toward the road. This redundancy of constraints results in little potential for material development other than a dock within the subject's 200' depth from the riverbank. Therefore, any division of the subject land will probably be as ANR lot(s) with their dwellings and other improvements, including their septic systems, located near the road.

Assessment and Annual Tax Load

The FY 2025 tax data is presented below. The assessed land area does not include tidal land. The tax burden has been fairly stable for three years. The total assessment is different than my value opinion, yet it appears to be equitable.

Subject Fiscal Year 2025 Assessment							
M - B - L	Acres	Land	Building	Yard Items	Total	Res. Tax Rate	Taxes
469-188-6	6.8	\$398,000	\$576,300	\$11,200	\$985,500	\$10.71	\$10,555

Highest and Best Use – Before the Taking

A prerequisite to a meaningful valuation is a sound estimate of the most profitable likely use of a property. Highest and best use may be defined as: "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."⁷

Highest and best use is analyzed as if vacant and as improved.

⁷ *The Dictionary of Real Estate Appraisal*, 7th Edition, (Chicago: Appraisal Institute, 2022), pg. 88.

If Vacant

The subject's zoning allows single family use and there are few other reasonably probable uses allowed by right. Private commercial well or water utility are not allowed by right or by special permit. My research indicates that a variance would not be granted and that a zoning change is a long involved process whose result is highly speculative. None of the riverfront lot sales found along both sides of the river from Haverhill to Route 95 were used to develop public or commercial wells. Therefore, I concluded that private commercial well use did not meet the requirement of reasonable probability and is a governmental right rather than a private right associated with the subject's ownership. The pattern of land use in this zone and in this neighborhood is clearly single-family, and this is the reasonably probable use of the subject parcel if vacant.

Development of the site is physically possible and any use that returns a positive value to the land is financially feasible. The delta between lot prices plus construction cost and value indicates that builders profit is sufficient to attract builders to compete with user-buyers for lot purchases. Land development of multi-lot parcels includes risk, capital, management, and more time for absorption than a single house lot. As a consequence, purchasers apply an allowance for entrepreneurial profit. Even so, I find that no other use that returns as high a value to the land, thereby indicating multiple (two or three) house lots and dwellings development is maximally productive.

The various required setbacks leave just a narrow band of land along the road as the area potentially suitable for septic systems. However, there is potential compensatory flood area at parcel's knoll. NRCS data support the conclusion that the soils will perc at a rate that does not require a larger lot than the minimally required one. Based upon my analysis of the zoning and other land use controls, and after a discussion with the Conservation Agent and the Building Commissioner, the land has the reasonably probable potential for use as three Approval Not Required (ANR) riverfront house lots with dwellings and septic systems located near the road.

I conclude that division for use as three similar riverfront house lots is the highest and best use as if vacant. Two of the dwellings will likely need hillside style foundations. All lots

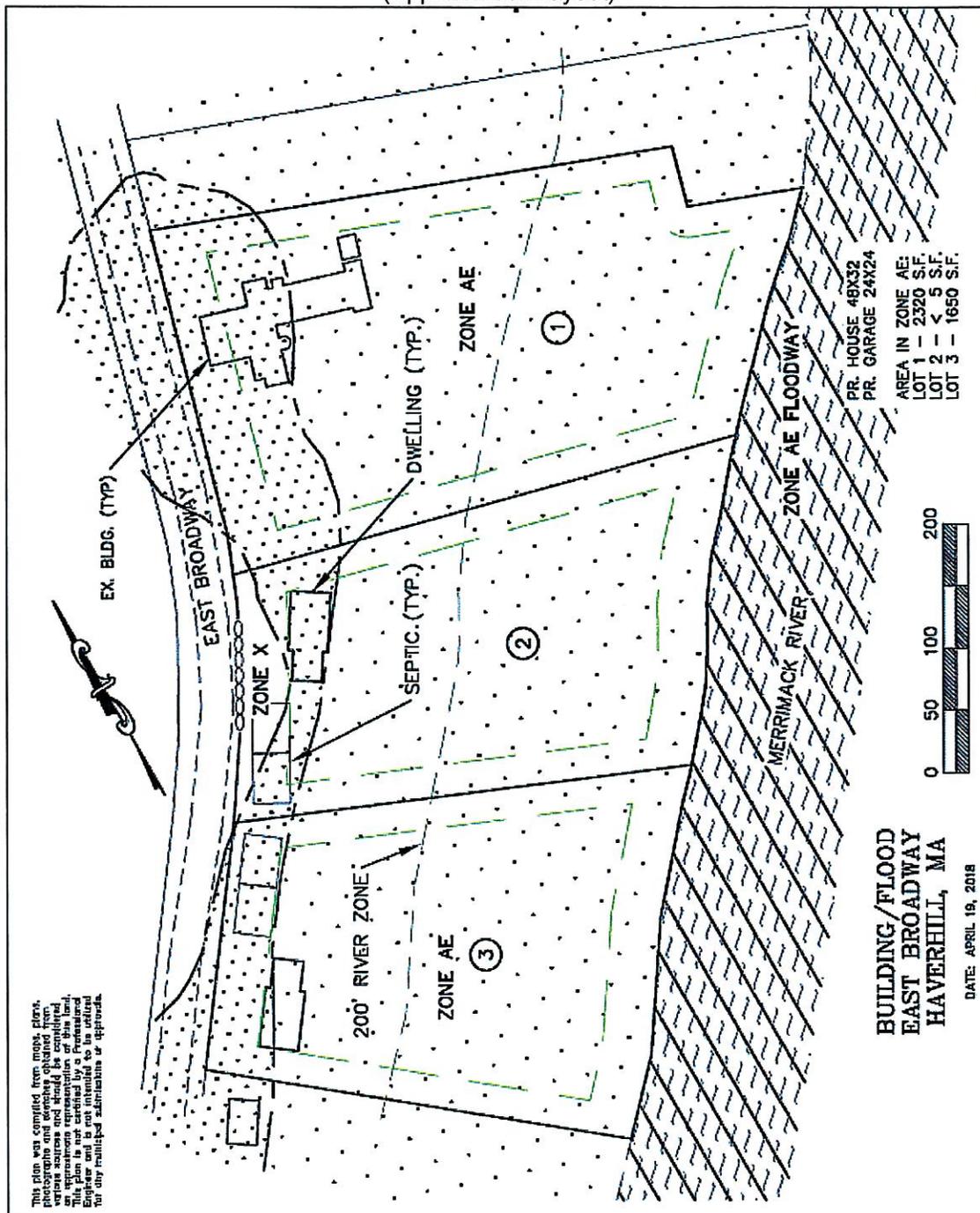
would offer a river view and the potential for individual docks yet more likely one shared seasonal dock.

As Improved

The subject property is not an estate whose value is superior by retaining the 7.3 acres as a single lot with the current dwelling. Instead, the property's value is greatest in use as three riverfront lots, one containing the current dwelling. The old pool and related yard items would be demolished. Therefore, the highest value for the subject is derived by creating three ANR lots, with one including the dwelling whose highest and best use is for continued use as a residence after capital repair. The boat ramp is on the middle lot and its use could be shared by all three lots.

The likely buyer of the subject property is a local builder or person with building experience, possibly as a user of the dwelling or one lot and as a re-seller of the other parcels, not a typical home buyer. The exposure and marketing times are estimated at less than one year. The following plan depicts my conclusion of the subject's highest and best use before the taking. There is some flexibility in the lot sizes; however, 2.43± acres each, of which 0.13± acres each is tidal area, is a reasonable allocation.

Conceptual Plan of Highest and Best Use
 (Approximate Layout)



Valuation Methodology

There are three generally accepted methods of appraising real estate: The Income Capitalization Approach, the Sales Comparison Approach, and the Cost Approach. The approach most likely to be relied upon by the subject's prospective buyers is the Sales Comparison Approach, which I applied before and after the taking. As a land value is necessary for valuation of the easement taking, I first valued the larger parcel as if vacant. Then, I valued the larger parcel as improved.

Sales Comparison Approach – Before

The Sales Comparison Approach is used to provide a market value indication by comparing the subject property with recent sales of similar properties, which in this instance includes several components. The major premise of this approach is that the market value of a property can be directly related to the prices of comparable, competitive properties. The five steps generally involved in this process are outlined below:

1. Identify recent sales of similar properties for which transaction data are known.
2. Verify the information regarding the arms-length nature of the comparable transactions and terms.
3. Compare the attributes of the subject property with those of the comparable properties and adjust for any differences that may have impacted sales price. Specific consideration should be given to issues of time, location, physical characteristics, conditions of sale and current yield data.
4. Identify a unit of comparison between the subject and comparable properties that allows inferences to be made regarding the probable sales price of the subject property.
5. Reconcile the various value indications produced from the analysis of comparable properties to a single value or value range.

Valuation of the Larger Parcel Before the Taking As if Vacant

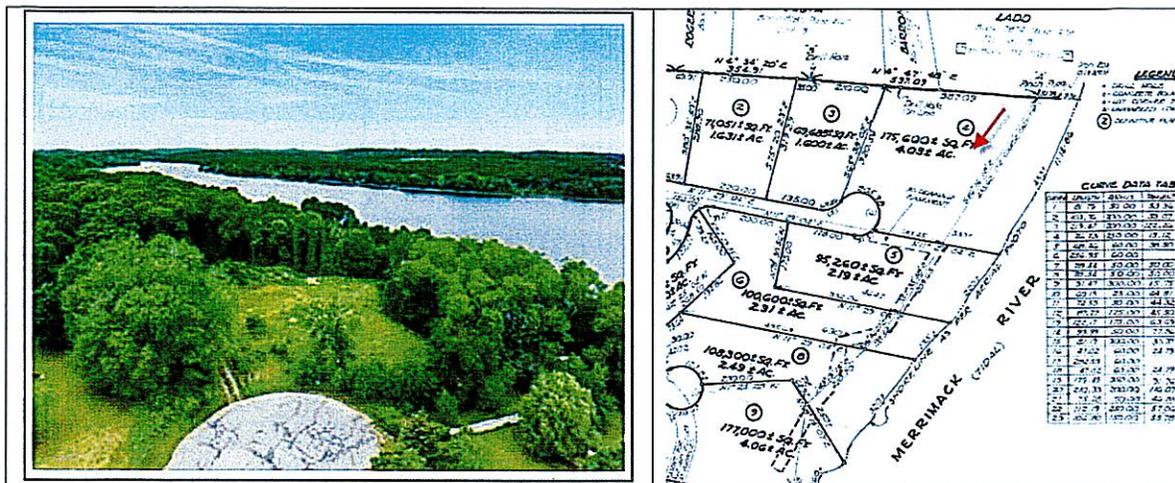
I conducted market research for land sales that could be divided into three riverfront house lots comparable to the subject's three 2.43-acre lots. As such sales could not be found, I made a comparative analysis of single riverfront lot sales to the subject's average 2.43-acre lot.

Petersen LaChance Regan Pino, LLC

Real Estate Services

This analysis resulted in a total or gross amount of value for the three lots, from which I then deducted the related costs and allowances. The result of subtracting the costs from the gross sales is the market value of the larger parcel as if vacant.

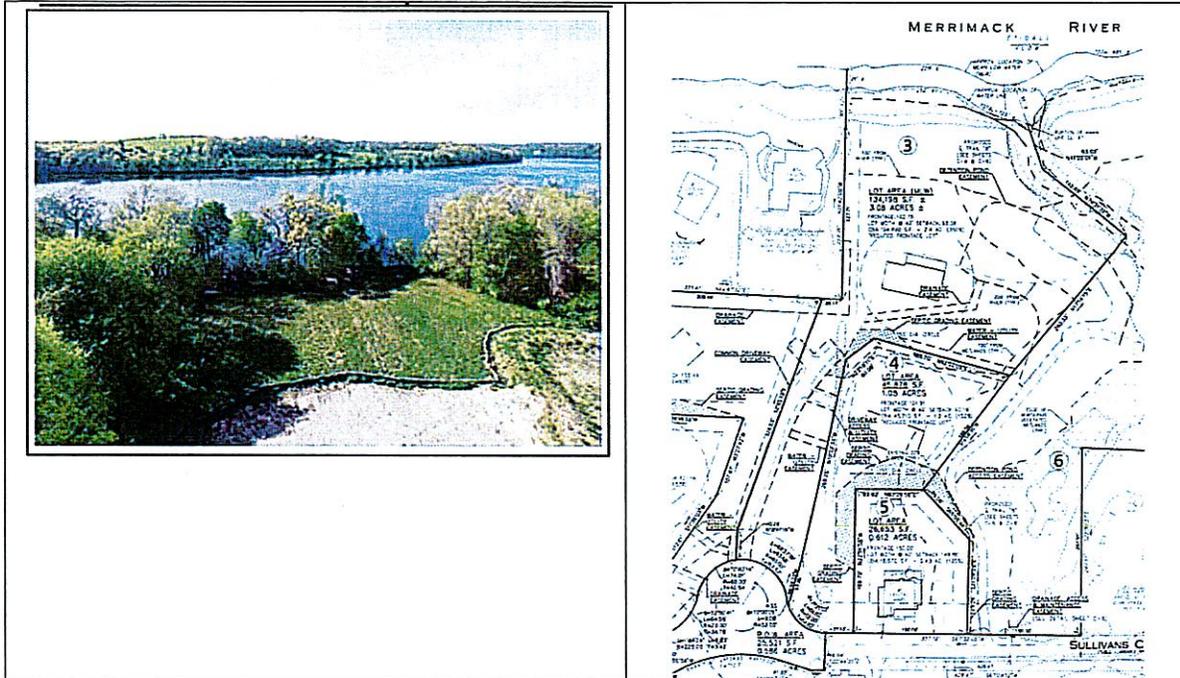
My search for Merrimack riverfront lot sales covered each side of the river from Haverhill to Amesbury and resulted in a number of useful sales that are summarized on the following pages. Although I personally inspected each sale, the MLS photographs taken about the time of sale and the Google Earth aeriels were also generally superior to the images I could capture. Given the small number of recent sales, I utilized some that were local and old rather than those that were more recent yet in distant market areas.



Lot Sale 1

Address: 18 Norino Drive, West Newbury
 Grantor: David B. Miller and Katherine P. Miller
 Grantee: Kenneth and Linda Sutton
 Title Reference: Essex South Registry, Book 41999, Page 515
 Sale Date: 2/27/2024
 Sale Price: \$1,200,000
 Land Area: 4.03 acres
 Utilities: Water, electricity
 Sales History: Sold 11/16/2020 for \$760,000
 Financing: No mortgage recorded
 Rights Conveyed: Fee Simple
 Verification: Listing broker-Denise Olivares-Molina, deed, plan

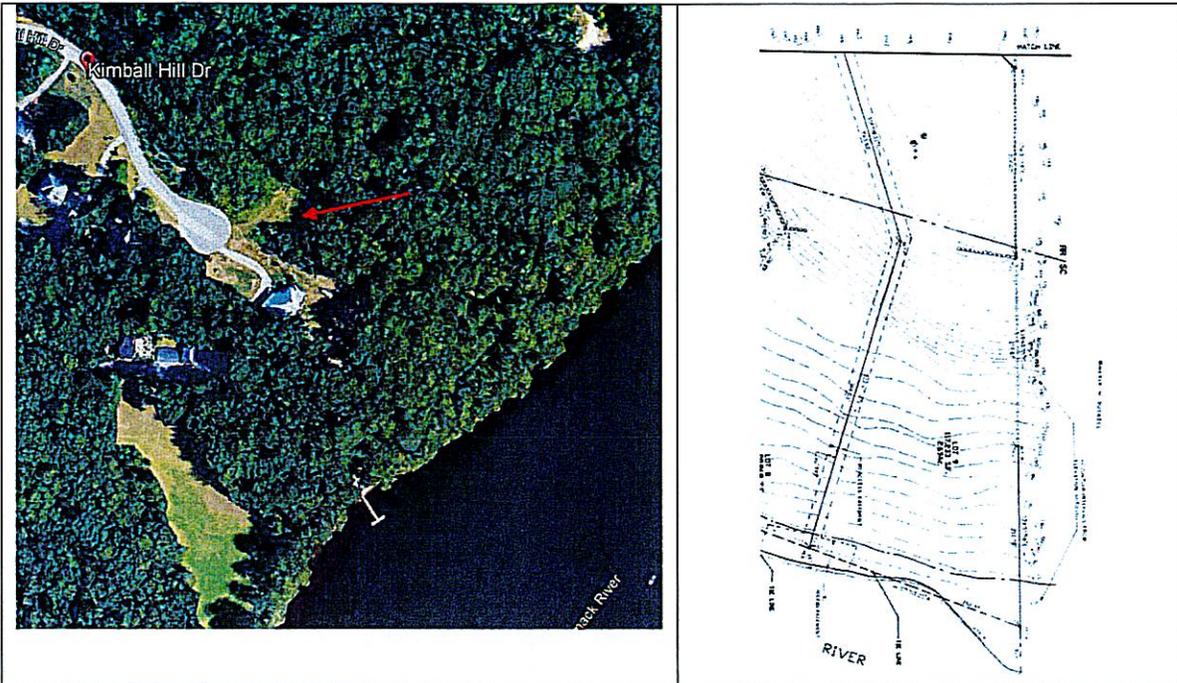
Comments: This is a large Merrimack River front lot located at the end of a cul de sac with light traffic in a neighborhood of 20- to 40-year-old high-priced dwellings. The lot has a large nearly level area that was cleared as a new dwelling site prior to this sale, plus a riverbank that leads to 453' of river frontage, including an area for which a permit for a deep-water boat dock was included with the sale. Also, included in the sale was a new cable railway system for motorized access/egress to the boat dock. A driveway had been roughed in and a riverfront retaining wall was added. The seller also installed a 10-bedroom septic system and included his plans for a 6,000 SF dwelling. The selling broker estimated the permits and site improvements cost \$450,000 and that the \$1,200,000 selling price did not fully cover this seller's \$760,000 purchase plus the cost of the added elements. The buyers are constructing a large dwelling and a dock. This sale's listing broker was also the selling broker in the \$760,000 sale.



Lot Sale 2

Address: 11 Sullivan's Court, West Newbury
 Grantor: Walker Development Corp.
 Grantee: John and Joanne McGrath
 Title Reference: Essex South Registry, Book 37351, Page 398
 Sale Date: 2/27/2019
 Sale Price: \$485,000
 Land Area: 3.08 acres
 Utilities: Water, electricity
 Sales History: No sales in the preceding three years
 Financing: No mortgage recorded
 Rights Conveyed: Fee Simple
 Verification: Listing broker-Wendy Willis, deed, plan

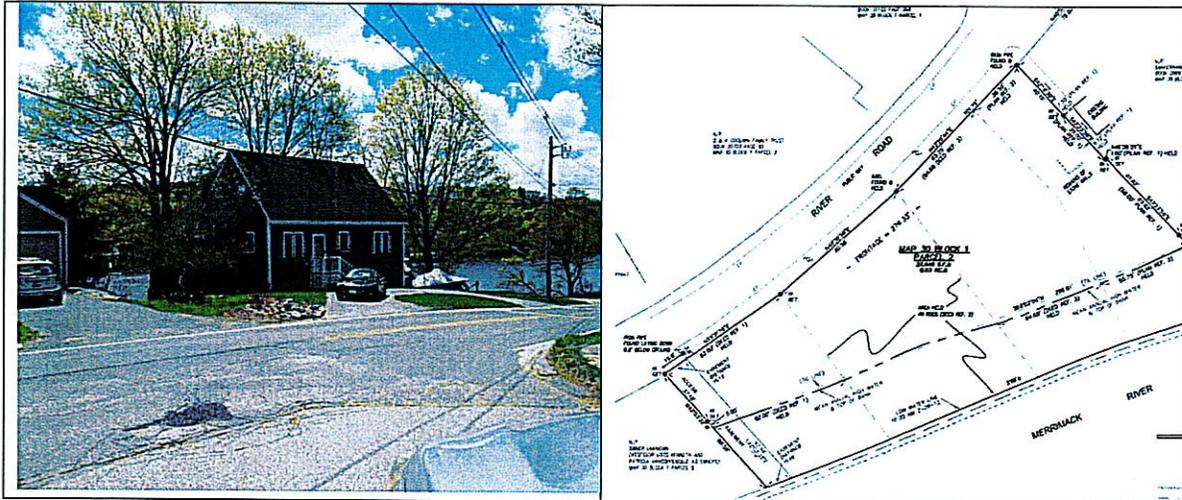
Comments: Shown above as Lot 3 on Plan 448/67, this is a large Merrimack riverfront lot at the end of a cul de sac in a modern, high price neighborhood. The lot has 228' of river frontage and is within a small subdivision of new homes. The lot provides river views across its field and is adjacent to conservation land. A new dwelling has been constructed. The lot is subject to common driveway and utility access easements and shares rights in Sullivan's Court, a trail, and a drainage area easement. The lot is also subject to an Order of Conditions related to wetland protection and the use of contaminants. \$10,000 in site preparation "upgrades" were included in the price.



Lot Sale 3

Address: 22 Kimball Hill Drive, Haverhill
Grantor: Joanne B. Kimball
Grantee: Nicholas B. Trefonides
Title Reference: Essex South Registry, Book 41265, Page 558
Sale Date: 10/26/2022
Sale Price: \$310,000
Land Area: 2.69 acres
Utilities: Electricity
Sales History: No sales in the preceding three years
Financing: \$232,500 First Federal Credit Union
Rights Conveyed: Fee Simple
Verification: Listing broker-Joanne Kimball, deed, plan

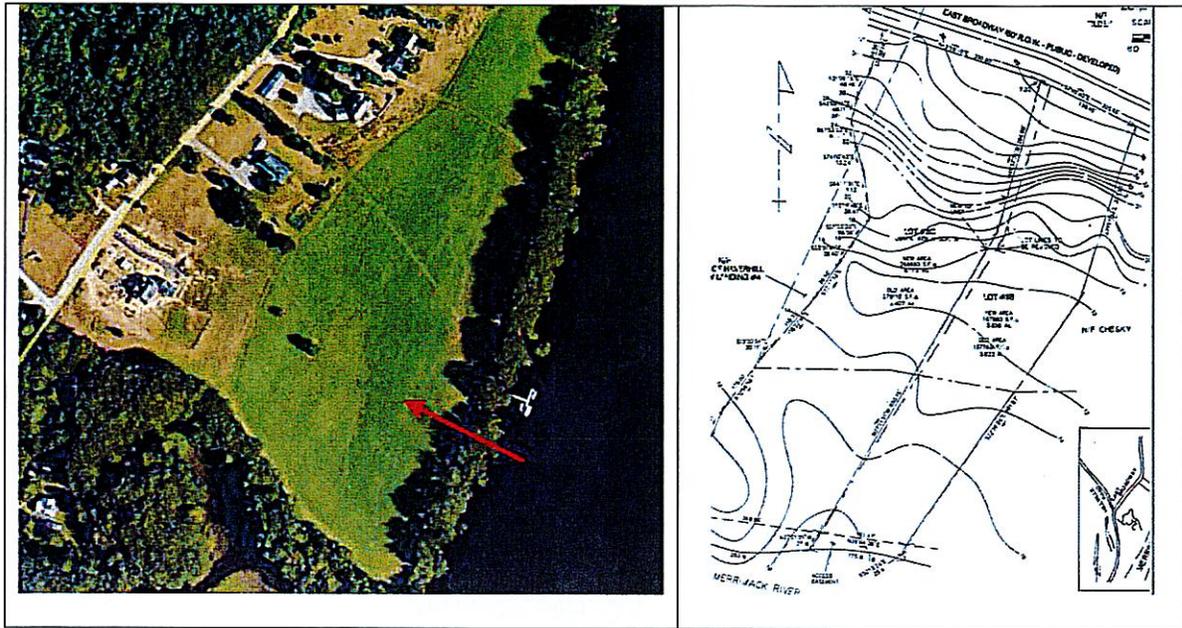
Comments: Lot 9 on Plan 223/76, this Merrimack riverfront lot includes a flat hilltop and a long sloping riverside to 253' of river frontage. The lot is subject to 20' and 30' wide access easements at the river that were shared with neighbors yet were overgrown and unused. The lot provides broad river and distant views from the dwelling setting. Kimball Hill Drive is a lightly traveled short cul de sac road that travels uphill from East Broadway. The sale included the potential for a dock and had a passing perc test.



Lot Sale 4

Address: 93 River Road, Merrimac
Grantor: David and Thomas Goodwin
Grantee: Stephen and Lisa Grimes
Title Reference: Essex South Registry, Book 37445, Page 145
Sale Date: 4/17/2019
Sale Price: \$325,000
Land Area: 0.64 acres
Utilities: Municipal sewer and water, electricity
Sales History: No sales in the preceding three years
Financing: Construction mortgage recorded
Rights Conveyed: Fee Simple
Verification: Selling broker, deed, municipal records

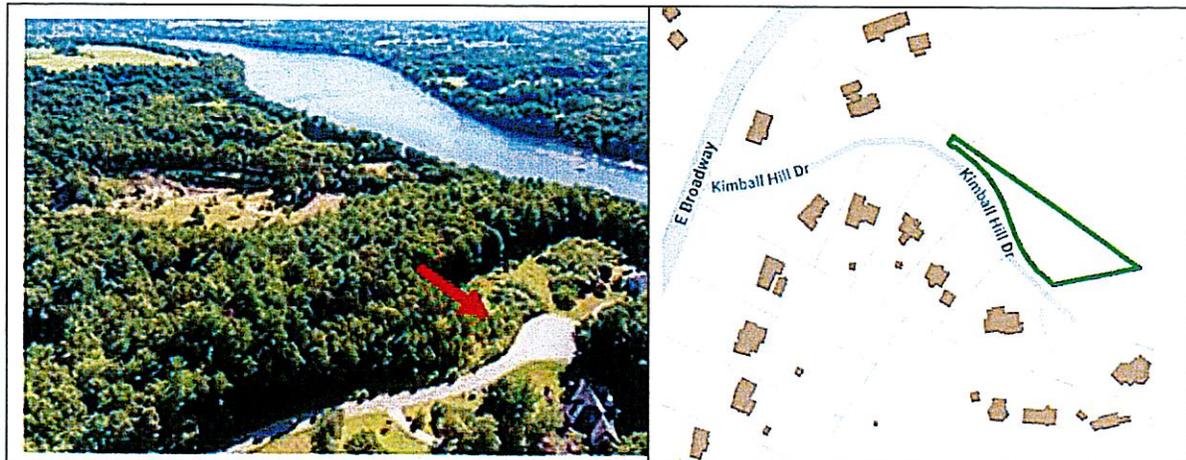
Comments: This is a riverfront lot with initially level then steeply sloping topography to the river. The lot was mostly open. The neighborhood is single family at low to moderate density. River Road is connector road that at times has a moderate traffic volume. The sale included site plans for a four-bedroom dwelling, and an Order of Conditions. The buyer is a builder that constructed a new Cape Cod style dwelling. The lot provided broad river views and deep-water access. Unlike the subject and many lots in Merrimac, this lot had municipal sewer.



Lot Sale 5

Address: 419 (per deed) aka 401 East Broadway, Haverhill
Grantor: Heidi Harris
Grantee: Roger and Charlene Calderwood
Title Reference: Essex South Registry, Book 37980, Page 21
Sale Date: 10/29/2019
Sale Price: \$310,000
Land Area: 3.856 acres
Utilities: Water, electricity
Sales History: No sales in the preceding three years
Financing: No mortgage recorded
Rights Conveyed: Fee Simple
Verification: Grantor, listing broker, deed, plan

Comments: Lot 3B on Plan 348/8. Shown in above plan as the lot on the right, this is a large and initially level to gently sloping riverfront lot with its rear lot area being a hayfield. This lot abuts similarly large lots with large fairly new dwellings and offers broad views and good river access. A large dwelling has been constructed. The lot is part of Autumn's Landing Farm and is subject to a protective covenant which allows the owners of Lots 3 through 3D to cross the subject by an easement 30' from the river in order to enjoy use of a jointly constructed and maintained floating dock. The covenant establishes a minimum house size, it disallows construction within the field, and it also imposes lesser design and use controls.

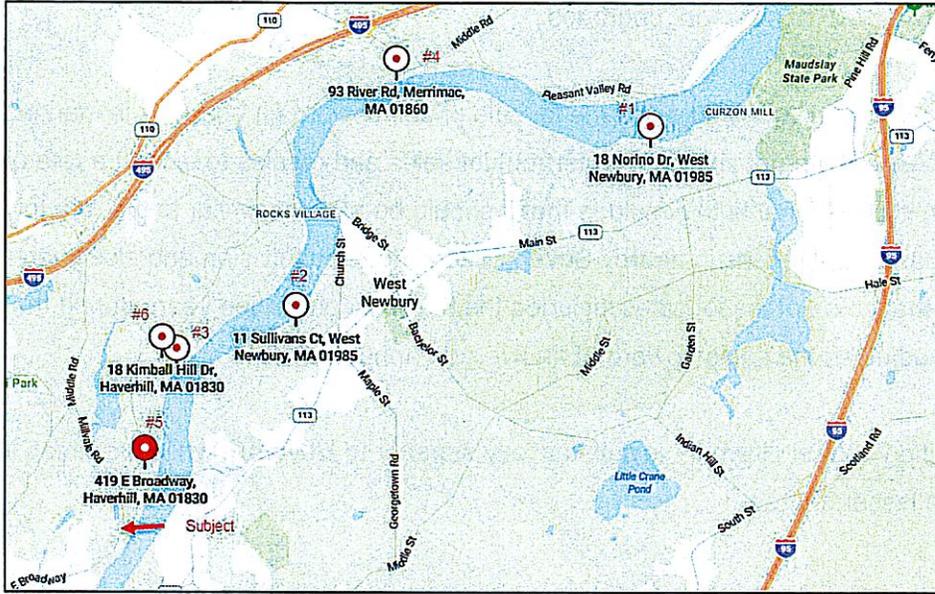


Lot Sale 6

Address: 18 Kimball Hill Drive, Haverhill
Grantor: Jessica Kimball
Grantee: Joseph Martin
Title Reference: Essex South Registry, Book 42383 Page 237
Sale Date: 10/18/2024
Sale Price: \$245,000
Land Area: 1.06 Acres
Zoning: RR- Residential
Utilities: Electricity
Sales History: No sales in the preceding three years.
Financing: None
Rights Conveyed: Fee Simple
Verification: Listing broker – Tom Bolduc, deed, municipal records

Comments: Kimball Hill Drive extends uphill from East Broadway. This is an initially gently upward sloping and then open and level lot located along a cul de sac among 20+ year old dwellings. The lot is irregularly shaped and is one lot removed from the Merrimack River. There is the potential for river views from a new dwelling.

Lot Sales Location Map



Riverfront and River View House Lot Sales					
#	Address	Municipality	Acres	Sale Date	Sale Price
1	18 Norino Dr.	West Newbury	4.03	02/27/24	\$1,200,000
2	11 Sullivan's Ct.	West Newbury	3.08	02/27/19	\$485,000
3	22 Kimball Hill Dr.	Haverhill	2.69	10/26/22	\$310,000
4	93 River Rd.	Merrimac	0.64	04/12/19	\$325,000
5	419 3C East Broadway	Haverhill	3.85	10/29/19	\$310,000
6	18 Kimball Hill Dr.	Haverhill	1.06	10/18/24	\$245,000
Sub.	309 East Broadway		2.43	04/28/25	

The selected unit of comparison is sale price per lot. I compared the sales to the subject's 2.43-acre conceptual lots using the same elements of comparison that are listed in the analysis of the dwelling sales.

Valuable differences were found in property rights, market conditions, location, and physical characteristics. I made the same type of quantitative and qualitative analysis as I did for the dwelling sales except in this comparison I also made an adjustment for property rights and site improvements included in Sales 1 and 2.

Site Improvements and Property Rights – I first adjusted for unusual site preparation or permits included in the sale. I adjusted the price of Sale 1 downward to reflect that it included

approximately \$450,000 in value for site improvements and permits. I made a -\$10,000 adjustment to Sale 2 for site work upgrades.

Market Conditions – I adjusted the lot sale prices upward for changes in market conditions. While there not sufficient waterfront lot sales and resales to extract a rate of appreciation, it is reasonable to conclude that it should be at least similar to the rate for dwellings. Based upon sales in nearby Seven Sisters Road subdivision and elsewhere and considering that some of the lot sales included the higher appreciation years during the pandemic, I adjusted the sales upward at an average annual rate of 9%.

Location – West Newbury is substantially superior to Haverhill, while Merrimac is superior to a lesser degree.

Physical Characteristics – Physical characteristics having an impact on value were primarily dwelling site quality including size, topography, setting in relation to the river and the road, and quality of view and river access. Available public utilities were also considered. Lastly, I considered the boat ramp. Although the ramp is in poor condition and is less valuable than a dock, its use may be shared by both lots and its presence may aid in permitting a shared dock.

Site Quality The impact of these characteristics can be offsetting and were considered overall. The view and river access are more important than differences in size.

Utilities Sale 4 was served by public sewer and each other lot required the installation of a septic system. The cost of a septic system is roughly \$45,000 for a typical system, and perc testing and septic design can add \$4,000 more. However, when I extracted the difference in sale price for lots with sewer versus otherwise similar lots without sewer, I found the result is typically a lesser amount and I considered this in my reconciliation. Sales 2 and 6 required wells at a cost I estimated at \$20,000.

Sale 1 – This riverfront lot is located in the superior price municipality of West Newbury, within a fairly modern subdivision of large dwellings. The site included a 10-bedroom septic system and boat dock permit as well other previously described improvements having a broker-

estimated cost of \$450,000. While the lot is twice the size of the subject, this is of lesser consequence to value than its other characteristics such as its location and elevated view of the river and its greater setback from the road than is possible at the subject lots.

I made quantitative adjustments for the site work and permit and also for changes in market conditions. I rated the location and size/topo/view as superior. Even after adjustments for the rights and work included in the sale, this lot is much superior overall to the subject lots and was included in the comparison as it is an outlier sale that warranted explanation.

Sale 2 – This riverfront lot is also located in West Newbury among several other new or nearly new dwellings. The site included \$10,000 in preparation work. The lot is larger than the subject lots though the difference is not a major influence on value. The lot is superior in its location, topography, and potential dwelling setting on the lot. The ramp and dock potential at the subject is superior to this lot's potential for a dock. After adjustment for changes in market conditions and based upon my qualitative ratings, I concluded that this lot is much superior overall.

Sale 3 – This riverfront lot is located off of East Broadway at the end of a short and hilly road. The location is superior as it is along a lightly traveled secondary road. The view and probable dwelling setting are superior. The lot size is similar yet its topography, public utilities, and quality of river access and potential for a dock versus a boat ramp are inferior. After adjustment for changes in market conditions and based upon my qualitative ratings, I concluded that this lot is inferior overall.

Sale 4 – This riverfront lot is located in Merrimac along a connector road. The lot is smaller than the subject lots and its topography is more sloping. Like the subject, the required dwelling location is near the road, yet the view is superior. A municipal sewer line was available, which is superior to the subject's septic requirement. I rated the location as superior, the site quality as similar, the public utilities as superior, and the dock potential inferior versus the subject. Primarily due to its location and views, this lot is slightly superior overall.

Sale 5 – This riverfront lot is located along East Broadway at a similar location. The lot's size and to a lesser extent its topography are superior. Owing to similar flood plain, the dwelling

location is nearer the road, yet farther away than is reasonably probable at the subject. The site quality is superior. The public utilities are the same. The sale has rights to a shared boat dock, which I consider superior to the subject's shared ramp. After adjustment for changes in market conditions, I rated this lot slightly superior overall.

Sale 6 – This is the only river view rather than riverfront lot in this analysis. This lot is at a hilltop abutting Sale 3 and its probable dwelling site will provide some distant views that may include the river. There are no boat ramp or dock rights included in this sale. There is no public water line available to the lot. After adjustment for changes in market conditions and based upon my qualitative ratings, I concluded that this lot is much inferior overall.

Value Indication of Each Lot

Sales 3 through 6 indicate a narrow range of value for each of the subject lots and the remaining analysis is supportive. Considering the degree of adjustment, the dwellings' required locations near the road, the boat ramp, and the lack of supply of riverfront lots, I reconciled to the approximate upper end the range in concluding an average market value of \$450,000 for each of the subject's 2.43-acre lots.

Merrimack Riverfront and River View House Lot Sales Grid							
Subject	Sale 1	2	3	4	5	6	
Transaction Data:	309 E. Broadway Haverhill	18 Norino Dr. West Newbury	11 Sullivan's Ct. W. Newbury	22 Kimball Hill Dr. Haverhill	93 River Rd. Merrimac	419 E. Broadway Haverhill	18 Kimball Hill Dr. Haverhill
Sale Price	\$1,200,000	\$485,000	\$310,000	\$310,000	\$325,000	\$310,000	\$245,000
Date of Sale	04/28/25	02/27/24	02/27/19	10/26/22	04/12/19	10/29/19	10/18/24
Property Data:							
Site Size - Acres	2.43	4.03	3.08	2.69	0.64	3.85	2.69
Transaction Adjustments:							
Improvements, Rights	rights, site impr.	site prep.	similar	similar	similar	similar	similar
Adjustment	-\$450,000	-\$10,000	\$0	\$0	\$0	\$0	\$0
Adjusted Price	\$750,000	\$475,000	\$310,000	\$325,000	\$310,000	\$245,000	\$245,000
Market Conditions (yrs.)	1.15	6.08	2.47	5.96	5.42	0.52	0.52
Adjustment	10.4%	54.8%	22.2%	53.7%	48.8%	4.7%	4.7%
Adjusted Price	\$827,856	\$735,131	\$378,947	\$499,378	\$461,272	\$256,478	\$256,478
Property Adjustments:							
Location	much superior	much superior	superior	superior	similar	superior	superior
Site Quality	superior	superior	sl. inferior	similar	superior	superior	inferior
Public Utilities	superior	similar	inferior	superior	similar	inferior	inferior
Boat Ramp	inferior	inferior	inferior	inferior	superior	superior	inferior
Overall Rating	much superior	much superior	inferior	slightly superior	slightly superior	much inferior	much inferior
Average Market Value of each Conceptual Lot	\$450,000						

In order to provide a market value indication for the larger parcel, as is, applicable costs and allowances must be deducted.

The survey and engineering expenses were based upon my discussion with an engineer and included an NHESP expense allowance based upon my experience in an appraisal where such a report was required. Sales, legal, and tax stamps are calculations made at standard rates. The allowance of a supervision and entrepreneurial cost reflects that the likely buyer has to manage the process, accept the risk related to resale, and earn a profit on the resales. This allowance is common to bulk purchases of real estate intended for resale, and I have applied a ratio at the low end of a reasonable range.

My opinion of the market value of the subject land as if vacant before the taking is summarized in the following chart, as \$1,200,000, or \$3.77 per SF.

Valuation Summary -7.3-Acre Larger Parcel, Before		
Gross Lot Sales	3 Lots at \$450,000 each	\$1,350,000
Less Expenses and Allowances		
Survey & Engineering, NHSP		\$16,000
Sales and Marketing	5% of gross sales	\$67,500
Legal		\$3,500
Tax Stamps	\$4.56 per \$1,000	\$6,156
Supervision & Entrepreneurial	5% of gross sales	\$67,500
Total Expenses and Allowances		\$160,656
Calculation of Land Value		\$1,189,344
Market Value As If Vacant-Before, Called:		\$1,200,000

Valuation of the Larger Parcel As Improved Before the Taking

I researched riverfront dwelling sales, large old non-waterfront dwelling sales, and lot sales in Haverhill and nearby municipalities occurring over the past several years. I did not find sales of riverfront properties in Haverhill or nearby that included a large old dwelling in similarly poor condition to the subject and that also had the potential for additional house lots. Therefore, I made the analysis most likely to be applied by prospective buyers; I developed market values by sales comparison for each subject component and then deducted the associated costs and allowances to capture their contribution and to derive a market value as is before the taking. My analysis included consideration of the same elements of comparison as before and was also quantitative and qualitative.

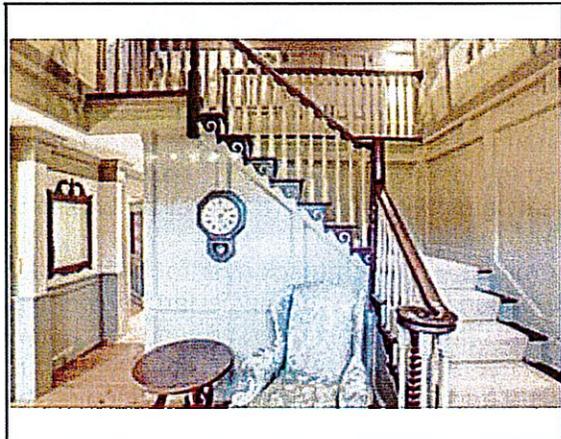
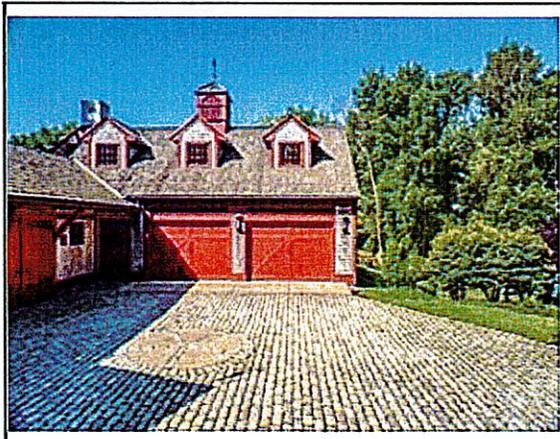
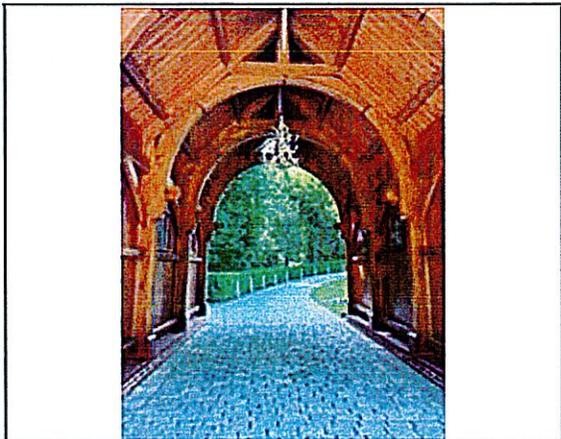
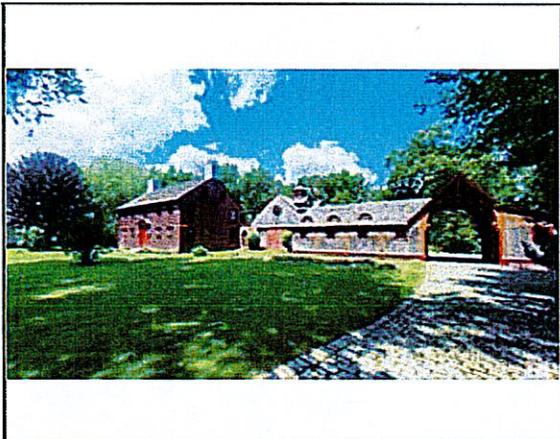
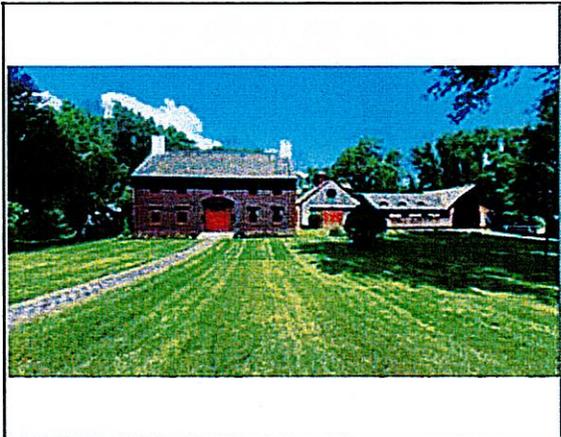
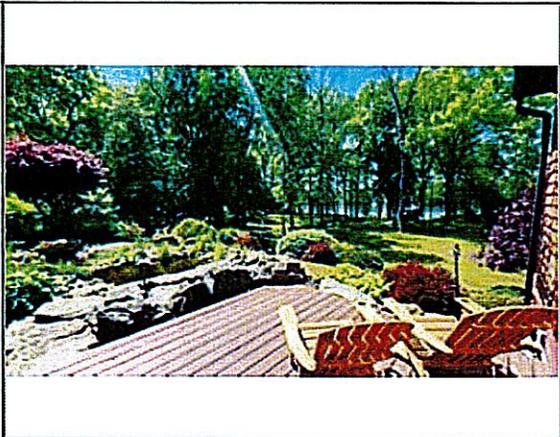
The following dwelling sales were found to be the most useful in developing my opinion of market value for the subject dwelling as if on its conceptual 2.43-acre lot before the taking.



Dwelling Sale 1

Address: 9 Arrowhead Lane, Groveland
Grantor: Albert and Nicole Pare
Grantee: Jeffrey Beane
Title Reference: Essex South Registry, Book 42584, Page 460
Sale Date: 2/9/2024
Sale Price: \$1,700,000
Land Area: 2.0 Acres
Gross Living Area (GLA): 3,772 SF
Room Count: 10/4/3.5
Price Per SF of GLA: \$451 (excludes finished basement)
Sales History: No sales in the three preceding years
Financing: None. All cash.
Rights Conveyed: Fee Simple
Verification: Selling broker-Scott Beane, MLS, deed, other public records

Comments: A Merrimack riverfront lot located at the end of cul de sac, improved with a Georgian Colonial style single-family dwelling of unusually good quality constructed in 1996 with the design of an antique. The road has a low volume of traffic. The dwelling was custom built with murralled walls, wide board floors and custom doors, cabinets, and hardware. The dwelling has a good floor plan with five working fireplaces and a large master bedroom with a cedar closet. The attached timber-frame carriage house with heated garage has an A/C second-floor in-law apartment. There is a 3-car garage, horse stalls, and the basement has a gym. The dwelling needed a roof replacement yet was otherwise in good/livable condition with a custom kitchen and baths that just needed a "refresh" as they were 28 years old. The lot had a cobblestone driveway, a screen house near the water, a porte-cochere, gardeners shed with electricity and water, a Koi Pond with a waterfall, and a boat dock. The dwelling was oriented to provide water views. The buyer has replaced the roof and made interior upgrades.

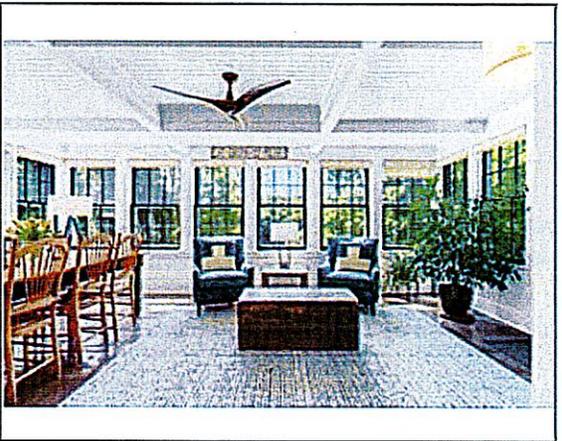
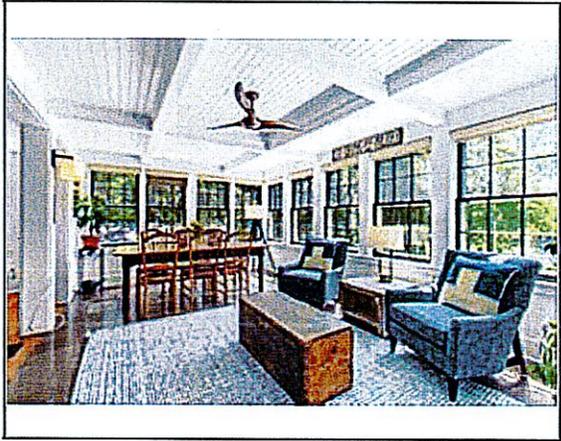




Dwelling Sale 2

Address: 101 River Road, Merrimac
Grantor: Christopher Mitchel and Cara Richardson
Grantee: 101 River Road LLC
Title Reference: Essex South Registry, Book 42243, Page 339
Sale Date: 7/30/2024
Sale Price: \$1,670,000
Land Area: 0.44 Acres
Gross Living Area (GLA): 4,069 SF (excludes 883 SF of basement)
Room Count: 11/4/3+2
Price Per SF of GLA: \$410
Sales History: \$1,450,000 on 3/26/2021
Financing: \$1,252,500 New Valley Bank & Trust
Rights Conveyed: Fee Simple
Verification: Selling broker-Melinda Fields, MLS, deed, other public records

Comments: A Merrimack riverfront lot improved with a Greek Revival style single-family dwelling of good quality constructed in 1855. The road is a moderately traveled connector road. The dwelling had a good/open first floor plan and was in good exterior and "pristine" interior condition. The dwelling had been gutted and renovated by Mark Shapiro, a well-known high-quality builder and then sold for \$1,450,000 on 3/26/2021. These sellers lived in the dwelling only part time and made no improvements. The resale price indicates a 5% average annual rate of appreciation. The broker reported the above GLA, which does not include the 883 SF of finished basement. In addition to its three fireplaces, the interior had a modern kitchen and baths (spa-like), hardwood floors, and a sunroom that provided broad views of the river. The master suite also offered river views. There lot was also improved with a detached, heated garage/boat house that had a ½ bath, a patio, an outside shower, and a boat dock along its 80'± of river frontage.

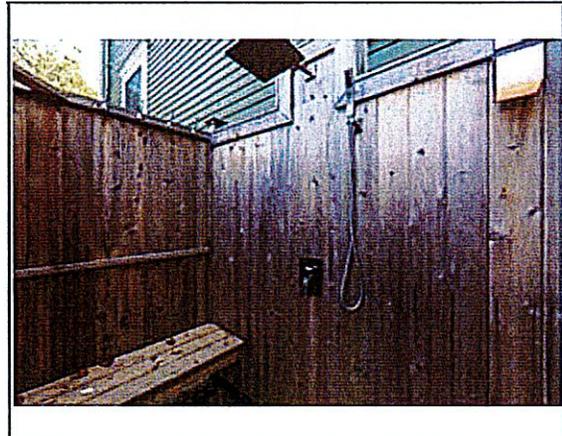
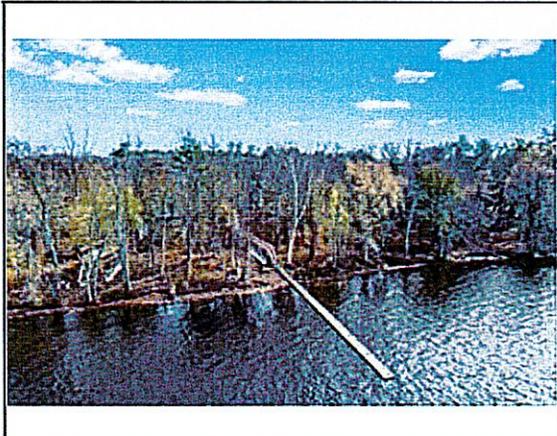
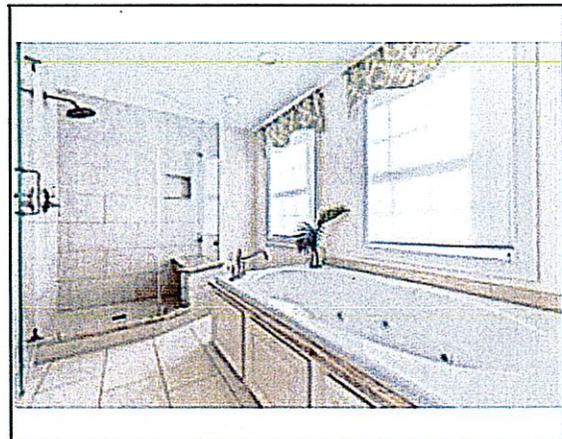
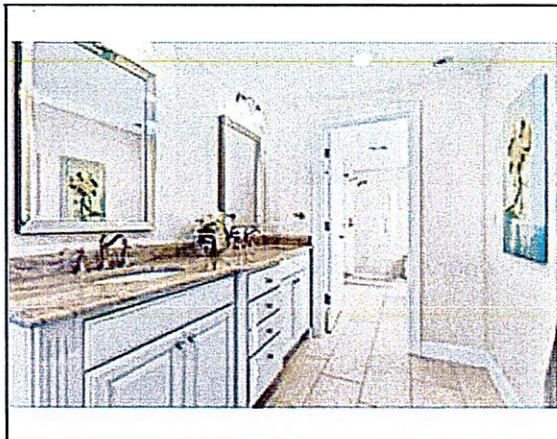


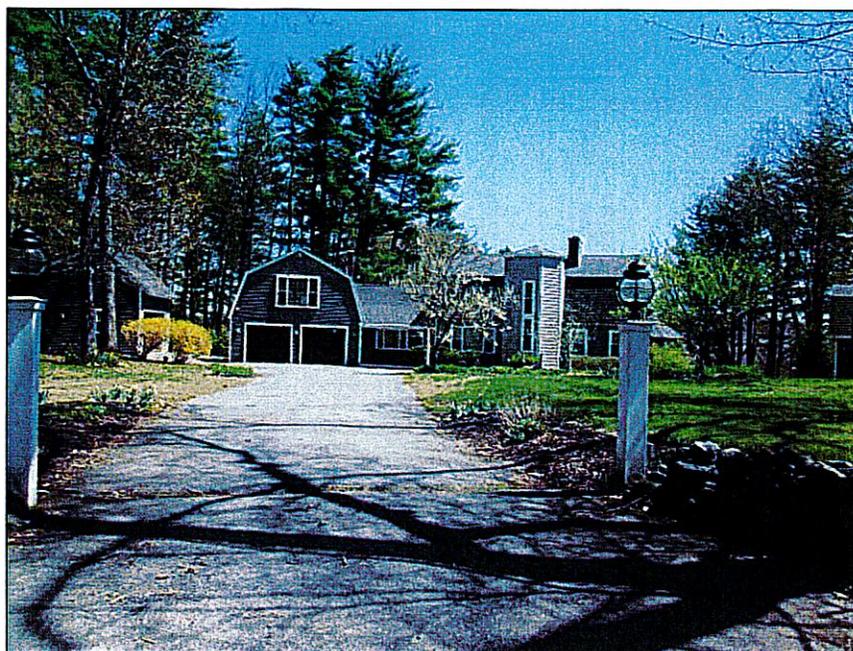


Dwelling Sale 3

Address: 56 Church Street, West Newbury
Grantor: James V. Igoe
Grantee: Khaqan Ahmed and Sabeen Wasi
Title Reference: Essex South Registry, Document 649987
Sale Date: 3/1/2024
Sale Price: \$1,350,000
Land Area: 0.96 Acres
Gross Living Area (GLA): 4,530 SF
Room Count: 10/4/3.5
Price Per SF of GLA: \$298
Sales History: No sales in the three preceding years
Financing: None
Rights Conveyed: Fee Simple
Verification: Selling broker-Kimberly Oneil Mara, deed, MLS

Comments: A Merrimack riverfront lot improved with a colonial style dwelling constructed in 2003 with a two-car built-in garage and Hardie Plank siding. The lot is open at the front and thinly wooded at the rear. There is an outdoor shower and a long walkway leading to the property's new floating dock. The dwelling contained a large modern kitchen and baths, good quality cabinets, quartz counter tops, a large living room, central air, hardwood floors, a nearly new master bath, a deck, and a patio. The dwelling had a modern floor plan and was in good condition inside and out. The property sold in 2019 and according to the selling broker was "cosmetically updated" prior to this sale.

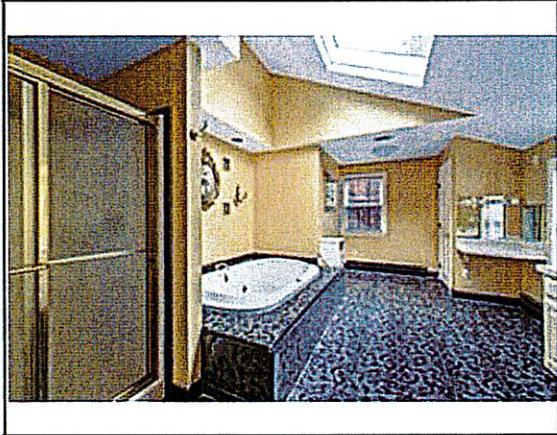
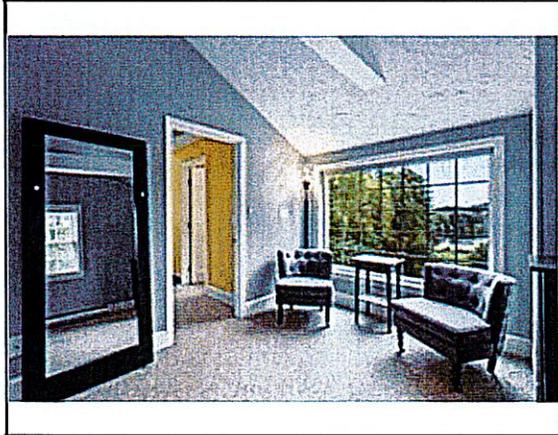
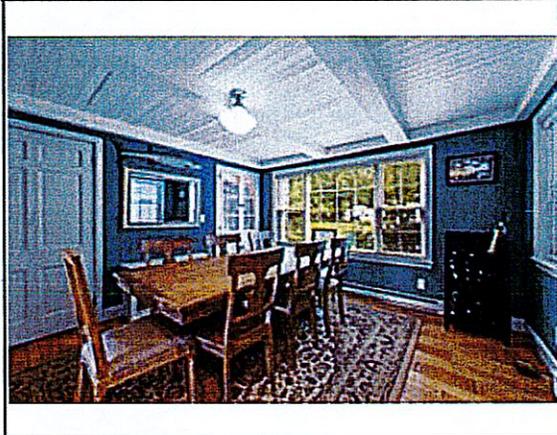
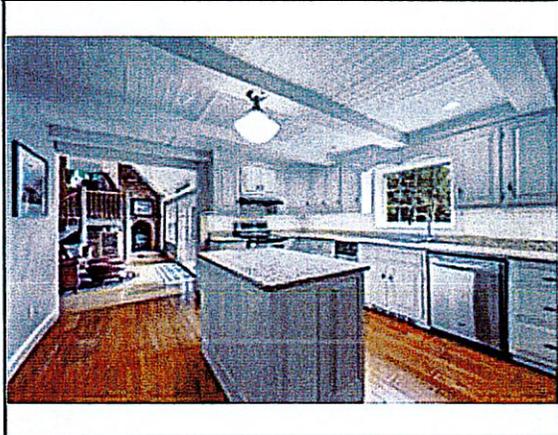
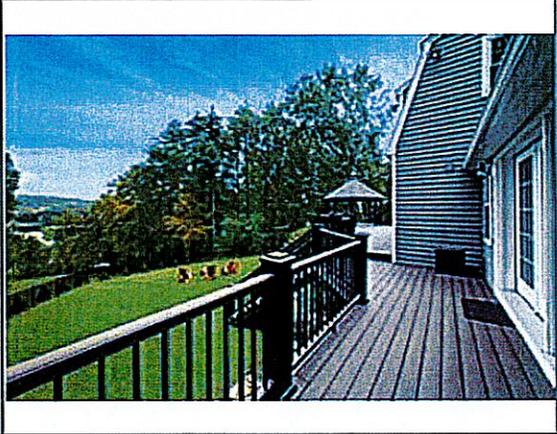
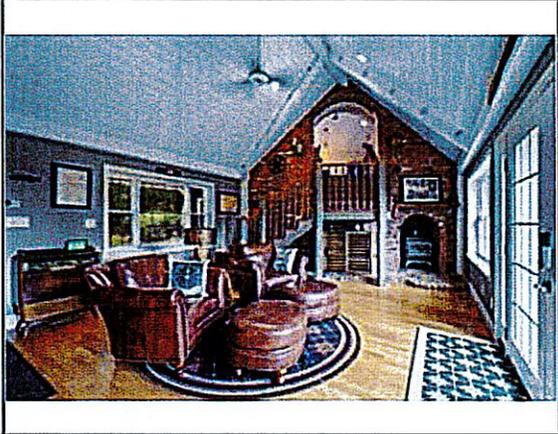




Dwelling Sale 4

Address: 467 East Broadway, Haverhill
Grantor: Jay M. Ferrandini
Grantee: Walter R. Darrach
Title Reference: Essex South Registry, Book 41883, Page 278
Sale Date: 11/30/2023
Sale Price: \$1,170,000
Land Area: 4.0 Acres
Gross Living Area (GLA): 2,704 SF (Also had 1,246 SF of finished walk-out basement)
Room Count: 11/3/3 full & 2 half
Price Per SF of GLA: \$394
Sales History: No sales in the three preceding years
Financing: \$877,500 Cross Country Mortgage
Rights Conveyed: Fee Simple
Verification: Selling broker-Linda Ducharme, MLS, deed, other public records

Comments: A Merrimack riverfront Garrison Colonial style home constructed in 1978 with a large attached two-car garage and a large, detached shed built as a woodworking shop. The property sold to this grantor in 2016 and he rehabilitated it. The dwelling contains a nearly new kitchen and baths, a large dining, a master bedroom suite, central A/C, and a finished basement. The full-height gabled ceiling living room and deck offered a view of the river. The lot sloped down in lawn to a broad and level lawn along the river where there is a modern floating boat dock.

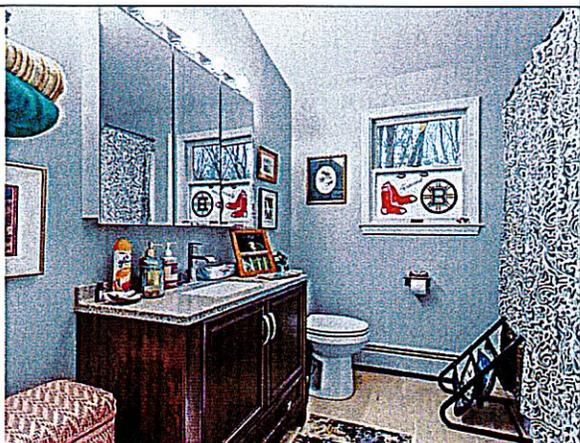
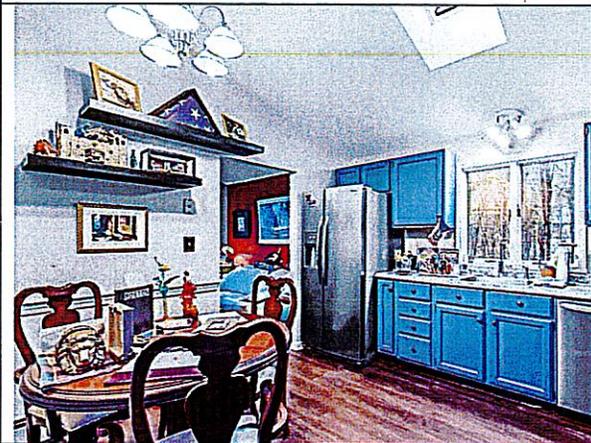




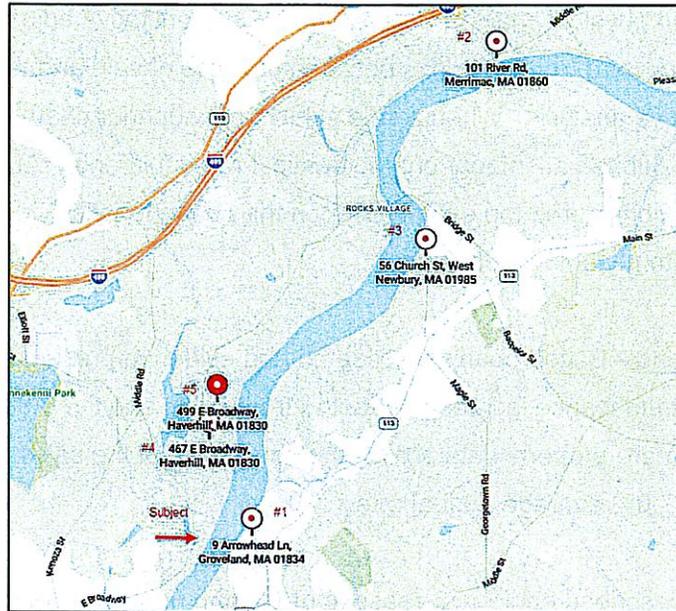
Dwelling Sale 5

Address: 499 East Broadway, Haverhill
Grantor: Edward D. Lardiere
Grantee: Erin Riley and Aidan O'Rourke
Title Reference: Essex South Registry, Book 41510, Page 373
Sale Date: 4/7/2023
Sale Price: \$775,000
Land Area: 3.46 Acres
Gross Living Area (GLA): 4,008 SF
Room Count: 9/5/3+2
Price Per SF of GLA: \$193
Sales History: No sales in prior 3 years
Financing: \$570,000 Service Federal Credit Union
Rights Conveyed: Fee Simple
Verification: Selling broker-Dawn Aiello, MLS, deed, other public records

Comments: This is a Merrimack riverfront lot improved with a building that is a colonial design at the front (above) and an attached Ranch at the rear. The building was constructed in 1990 and its quality was average and its condition was fair to poor as it needed flooring on the second floor and a new roof and rear deck. The kitchens and baths were acceptable. The building is used as a single-family plus an in-law apartment, each with its own kitchen and entry. In addition, there is a full basement with a two-car garage. The site also has an oversize detached two-car garage with a large second floor room with French doors to a deck above a carport. The lot is large and fairly level from its dwelling locus to its 120' of river frontage; however, it has a steep driveway from the road to the dwelling. The riverfront is improved with a boat dock whose permit needed updating and that was reported to allow up to a 48' boat. The seller paid for a new septic system.



Dwelling Sales Location Map



Select Riverfront Dwelling Sales								
#	Address	Municipality	Sale Date	Sale Price	Acres	Style	GLA*	Built
1	9 Arrowhead Ln.	Groveland	02/09/24	\$1,700,000	2.00	Georgian	3,772	1996
2	101 River Rd.	Merrimac	07/30/24	\$1,670,000	0.44	Greek Rev.	4,069	1855
3	56 Church St.	W. Newbury	03/01/24	\$1,350,000	0.96	Colonial	4,530	2003
4	467 East Broadway	Haverhill	11/30/23	\$1,170,000	4.00	Colonial	2,971	1978
5	499 East Broadway	Haverhill	04/07/23	\$775,000	3.46	Colonial	4,008	1990
	Subject	Haverhill	04/28/25		2.43	Colonial	5,467	1921+1975

I selected price overall as the unit of comparison. I compared the sales to the subject using the elements of comparison listed below.

- * Property rights conveyed
- * Financing terms
- * Conditions of sale (motivation)
- * Expenditures made immediately after purchase
- * Market conditions
- * Location
- * Physical characteristics
- * Economic characteristics
- * Legal characteristics
- * Non-realty components of value

Significant differences between the sales and the subject were found in market conditions, location, and physical characteristics. I made a quantitative adjustment to the sale prices reflective of the upward trend in prices between the date of sale and the date of value. Then, I made a qualitative analysis. When a sale exhibited a superior characteristic, I rated it superior, and when it exhibited an inferior characteristic, I rated it inferior. At the end of this comparative process, I considered the extent to which the characteristics were superior or inferior and reconciled to my opinion of value.

Market Conditions – Based upon my research and evidence presented earlier, which included the average annual price increase extracted from sales and the 6.9% average rate drawn from published more property data across the time frame of the sales, I adjusted the sale prices upward using a 7.0% average annual rate.

Location – As described earlier, for reasons of median household income, highway access, and school systems, Merrimac and Groveland are generally superior locations to Haverhill, and West Newbury is superior to a greater extent. Also, MLS data indicates that over the last 12 months the average single-family sale price in Haverhill was \$599,019, while in Merrimac it was \$696,896, in Groveland it was \$752,517, and in West Newbury it was \$1,115,576. Locations within each municipality vary and I made my ratings reflective of overall of my knowledge of the data and my observations when visiting the sales.

Lot Utility – The sale lots exhibited different overall utility based upon view, size and topography, and river access. I considered the overall utility of the sale lots as compared to the subject's estimated 2.43±-acre lot.

Dwelling Size and Condition – All of the sales had less Gross Living Area (GLA) than the subject. This measure does not include finished basement area, even when it is walk-out. All of the sales are smaller in GLA than the subject; however, the selected sales and others analyzed indicate that the value of square footage above approximately 4,000 SF diminishes.

In considering condition, I observed the exterior of the sale dwellings and also the quality of finish and interior condition, especially of kitchens and baths, using the MLS listing photographs. Four of the sale dwellings were younger than the subject, and one was older.

The older one had been renovated several years before the sale. To varying degrees all of the sale dwellings were in superior condition to the subject. Due in part to its size, the subject will require a large capital expenditure to put it into a condition similar to the sales.

Other – Under this heading I considered other improvements such as finished basement, garages, outbuildings, and boat docks. I concluded that the value attributed to finished basement was low per SF.

Sale 1 – This property has a superior location and a lot of similar size and topography. The dwelling's quality is unusually good and its condition was much superior to that of the subject. The dwelling's size is smaller than the subject. The finished basement, garage, driveway, landscaping, and boat dock are all superior. Overall, this property was much superior to the subject.

Sale 2 – This property has a superior location, and despite its smaller lot size, the lot's utility was similar overall as the dwelling was closer to the water and its view was superior. The dwelling quality and condition were unusually good, and its condition was much superior to the subject. The dwelling's size is large, yet smaller than the subject. The additional finished basement and the dock and landscaping were superior components of this property. Overall, this property was much superior to the subject.

Sale 3 – This property has a superior location and a smaller lot size that was still about an acre. Trees limited the river view more than at the subject and I rated this lot as inferior overall. The dwelling was much younger; its quality was good and its condition was good and included a recently updated kitchen. Overall, the condition was much superior to the subject. The dwelling's size large yet smaller than the subject. The property also had a modern boat dock. Overall, this property was much superior to the subject.

Sale 4 – This property had a similar location and a larger lot with inferior topography and a narrower river view due to its trees. The dwelling was younger yet its quality is not as good as the original section of the subject. The dwelling was younger and in much superior condition having been rehabilitated over the last few years. The dwelling's size was smaller than the subject; however, it also had a large, finished basement area of 1,246 SF, which is of lower

value per SF than upper floor area. Overall, the dwelling the size remained inferior. The property also included a detached garage and workshop in better condition than the subject's garage and its boat dock was a superior feature. Collectively, these additional aspects of this sale were slightly superior. Overall, despite its smaller dwelling size, this property was superior to the subject.

Sale 5 – This property had a similar location and a larger lot with poor/inferior topography between the road and the dwelling. Also, the lot afforded the dwelling “no real view” toward the river due to intervening trees and it was inferior overall. The dwelling's design was unusual as it was two different styles of attached buildings. The dwelling was much younger, of average quality, and in superior condition despite its needing work. The dwelling's size was large yet smaller than the subject dwelling. The property also included basement garage space, a large, detached garage with a second-floor room that was superior to the subject's garage, and it had a boat dock. Overall, despite its needing less repair than the subject, due to its topography and dwelling design this property was inferior to the subject.

Adjusted only for changes in market conditions, the \$1,458,000 to \$1,843,000± prices of Sales 1 through 3 are reflective of much superior properties. Sale 4, adjusted to \$1,284,000± is a superior property. Despite its superior condition, Sale 5 is an inferior property. I reconciliation of the data I considered the extent to which the sales are superior or inferior. I concluded that Sale 4 is superior to a greater extent than Sale 5 is inferior. The data support a conclusion of at least \$900,000, reasonably \$950,000±, and not more than \$1,000,000. Considering the major capital expense necessary to put the subject into a condition similar to that of sales 1 through 3, those sales reinforced this range.

Given market conditions that include a low supply of riverfront properties, I reconciled to the upper end of the range in concluding that this sales comparison provides an indication of market value for the subject dwelling as if on a 2.43±-acre lot, of \$1,000,000. A summary chart of my adjustment and ratings is presented on the following page.

Market Value Opinion of the Dwelling as if on 2.43 Acres

\$1,000,000

Petersen LaChance Regan Pino, LLC
 Real Estate Services

		Dwelling Sales Adjustment Grid				
Subject		Sale 1	2	3	4	5
Transaction Data:	309 E. Broadway Haverhill 04/28/25	9 Arrowhead Ln. Groveland \$1,700,000 02/09/24	101 River Rd. Merrimac \$1,670,000 07/03/24	56 Church St. West Newbury \$1,350,000 03/01/24	467 E. Broadway Haverhill \$1,170,000 11/30/23	499 E. Broadway Haverhill \$775,000 04/07/23
Sale Price						
Date of Sale						
Property Data:	5,467 2.43	3,772 2.00	4,069 0.44	4,530 0.96	2,971 4.00	4,008 3.46
Dwelling GLA - SF						
Site Size - Acres						
Transaction Adjustment:						
Market Conditions (yrs.)		1.20	0.81	1.14	1.39	2.03
Adjustment		8.4%	5.7%	8.0%	9.7%	14.2%
Adjusted Price		\$1,843,126	\$1,764,481	\$1,457,963	\$1,283,987	\$885,135
Property Ratings:						
Location		superior	superior	superior	similar	similar
Lot Utility		similar	similar	inferior	inferior	inferior
Dwelling Condition		much superior	much superior	much superior	much superior	superior
Dwelling Size		inferior	inferior	inferior	inferior	inferior
Other		superior	superior	superior	sl. superior	sl. superior
Overall Rating		much superior	much superior	much superior	superior	inferior
Concluding Opinion of Market Value		\$1,000,000				

Valuation of the 4.86 Acres of Excess Land Before the Taking

The highest and best use of the subject as improved before the taking is the dwelling on its 2.43- acre lot and use of the excess land as two more 2.43-acre lots. As shown, my opinion of the value for the dwelling on one 2.43-acre lot is \$1,000,000. The method of valuing the land for two additional lots is essentially the same as I made in my valuation of the larger parcel. The gross value and the expenses and allowances were revised to reflect that there are two rather than three lots and the value indication is, \$800,000, rounded.

The subject's market value in its highest and best use before the taking is summarized in the following chart. This analysis reflects that the dwelling is the subject component more likely to be retained by the buyer, and its value is not subject to an entrepreneurial profit allowance. This analysis results in the highest value as is.

Valuation Summary As Improved - Before		
Gross Lot Sales	2 Lots at \$450,000 each	\$900,000
Less Expenses and Allowances		
Survey & Engineering, NHSP		\$12,000
Sales and Marketing	5% of gross sales	\$45,000
Legal		\$2,500
Tax Stamps	\$4.56 per \$1,000	\$4,104
Supervision & Entrepreneurial	5% of gross sales	\$45,000
Total Expenses and Allowances		\$108,604
Contribution to Value by Two Lots		\$791,396
Plus Market Value of Dwelling on 2.43 Acres		\$1,000,000
		\$1,791,396
Market Value Before, Called		\$1,800,000

Market Value – Before the Taking

The Sales Comparison Approach indicates the market value of the larger parcel as improved before the taking is **\$1,800,000**.

Description and Intended Use of the Taking

The city shall take the fee (less a permanent river access easement) in 5.3± acres whose only improvements are the old boat ramp and 160' of fence. The boat ramp is in poor condition, and the fence as depicted below is in very poor condition.

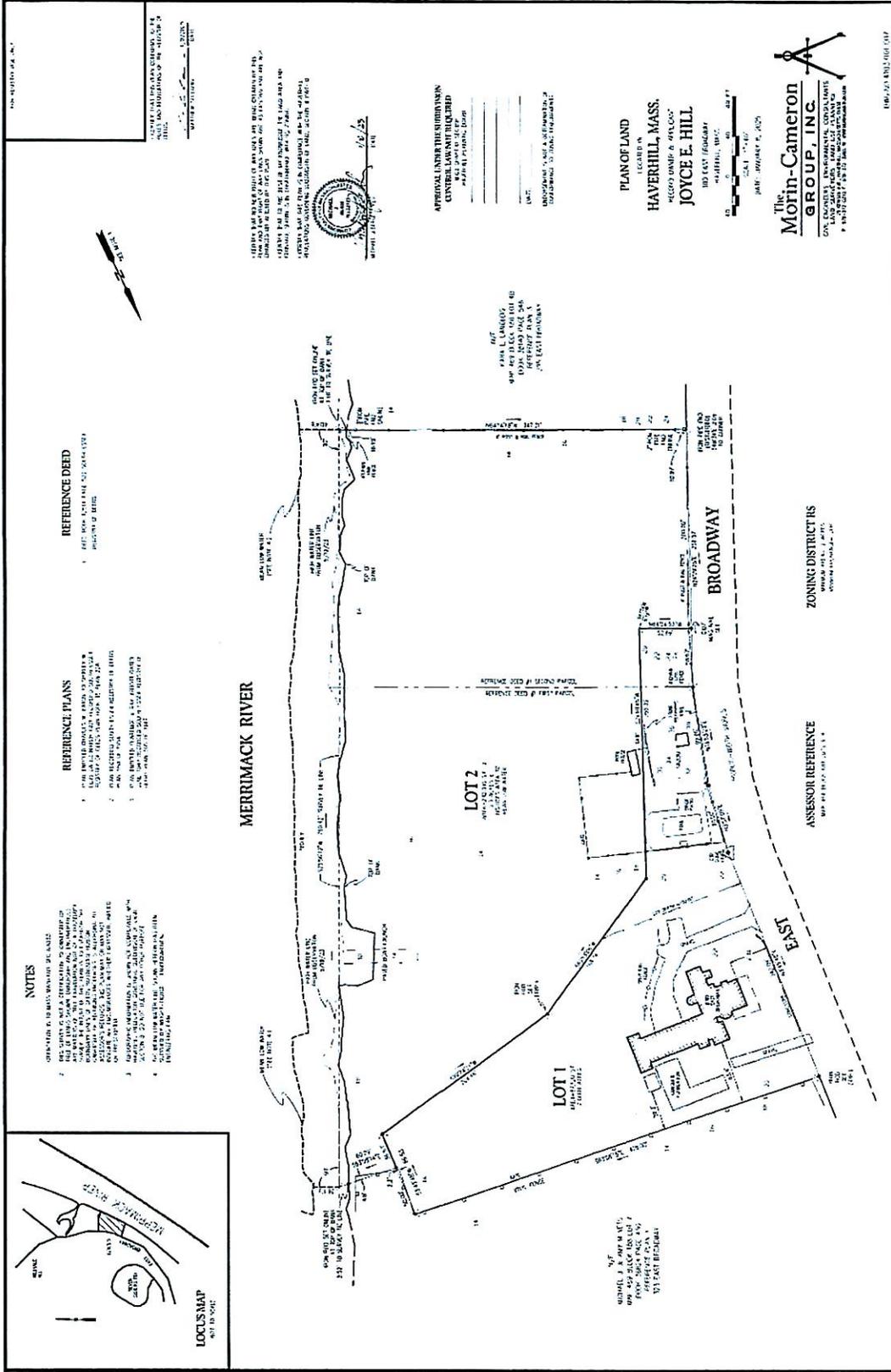


In addition, the city shall take a 20' wide by average 100' long (2,000 SF) permanent water main easement across the two-acre remainder parcel.

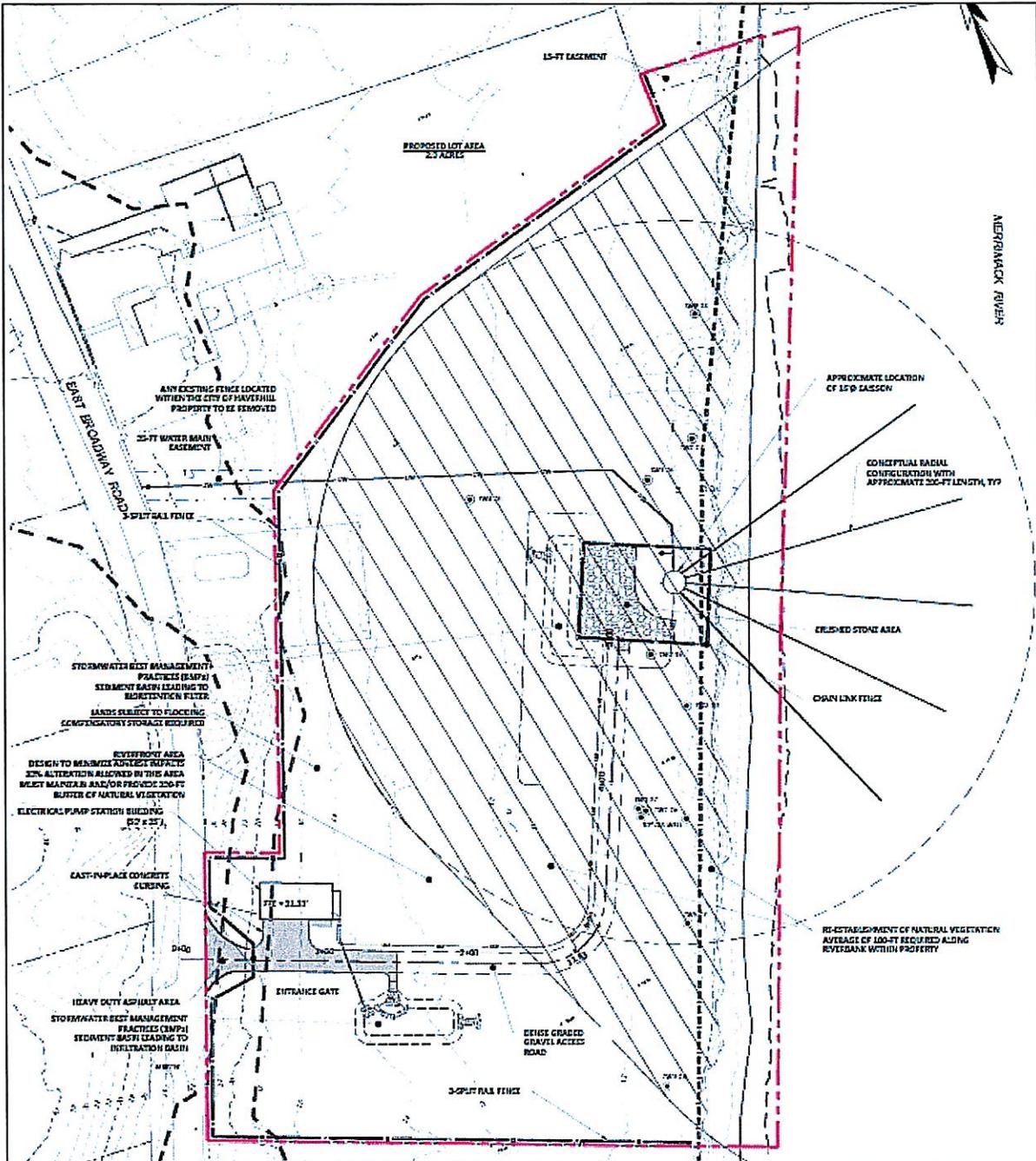
The two-acre remainder parcel shall include a permanent easement at a 15'-wide by an average of 110' long (1,650 SF) to mean low water corridor to the river for use as river access. No permits for a boat dock, ramp, or other uses are included in this easement yet it provides the land rights necessary to build a dock and the river access and potential for obtaining permits for such use.

A depiction of the parcel's division and the planned use and construction are presented in the following plans.

Highest and Best Use – Lot Division Plan After the Taking



Close-up of Planned Use Plan



The city shall install at the 5.3 acres a public "radial collector well" and establish a well field of subsurface pipes, which extend from the circular caisson to beneath the river. The engineers at Wright-Pierce anticipate that at least 75% of the water collection shall be from beneath the river.

A 20' by 40' one-story electrical pump station building shall be constructed in the southwesterly portion of the 5.3 acres and an asphalt drive with underground power line will be constructed to the building and continue thereafter as a high-density gravel surface driveway to a crushed stone area at the well's caisson. The driveway will be gated.

The caisson area shall be excavated, and a crane shall install its pre-cast 16' diameter concrete rings to a depth of 70' to 80' and to a height of approximately 5' above the current site elevation. Laterals (pipes) will be installed at a 70' to 80' depth extending off-site beneath the river. With the 16' diameter caisson in place, a submerged pump will be used to empty the water from within it into a laydown area, which will be excavated to become a dewatering and stormwater basin. When the dewatering is complete and the laterals are in place, stockpiled soils will be used to level most of this area and return it to its prior condition. Crushed stone and stormwater drainage areas will remain. The caisson's pump will be run by a "silent" generator. The caisson's temporary cap will be made permanent and a chain link fence will be installed around the immediate area. A three split rail fence will be installed along this parcel's border.

The construction period is two years, with most work done in the first year. Construction vehicles and contractors will be at the 5.3-acre site during normal daylight hours, Monday through Friday. The taking does not impart to the general public a right to use the taking area or the remainder.

**Description of the Remainder Property, Effect of the Taking,
and Construction Work in Lieu of Damages**

The taking results in a two-acre lot that contains the dwelling and includes permanent river access directly from its lot and a broad river view secured by the low intensity land use of the public well. The lot has a broad width along the street, where it includes the wooded knoll

and all of the larger parcel's improvements except 160'± of fence and the boat ramp. This width provides control over the view to the south near the roadway from the dwelling.

Amy Coppers of Wright-Pierce reported that there will be no discernable loss of water flow over the subject's tidal land or in the river in general as the planned 7.0 MPG withdrawal represents 0.16% of the overall river flow.

Overall, there will be a change in view due to the fence around the caisson area and in the river access quality. There will also be some disturbance affecting the dwelling's use from activity that includes noise, dust, trucks, etc., similar to that which would have occurred if the excess land was put to its highest and best use before, being the construction of two new dwellings nearby. There is no construction work planned in lieu of damages.

Highest and Best Use – After the Taking

The property's highest and best use after the taking is for residential use of the two-acre remainder lot and its single-family dwelling after capital repair to the dwelling. The lot configuration is shown on the Plan of Highest and Best Use. (The remainder lot's shape was negotiated with the current property owner.) The subject's likely buyer is a local builder/investor or a user with construction experience that will renovate the dwelling and may also seek a dock permit.

Sales Comparison Approach - After the Taking

I made two analyses of the remainder property's market value. First, I valued the part taken, severance, and special benefits. Then, to test the reasonableness of those results, I valued the remainder property as a whole.

Valuation of Taking of 5.3 Acres

The value of the land was already opined at \$3.77 per SF. The only adjustment to this value is that the taking is not in fee as there remains a permanent river access easement upon 1,650 SF. As it allows use above, upon, and partially below the surface, I value this 1,650 SF at 90% of the value per SF in fee. Therefore, the adjustment is -\$3.39 times 1,650 SF, or \$5,594,

called -\$5,500. The value of the taking as part of the whole is 5.3 acres or 230,8687 SF times \$3.77 = \$870,372, less \$5,500, or \$864,872.

Valuation of the Permanent Easement

The value of the 2,000 SF permanent easement is based upon the value in fee of its land area times the degree of the bundle of rights taken. The value in fee as part of the whole is \$3.77 times 2,000 SF, or \$7,540. The rights taken are less than fee and the value taken is less.

The permanent easement is for the installation, repair, and replacement of a subsurface public water main. After excavation and pipe installation the surface will be returned to a similar condition as presently exists, except any deep-rooted plantings will not be allowed. Water mains generally exhibit a lengthy service life, which should result in little additional disturbance for decades. The easement area can be crossed by residents in normal yard use including residential landscaping equipment and also by private utility lines. Therefore, the easement involves a taking of minimal air rights, shared yet controlling surface rights, and most subsurface rights.

Generally, in suburban locations like the subject's where house lot use is the highest and best use, surface rights are the most valuable, air rights are second, and subsurface rights exhibit the lowest percentage of the value in fee. Practically, the "surface" area includes up to a reasonable working height of approximately 10' and a couple feet below grade as well. Air rights are above the surface, and subsurface rights extend far below. In this instance, due to the importance of the view, I reasoned the allocation of rights as summarized in the following chart. The degree of the rights taken from the fee is reasoned to be 55%.

PE Rights						
Fee Simple		Rights Taken			Weighted Result	
		Times	Equals	% Taken		
100%	40%	air (10'+)	x	10%	=	4%
	50%	surface	x	80%	=	40%
	10%	subsurface	x	95%	=	10%
					Total	54%

Data concerning arms-length private party sales of permanent easements are very limited supply. Examples listed in the following chart are published data regarding easements sold upon rail corridors. These negotiated purchases were most often made to install electricity transmission lines (air rights) plus stanchions (surface and limited subsurface rights). Therefore, combinations of rights were transacted. The range of interest (value of the land in fee) was 40% to 72%. Though the parcels and their intended uses are dissimilar from the subject, the ratios support the use of a fraction of the value in fee, and the transactions provide a range of percentages.

Easement Sales						
#	Location	Sale Date	Sale Price	Miles	% of Fee	Rights Acquired
1	Sacramento, CA	Apr-87	\$380,000	4.57	50%	Permanent easement (PE) to install high voltage transmission stanchions and wires
2	Susanville, CA	Apr-88	\$153,000	22.0	72%	PE for transmission lines and structures
3	Twin Oaks, PA	Sep-90	\$7,000,000	36.8	50%	PE for transmission lines and structures
4	Cranford, NJ	Dec-90	\$12,000,000	4.34	40%	PE for transmission lines and structures
5	Bradford, et al, FLA	Jul-91	\$3,150,000	8.13	50%	Aerial and subsurface PE

Considering the result of my reasoning and the data, I concluded at 55%. Therefore, taking 55% of the \$7,540 value in fee results in a value for the easement of \$4,147.

Value of the Improvements

As previously shown, the 160' of fence taken is in very poor condition. I concluded at a nominal amount of \$500 as its value. The only other improvement is the 600± SF boat ramp. I made an estimate of the asphalt ramp and stairs' value based upon use of a depreciated cost

estimate developed using the Marshall & Swift Cost Service Manual. The replacement cost new is taken from Page 1 of Section 66 at \$5,000. Deducting estimated depreciation at 50%, the value of the ramp and stairs taken is \$2,500. The total value of the improvements taken is \$500 and \$2,500, or \$3,000.

Valuation Summary of Part Taken

Prior to an analysis of severance, the value of the taking is the sum of \$864,872 for land, \$4,147 for the permanent easement, and \$3,000 for the improvements, or \$872,019.

Severance

In this analysis, I relied upon my discussions with local brokers regarding the importance of views, river access, and other property characteristics held when confirming the dwelling and lot sales. I concluded a negative impact on the remainder (severance) from the changes in view and river access. Although it is a considerable distance from the subject dwelling, the chain link fence around caisson is an inferior aesthetic to an open area, which due to flood plain and river setbacks would have otherwise existed under highest and best use. The new utility building will be distant from the remainder dwelling and is buffered from view by wooded knoll that is within the remainder property; like the new gravel driveway it is inconsequential to the view and overall.

I concluded severance of 10% of value of the lot before the taking, or \$45,000.

Special Benefits

There will be a general benefit to Haverhill's water supply yet I found no basis for conclusion of a special benefit to the subject.

Summary of Damages

The preceding analysis indicates that the \$1,800,000 value before the taking is diminished by \$917,019 in damages. This sum of damages implies a value for the remainder of \$882,981, called \$885,000.

Test of Reasonableness

As a test of reasonableness, I appraised the remainder property. I found the sales that were used in valuation of the subject dwelling (before) remained the most useful sales in its valuation as if on a two-acre lot with river view and direct river access (after) yet without shared use of a boat ramp and with the change in view.

My comparative ratings after were the same as before; however, in reconciliation of the data I again considered the extent to which the sales were superior or inferior. Based upon my analysis of the sales, I concluded that the subject dwelling as if on a two-acre river view and riverfront access lot as described was more like Sale 5 than it had been before and is therefore lower. Considering the change in lot dimensions, view, river frontage and access including shared boat ramp, prior to adjustment for the permanent easement I concluded a value near the low end of the range, or \$900,000. As shown on the following page, after adjustment for the 2,000 SF easement, this test indicated a market value indication after the taking of \$895,000 and damages of \$905,000. This conclusion is supportive of the results of my previous analysis.

Conclusion of Damages

In summary, in valuation after the taking I appraised the value of the part taken, plus severance, less special benefits. I tested the reasonableness of this opinion by valuing the remainder after the taking. In finalizing my opinion of damages, I reconciled to the greater amount. My opinion of damages is \$917,019.

Damages
\$917,019

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		Dwelling Sales Adjustment Grid - After				
Subject		2	3	4	5	
Transaction Data:	309 E. Broadway Haverhill 04/28/25	9 Arrowhead Ln. Groveland \$1,700,000 02/09/24	101 River Rd. Merrimac \$1,670,000 07/03/24	56 Church St. West Newbury \$1,350,000 03/01/24	467 E. Broadway Haverhill \$1,170,000 11/30/23	499 E. Broadway Haverhill \$775,000 04/07/23
Property Data:	5,467 2.00	3,772 2.00	4,069 0.44	4,530 0.96	2,971 4.00	4,008 3.46
Transaction Adjustment:						
Market Conditions (yrs.)	1.20	0.81	1.14	1.39	1.39	2.03
Adjustment	8.4%	5.7%	8.0%	9.7%	9.7%	14.2%
Adjusted Price	\$1,843,126	\$1,764,481	\$1,457,963	\$1,283,987	\$1,283,987	\$885,135
Property Ratings:						
Location	superior	superior	superior	superior	similar	similar
Lot Utility	similar	similar	inferior	inferior	inferior	inferior
Dwelling Condition	much superior	much superior	much superior	much superior	much superior	superior
Dwelling Size	inferior	inferior	inferior	inferior	inferior	inferior
Other	superior	superior	superior	superior	sl. superior	sl. superior
Overall Rating	much superior	much superior	much superior	much superior	superior	inferior
Market Value of Dwelling on 2.0 Acres Prior to Easement		\$900,000				
Less Adjustment for 2,000 SF Easement		-\$4,200				
Opinion of Market Value of Dwelling on 2.0 Acres - After, Called:		\$895,000				

Reconciliation and Final Opinion of Damages

My analysis of market value and damages utilized available market data and generally accepted methodology. The results of the Sales Comparison Approach as presented herein are concluded reasonable overall in their reflection of the impact of the taking.

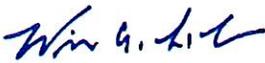
The subject dwelling is unusual in its poor condition versus the riverfront dwelling sales. I found no more relevant data and my reconciliation required use of reasoned judgement. While the data was directive, when not specific I concluded at the upper end of the range, or in other words, a conclusion that favored the highest impact of the taking within the range supported by the sales. As tested by a before and after analysis, based upon the value of the part taken, plus severance, and the lack of special benefits, it is my opinion that damages to value of the subject real estate are \$917,019.

It is my opinion that as of April 28, 2025, the taking results in the following damages and the subject exhibits the following market values, rounded, before and after the taking.

Summary of Damages	
Value Before the Taking	\$1,800,000
Value of the Taking	
Fee less 1,650 SF easement in 5.3 Acres	\$864,872
Permanent Easement	\$4,147
Improvements (fence and ramp)	\$3,000
Sub-Total	\$872,019
Severance	\$45,000
Special Benefits	\$0
Damages	\$917,019
Value After-Calculated	\$882,981
Value of the Remainder, Called	\$885,000

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have provided an appraisal of this property in the three years preceding my acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The Appraisal Assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- 
- As of the date of this report William A. LaChance has completed the continuing education program of the Appraisal Institute.

Assumptions and Limiting Conditions

1. This appraisal is based upon the condition of the National and Regional Economies, the purchasing power of the dollar and financing rates prevailing as of the effective date of appraisal.
2. This report expresses the opinion of the signer as to the market value and allocation of market value for the subject property as of the effective valuation date and in no way been contingent upon the reporting of a specified value nor of any finding to be reported.
3. No responsibility is assumed for matters legal in nature nor is this report to be construed as rendering an opinion of title, which is assumed to be good.
4. The subject properties have been appraised as though fully merchantable and under responsible ownership without regard to existing encumbrances, if any, such as tax liens, mechanic's liens, mortgages, etc., except as noted herein.
5. Areas and dimensions stated in this report are based upon the appraiser's measurements as well as upon plot plans, legal descriptions, and plans provided by the Municipality, client, property owner, and/or Registry of Deeds and are considered authoritative for the purpose of this report.
6. The exhibits included with this report are intended to provide visual assistance to the reader and were prepared by the appraiser for illustrative purposes only.
7. The appraiser made no survey of the properties and assumes that there are no hidden or inapparent conditions of the properties, subsoil or structures, which would make them more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering, which might be required to discover such factors.
8. The execution of this appraisal does not obligate the appraiser to give court testimony. If this is necessary, a separate agreement covering additional time and material expense incurred by the appraiser in preparing for and delivery of that service will be required.
9. Possession of a copy of this report does not carry with it the right of publication nor may it be used for any purpose by anyone but the client without the previous written consent of the appraiser. If consent is granted, the report must be used in its entirety.
10. No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.

Petersen LaChance Regan Pino, LLC

Real Estate Services

11. Disclosure by the appraiser of the contents of this appraisal report is subject to review in accordance with the bylaws and regulations of the professional appraisal organizations with which the appraiser is affiliated.
12. All facts set forth in this report are true and accurate to the best of the appraiser's knowledge. Information furnished by others is believed to be reliable but is not guaranteed.
13. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam or asbestos insulations, and/or the existence of toxic waste, which may or may not be present on the property, was not identified by the appraiser. However, I advise the client to investigate the location of the oil tanks and the type heating pipe insulation in the basement. I have not been provided with a site assessment report and have also not performed comprehensive independent investigations regarding the presence of toxic waste, asbestos, etc. as I am not qualified to detect such substances. The existence of other potentially hazardous waste material may have an effect on the value of the property. The appraiser urges the client to retain an expert in this field if desired.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

Addenda

Appraiser Qualifications

WILLIAM A. LACHANCE, MAI, SRA

PLRP, LLC – PO Box 442, Hathorne, MA 01937 | (617) 522-0022 | wlachance@verizon.net

SUMMARY OF QUALIFICATIONS

William A. LaChance is a partner at Petersen LaChance Regan Pino, LLC, a real estate services firm established in 1994 with public, private, and institutional clients throughout New England. Mr. LaChance provides appraisal and consulting services involving rights in real estate for purchase or sale, financing, eminent domain, IRS reporting, and tax appeal. Appraisals include tracts for residential subdivision or parcels for commercial or industrial development. Improved properties appraised include retail, office, industrial, and residential. Mr. LaChance has extensive subdivision, easement and other partial-interest appraisal experience as well as special purpose property appraisal experience concerning automobile dealerships, marinas, self-storage facilities, corridors, farmland, and contaminated sites.

Mr. LaChance has provided municipalities, various agencies of the Commonwealth, and the federal government with appraisals of real estate proposed for partial acquisition by eminent domain. Mr. LaChance has also performed numerous appraisals and review appraisals concerning development rights valuation for the Massachusetts Department of Agricultural Resources and for other state and federal agencies. Among the many courses and exams successfully completed are the Uniform Appraisal Standards for Federal Land Acquisitions, ASFMRA Courses 380 & 390 concerning appraisal review, and the Appraisal Institute's Valuation of Conservation Easements.

PARTIAL LIST OF LARGE APPRAISAL ASSIGNMENTS

- Miles of natural gas pipeline easements through numerous properties in different ownerships
- A tax appeal concerning a 300,000 square foot office building
- A portfolio of 90+ parcels comprised of vacant land, strip retail, office, and industrial properties
- A large yacht club and function center
- Market rent and market value of an oceanfront peninsula improved with 165 rental cottages
- A southeastern Massachusetts cranberry bog market study
- 1.1 million square feet of office and industrial space in 11 buildings on 265 acres
- 40 residentially zoned acres improved with a 10,000 square foot estate dwelling, before and after receipt of a Zoning Appeals Board decision that would allow commercial/office and multi-family development

EMPLOYMENT HISTORY

Hunneman Appraisal & Consulting Company, Boston, MA – Vice-President Performed diverse commercial, industrial, and residential property appraisal.	1986-1993
R.M. Bradley and Company, Inc. Boston, MA Commercial and Residential Property Appraiser and Ad Valorem appraisal	1982-1986
Robert J. Finnegan and Associates, Acton, MA Staff appraiser specializing in mass appraisal for Ad Valorem tax assessment.	1980-1982

EDUCATION

North Adams State College (now Massachusetts College of Liberal Arts), North Adams, MA B.S. in Business Administration	1976
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PROFESSIONAL DESIGNATIONS AND LICENSES

Member of Appraisal Institute since 1992 (MAI #9433), (2010 Chapter President)
Senior Residential Appraiser since 1988, (SRA #2266)
Certified General Appraiser since 1992, Massachusetts (License #497)
Real Estate Broker since 1979, Commonwealth of Massachusetts (License # 104087)

ADDITIONAL MEMBERSHIP

International Right of Way Association

COURT TESTIMONY

Mr. LaChance has qualified as an expert witness before the Appellate Tax Board of the Commonwealth of Massachusetts, Suffolk County Superior Court, Essex County Superior Courts in Lawrence and Newburyport, Norfolk County Probate Court, Middlesex County Superior Court, and U.S. District Courts in Worcester and Boston, Massachusetts.

Subject's Outstanding Deed

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 602

25-

I, Howard D. Hill,
of 12 Auburn Street, Newburyport, Essex

04/06/94 11:29 Inst 180
BK 12514 PG 522
County, Massachusetts

~~being conveyed~~, for consideration paid ~~and in full payment of~~ as set forth in a Judgment of Divorce
Nisi between Howard D. Hill and Joyce E. Hill dated November 18, 1991 as of June 27, 1991
~~granted~~ on file with the papers in Docket No. 89D-0660 in the Essex Probate and Family
Court grant to Joyce E. Hill, individually, of 309 East Broadway,
of Haverhill, Essex County, Massachusetts with quitclaim ~~conveyance~~

~~contains~~ two certain parcels of land with the buildings thereon, situated in Haverhill,
Essex County, Massachusetts, bounded and described as follows:

FIRST PARCEL

A certain parcel of land with the buildings thereon situated on East Broadway in said
Haverhill and shown on "Plan of Land Conveyed by Charles W. Eaton to Charles P. Ellis,
Haverhill, Mass., March 1921, John T. Deasmond, Civil Engineer," and bounded and described
as follows: Beginning at the Northwesterly corner thereof at a bound on the Easterly
side of said East Broadway by land now or formerly of Kenneth C. Latham; thence running
Southeasterly four hundred twenty-eight (428) feet; thence running Southwesterly by Parcel
#2 on said plan, fifty (50) feet to a point; thence running Southeasterly by said parcel
ninety-four (94) feet, more or less to the Merrimack River; thence running Southwesterly by
said River about five hundred twelve (512) feet to land of Nettie N. Bemis three hundred
sixty-one feet, more or less, to said East Broadway; thence running Northeasterly by said
East Broadway about four hundred thirteen and two-tenths (413.2) feet to the point of
beginning. Subject to easements, conditions, restrictions and rights of record only
insofar as the same may now be in force and applicable.

SECOND PARCEL

The land situated on the easterly side of East Broadway in the City of Haverhill, contains
2.4 acres, and being Lot 5, Block 188, Plan 450 in the Assessors' Office in said City of
Haverhill, in accordance with the Assessors' Map 1942 and 1945, and being more particularl;
described on Plan prepared by Harry W. Bailey, City Engineer dated July 1954 and recorded
in said Registry. Said Lot being further bounded and described as follows:

~~Beginning at the Northwesterly corner thereof at a bound on the Easterly side of said~~
East Broadway by land described in the above parcel; thence running
SOUTHEASTERLY 361 feet more or less; to the Merrimack River; thence running
SOUTHWESTERLY by said River about 258 feet more or less to land now or formerly
of Ada Langlois; thence running
NORTHWESTERLY by land of Ada Langlois 343 feet more or less to said East Broadway,
thence running
NORTHEASTERLY by said East Broadway 200.16 feet more or less to the point of
beginning.

Subject to easements, conditions, restrictions and right of record if in force and effect.

For Grantor's title, see deed of Robert G. Mathieson dated September 20, 1976, recorded
in the Essex South District Registry of Deeds at Book 6281, Page 227.

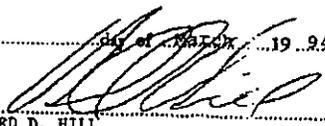
PROPERTY ADDRESS: 309 East Broadway, Haverhill, MA



(*Individual — Joint Tenants — Tenants in Common.)

BK 12514 PG 523

Witness his hand and seal this 2nd day of March 19 94



HOWARD D. HILL

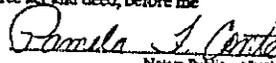
The Commonwealth of Massachusetts

Essex

March 2, 19 94

Then personally appeared the above named Howard D. Hill*****

and acknowledged the foregoing instrument to be his free act and deed, before me



Notary Public - ~~XXXXXXXXXXXX~~

My Commission Expires November 22, 19 96

CHAPTER 183B § 6 AS AMENDED BY CHAPTER 497 OF 1969

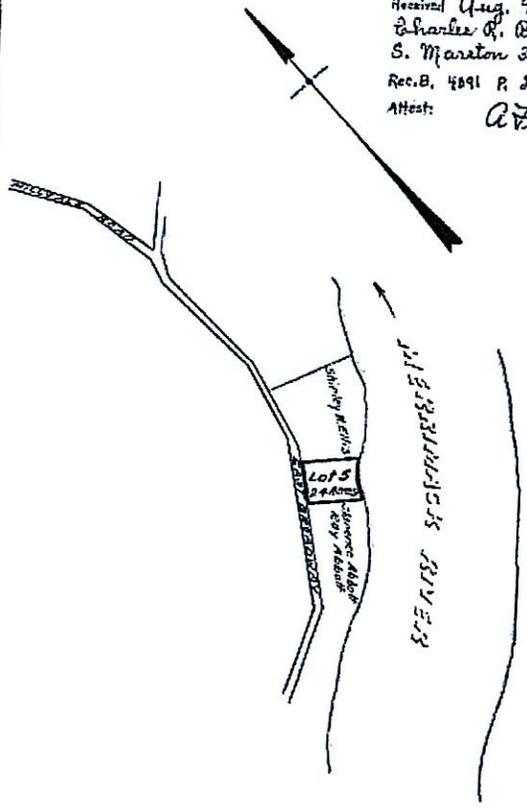
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration therefor in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recited as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No registrar of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded Plan of Subject's Southerly Portion
(Abutting the southwest or right of preceding plan)

558
1954

I hereby certify that said Lot 5
is the same as
Lot 5, Block 188, Plat 450
Assessors Map of 1942 & 1945.
Haverhill, Mass.
Harry W. Bailey City Engineer
Scale: - 1 in. = 660 ft. July 1954.

ESSEX REGISTRY OF DEEDS, SQ. DIST. SALEM, MASS.
Received Aug. 9, 1954 with Deed:
Charles R. Bouchard to Charles
S. Marston Ind. et al
Rec. B. 4891 P. 213 Filed as No. 558 1954
Attest: *A. Franklin Priest*
Register of Deeds



NRCS Soils Map



FEMA Map



Response to Appraiser's Water Flow Questions

The following is a response to Bill LaChance's questions regarding FEMA Mapping and impacts from operation of the municipal well (radial collector well). Please let me know if you have any comments. Bill's email (wlachance@verizon.net) indicated it was no longer valid. Would you be able to forward along the responses? Thank you.

FEMA FIRM Mapping Changes

The proposed site is located within flood zones AE and X per FEMA FIRM mapping. However, surrounding topography and characteristics of the Merrimack River in this area indicated that this was drawn incorrectly, most likely caused by the lack of detailed cross sections through this stretch of river. As a result, Wright-Pierce submitted a Letter of Map Revision (LOMR) to FEMA to formally amend the maps. See enclosed Figure that shows how the flood way was adjusted closer to the Merrimack River.

Groundwater and Merrimack River Flow

When the municipal radial collector well is operating, we anticipate 75% or more of the water will be derived from the Merrimack River through induced infiltration.

Additionally, an analysis was performed to determine the impact of the anticipated 7.0 MGD withdrawal on river flows using StreamStats, a Geographic Information System (GIS) map based, spatial analytical tool provided by the United States Geological Survey (USGS). It was concluded that, under low flow conditions of the Merrimack River, the proposed 7.0 MGD withdrawal would reflect approximately 0.16% which of the overall river flow.

Upon installation of the radial collector well, a prolonged pump test will take place. During the test; flow rate, drawdown within the collector well and nearby monitoring wells as well as the Merrimack River; will be monitored to ensure there are no impacts. Results will be submitted to MassDEP for approval prior to operating the municipal well.

Thank you,
Amy

Amy Coppers Costantino, PE
Wright-Pierce | Technology Leader I
direct 978.416.8019 | cell 617.750.3052

WRIGHT-PIERCE 
Engineering a Better Environment

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

5.5

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

February 5, 2026

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

From: Mayor Melinda E. Barrett

Re: Order to Authorize Leases for Highway Dept. Trucks

Dear Mr. President and Members of the City Council:

Attached please find an Order to Authorize Leases for Highway Department
Trucks.

A two-thirds majority vote is required.

I recommend approval

Very truly yours,

Melinda E. Barrett
Mayor



Mead, Talerman & Costa, LLC
Attorneys at Law

227 Union Street
Suite 606
New Bedford, MA 02740
www.mtclawyers.com

TO: Timothy J. Jordan
City Council President

FROM: Lisa Mead, City Solicitor

CC: Melinda Barrett, Mayor

DATE: February 6, 2026

Re: *Lease Purchase Agreement for Highway Department*

The City Council previously authorized the Mayor to execute a four-year lease purchase agreement for three trucks for the Highway Department on terms acceptable to the Mayor. The cost associated with the lease purchase agreement has increased from \$299,375.36 to \$311,676.52. Therefore, we are asking that the authorization reflect the new price. As a reminder, the leased vehicles include a Ford F600 Truck, a Ford F450 Truck, and a Ford F450 Truck, all with upfitting. In accordance with M.G.L. c. 44 Section 21C, execution of the lease purchase agreement requires a 2/3 vote of the City Council.

Newburyport Office
30 Green Street
Newburyport, MA 01950

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone/Fax 508.376.8400



Haverhill

Robert E. Ward, DPW Director
Phone: 978-374-2382 Fax: 978-521-4083
rward@haverhillma.gov

Date: February 4, 2026
To: The Honorable Melinda E. Barrett
Mayor of Haverhill
From: Robert E. Ward *R.E.W.*
DPW Director
Subject: Proposed City Council Order for Truck Lease

Attached for your review and consideration is a proposed City Council Order for three Highway Department trucks, which is intended to supersede the truck lease order approved by the City Council January 13, 2026.

Following Council approval of the prior order, the truck dealer advised the City that one of the approved vehicles were no longer available. As a result, comparable replacement vehicles were identified; however, the replacement trucks are more expensive than the originally approved units. This change requires a revised lease amount and, therefore, a new Council Order.

The attached Order reflects the updated total lease purchase amount of \$311,672.52. The equipment specifications and intended use for the Highway Department remain unchanged, and the lease term and financing structure under G.L. c. 44, §21C are consistent with the original authorization.

Also attached for reference is the previously approved Order.

If acceptable, I respectfully request that the replacement order be transmitted to the City Council for consideration so the procurement may proceed without further delay.

Please let me know if you have any questions or need additional information.

Attachments

Cc: Christine Lindberg, Chief of Staff, clindberg@haverhillma.gov
Josselyn Deleon-Estrada, Deputy Chief of Staff, jdeleon-estrada@haverhillma.gov
Lisa Mead, Mead, Talerman & Costa LLC, lisa@mtclawyers.com
Elizabeth Lydon, Mead, Talerman & Costa LLC, liz@mtclawyers.com
Robert Kimball, Assistant DPW Director, rkimball@haverhillma.gov



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

5.5.1

FEB 6 AM 10:13
HAVCITYCLERK

ORDERED:

Truck Lease

That the City Council authorizes the Mayor, (Melinda E. Barrett) pursuant to G.L. c. 44 sec. 21C, to enter into a lease agreement with NCL Government Capital, for the lease purchase of a Ford F600 Truck with upfitting, a Ford F450 Truck with upfitting, and a Ford F450 Truck with upfitting for the Highway Department for a period of three years in the amounts of \$311,672.52 from Minuteman Trucks, LLC, but in any event not in excess of the useful life of the property to be purchased, to be procured on such terms and conditions as the Mayor deems in the best interest of the City; and to authorize the Mayor to take all actions necessary to administer and implement such agreement.

Approved as to form:

City Solicitor

16.5

Document # 111-B

Order- the City Council authorizes the Mayor, pursuant to G.L c 44 sec 21c, to enter into a lease agreement for the lease purchase of a Ford F600 Truck, a Ford F450 Truck, and a Ford F450 Truck all with uplifting for the Highway department for a period of four years

This requires a two-third majority vote

IN CITY COUNCIL: December 16, 2025

CONTINUED TO JANUARY 13, 2026

7 YEAS, 0 NAYS, 4 ABSENT

Attest: *Kaitlin M. Wright*
Kaitlin M. Wright, CMC
City Clerk

IN CITY COUNCIL: JANUARY 13, 2026
ORDER GRANTED 10 yeas, 0 nays, 1 absent

ATTEST:

APPROVED:

Kaitlin M. Wright
KAITLIN M. WRIGHT, CITY CLERK

Melinda E. Barrett
MELINDA E. BARRETT, MAYOR



DOCUMENT
CITY OF HAVERHILL

In Municipal Council

ORDERED:

Truck Lease

That the City Council authorizes the Mayor, (Melinda E. Barrett) pursuant to G.L. c. 44 sec. 21C, to enter into a lease agreement with NCL Government Capital, for the lease purchase of a Ford F600 Truck with upfitting, a Ford F450 Truck with upfitting, and a Ford F450 Truck with upfitting for the Highway Department for a period of three years in the amounts of \$299,375.36 from Minuteman Trucks, LLC, but in any event not in excess of the useful life of the property to be purchased, to be procured on such terms and conditions as the Mayor deems in the best interest of the City; and to authorize the Mayor to take all actions necessary to administer and implement such agreement.

To be replaced.

CITY COUNCIL

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



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

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

FEB 5 AM 8:37
HAVCITYCLERK

February 4, 2026

To: President and Members of the City Council

Councilor Ferreira requests to introduce Frankie Piessens from Washington Square Tattoo and present him with a citation in recognition of celebrating 13 years in business in the City of Haverhill.


Councilor Devan Ferreira 

(Meeting: 2.10.26)

6.2

CITY COUNCIL

- Timothy J. Jordan**, *President*
- John A. Michitson**, *Vice President*
- Thomas J. Sullivan**
- Colin F. LePage**
- Melissa J. Lewandowski**
- Catherine P. Rogers**
- Shaun P. Toohy**
- Michael S. McGonagle**
- Daniel R. Diodati**
- Devan Ferreira**
- Ralph T. Basiliere**



CITY HALL, ROOM 204
 4 SUMMER STREET
 TELEPHONE: 978-374-2328
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CITYCOUNCIL@HAVERHILLMA.GOV

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

February 4, 2026

FEB 5 AM 8:37
HAVCITYCLERK

To: President and Members of the City Council

Councilors Diodati and Lewandowski wish to introduce Darby Hery, Brittany Safy and Karina Larson to speak about the Haverhill Community Playground and the fundraising for this project.

Dan R. Diodati

Councilor Daniel R. Diodati (DR)

Melissa J. Lewandowski

Councilor Melissa J. Lewandowski (ML)

(Meeting: 2.10.26)

About the playground...

Haverhill Community Playground is seeking funding to redevelop the playground next to Golden Hill Elementary, and transform it into a safe and imaginative play space for the entire community of Haverhill.

Our Goals:

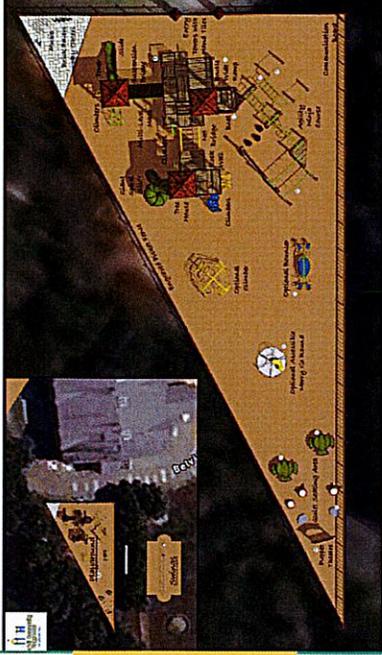
- To develop a play space for neighborhood children that encourages active, outdoor, and imaginative play.
- Develop a destination park that draws visitors from other parts of the state, contributing to economic development of Haverhill.
- Strengthening our community by building this playground through a community build and bringing people together for a common cause.

This project is being run under the active involvement and expert guidance of **Steve Dorrance, Haverhill Public Schools Facilities Director**. We've partnered with **Play By Design**, a firm that specializes in a unique process that unifies and empowers communities by bringing people together to design, organize, and construct one-of-a-kind playgrounds.

We need your help!

The creation of Haverhill Community Playground will be 100% funded via private donations and the build will rely 100% on volunteers. Scheduled to be built in May 2026, our budget is \$500,000, saving approximately 50% with the support of volunteer construction labor.

To sign up to help build the playground please visit our website.



Sponsorship Levels

Angel Sponsor \$100,000

Dream Maker \$50,000

Joy Giver \$25,000

Best Friend \$10,000

Hillie Helper \$5,000

For more donation and volunteer opportunities visit:

[HaverhillCommunityPlay.com](https://www.HaverhillCommunityPlay.com)

Sponsorship Levels and Benefits

ANGEL SPONSOR.....\$100,000

- Highest level of permanent logo recognition on the donor plaque, on our website, and in the media.
- A special plaque recognizing your contribution for your workplace.
- An opportunity to speak at our ribbon-cutting event.
- Check presentation and photo opportunity.
- Recognition in press releases and media interviews.

DREAM MAKER SPONSOR.....\$50,000

- Permanent logo recognition on the donor plaque, on our website, and in the media.
- Check presentation and photo opportunity.
- Recognition in press releases and media interviews.

JOY GIVER SPONSOR.....\$25,000

- Permanent logo recognition on the donor plaque, on our website, and in the media.
- Recognition in press releases and media interviews.

BEST FRIEND SPONSOR.....\$10,000

- Permanent logo recognition on the donor plaque, and on our website

HILLIE HELPER SPONSOR.....\$5,000

- Permanent logo recognition on the donor plaque.

Picket Fence Fundraiser

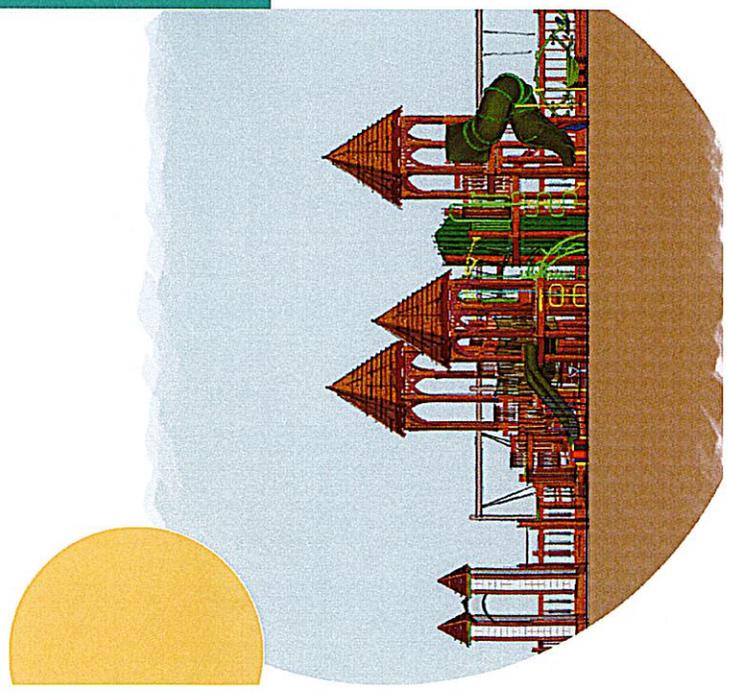
Purchase and personalize a picket to be added to the fence surrounding the playground.

\$150 per picket.

Visit our website to purchase and personalize!

Our Contact

-  haverhillcommunityplay.com
-  [@haverhillcommunityplayground](https://www.instagram.com/haverhillcommunityplayground)
-  goldenhillplayground@gmail.com
-  Checks payable to:
Haverhill Community Playground
P.O. Box 5101
Bradford, MA 01835



Sponsorship Information

We are so grateful for your support!

All donations are 100% Tax Deductible!
TIN 14-1960273

You can complete and return this form to:

**P.O. Box 5101
Bradford, MA 01835**

Please make checks payable to:
Haverhill Community Playground

Alternatively you can complete your donation online at:
HaverhillCommunityPlay.com
where we accept credit cards.

Name: _____
Address: _____
Email: _____
Phone: _____



Haverhill Community Playground Project

A playground for the community,
built by the community,
and designed by the true professionals.
The kids.



To Whom It May Concern,

We hope this letter finds you well. We are writing to you as residents of Haverhill, parents, community members, and PTO representatives, with a heartfelt request regarding an important need in our community.

Golden Hill Elementary School, a Title I elementary school in Haverhill, is in urgent need of a new playground. The current facilities are outdated, limited, and no longer serve the needs of our students, many of whom rely on the school environment not only for academic instruction but also for social, emotional, and physical development. The playground is also not handicap friendly, which poses another challenge when trying to serve the totality of our student body and community members.

Our vision and goal is to turn this playground from an outdated school playground, into a destination playground to serve the entire community of Haverhill. A safe and inclusive play space would offer countless benefits to the children in our community, including opportunities for physical activity, social interaction, and emotional well-being.

Given the economic challenges many of our families face, public support is essential to making this project into a reality.

We have enlisted a playground design company, called Play By Design, to help us see our vision through. Recently our designer flew out to interview children as well as collect their hand drawn designs for their “dream playground.” From there, a design was finalized utilizing the existing footprint of the playground, using the children’s ideas as inspiration for many of the elements.

After a successful Design Reveal on December 18th, our fundraising efforts are in full swing. **The most exciting part of all is that we are planning to complete this project via a community build, to not only be more cost efficient, but to create a collaborative event to unite and bring our community together.**

This project is estimated to cost approximately \$300,000 and we are currently seeking sponsorships and donations to reach this goal by our build date on May 26th, 2026.

We respectfully ask that you consider supporting this effort through any funding available for a community project like this one. Your advocacy for this project would make a meaningful difference in the lives of our children and demonstrate a strong commitment to equity, health, and education in our community. Your donation could also earn you permanent sponsorship recognition on our new large stone plaque at the entrance of the playground.

Sponsorship levels:

100K and up - Angel Sponsor

50K and up - Dream Maker Sponsor

25K and up - Joy Giver Sponsor

10K and up - Best Friend Sponsor

5K and up - Hillie Helper

Sponsorship checks and donations may be made payable to:

“Haverhill Community Playground” and mailed to: PO Box 5101 Bradford, MA 01835.

All donations are tax deductible (TIN 14-1960273). For more information on sponsorship level benefits, and to sponsor in other ways, please visit HaverhillCommunityPlay.com or email Goldenhillplayground@gmail.com.

Thank you for your continued support of Haverhill. We would be happy to provide additional information, pictures, or speak further about this project at your convenience. On behalf of the Haverhill Community, Golden Hill Elementary School, The Golden Hill Parent Teacher Organization and the Haverhill Community, we thank you for your time and support.

Sincerely,

The Haverhill Community Playground Committee





8.1

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

Feb. 3, 2026

FEB 3 PM 3:35
HAVCITYCLERK

TO: MEMBERS OF THE HAVERHILL CITY COUNCIL:

In accordance with Municipal Ordinance, Chapter 7, entitled "Assessor" as follows:

The Board of Assessors shall file monthly with the City Council a copy of the report submitted to the Auditor showing a summary of the above abated amounts for that month.

Attached herewith is the report for the month of January as filed in the Assessors Office.

Very truly yours,

Christine Webb, MAA
Assessor

Transaction Summary All Years

City of Haverhill

All Entry Date range 01/01/2026 through 01/31/2026 for Abatements,Exemptions

	Tax		Interest		Fees		Tax		Interest		Fee		Refunds		Refund		Abate	Exemp	Adjust	Transfers					
	Paid	Reversals	Paid	Reversals	Paid	Reversals	Paid	Reversals	Paid	Reversals	Paid	Reversals	Paid	Reversals											
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.86	0.00	0.00	0.00					
2023 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.86	0.00	0.00	0.00					
2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.86	0.00	0.00	0.00					
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	799.86	0.00	0.00	0.00					
2024 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	799.86	0.00	0.00	0.00					
2024	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	799.86	0.00	0.00	0.00					
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,020.56	0.00	0.00	0.00					
2025 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,020.56	0.00	0.00	0.00					
2025	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,020.56	0.00	0.00	0.00					
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	0.00	0.00	0.00					
2026 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	0.00	0.00	0.00					
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	278,652.18	0.00	0.00	0.00					
2026 Real Estate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	278,652.18	0.00	0.00	0.00					
2026	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	278,652.18	0.00	0.00					
Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,935.28	278,652.18	0.00	0.00					
Total All Charges																288,587.46									

Total All Charges: Add all columns except Adjustments.

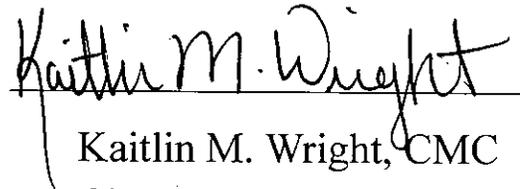
Document # 7-A

Petition from National Grid and Verizon, requesting joint pole location on Lowell Ave - WR#31189041

IN CITY COUNCIL: January 13, 2026

HEARING SCHEDULED FOR: February 10, 2026

10 YEAS, 0 NAYS, 1 ABSENT

Attest: 
Kaitlin M. Wright, CMC
City Clerk



October 29, 2025

WR# 31189041 – Lowell Avenue

12.1
DEC 23 AM 8:49
HAVCITYCLERK

To the City of Haverhill, Massachusetts

To Whom It May Concern:

Enclosed please find a petition for NATIONAL GRID and VERIZON, covering joint NATIONAL GRID-VERIZON pole location(s)

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

Joseph Prah (508) 482-1053 or joseph.prah@nationalgrid.com

Please notify National Grid's Jennifer Iannalfo of the **hearing date / time** to Jennifer.Iannalfo@nationalgrid.com

If this petition meets with your approval, please return an executed copy to each of the above-named Companies.

National Grid: Jennifer Iannalfo, 1101 Turnpike Street; North Andover, MA 01845.

Very truly yours,

Dave Johnson

Dave Johnson
Supervisor, Distribution Design

Enclosures

WR# 31189041 – Lowell Avenue

Questions contact Central Design - Joseph Prah (508) 482-1053 or joseph.prah@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To The City Council
Of Haverhill, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Lowell Avenue - National Grid to install 1 JO pole on Lowell Avenue beginning at a point approximately 60 feet Southeast of the centerline of the intersection of Carleton Street. National Grid will install 50ft class H1 pole, between pole 38 and pole 39, Lowell Avenue, Haverhill, MA. Pole will be located on city property and will be labeled P38-50.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Lowell Avenue - Haverhill, Massachusetts.

No.# 31189041

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a

NATIONAL GRID *Dave Johnson*

BY _____

Engineering Department

VERIZON NEW ENGLAND, INC.

BY *[Signature]* _____

Manager / Right of Way

City/Town Clerk.

Massachusetts

20

Received and entered in the records of location orders of the City/Town of
Book Page

Attest:

City/Town Clerk

I hereby certify that on 20 , at o'clock, M
At a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....
.....
.....
.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the of the City of
Massachusetts, on the day of 20 and recorded with the records of location
orders of the said City, Book , and Page . This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

City/Town Clerk



<p>Petition #:</p>	<p>Petition Sketch</p>	<p>nationalgrid</p>
<p>Designer: Joseph Prah Date: 8/3/2025 Work Order #: 31189041 Town: Haverhill, MA</p>	<p>CONSTRUCTION DETAILS: NG to install 50ft class H1 pole, between pole 38 and pole 39 Lowell Ave, Haverhill. Pole will be located on town property and will be labeled 38-50.</p>	<p>Exhibit A – Not to Scale The Exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof</p>

October 29, 2025

Questions contact Central Design - Joseph Prah (508) 482-1053 or joseph.prah@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council Of Haverhill, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 3rd day of August, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Lowell Avenue - Haverhill, Massachusetts.

No.# 31189041

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Lowell Avenue - National Grid to install 1 JO pole on Lowell Avenue beginning at a point approximately 60 feet Southeast of the centerline of the intersection of Carleton Street. National Grid will install 50ft class H1 pole, between pole 38 and pole 39, Lowell Avenue, Haverhill, MA. Pole will be located on city property and will be labeled P38-50.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 ____ .

534-1-1
NEW HADLEY LLC
7 THOMAS DR
CUMBERLAND FORESIDE, ME 04110

570-2-1
FIDELITY HOUSE INC
439 S UNION ST STE 401
LAWRENCE, MA 01843

570-2-16
BONANNO ANN-ETALI
1 CHESTNUT WAY
METHUEN, MA 01844

570-2-2
PASZKO JAMES P-ETUX
269 LOWELL AVE
HAVERHILL, MA 01832

570-2-3
FRIAS ROLANDO-ETAL
257 LOWELL AVE
HAVERHILL, MA 01832

	A	B	C	D	E	F	G	H	I
	ParcelID	StreetNum	StreetName	LocCity	Owner1	BillingAddress	City	State	Zip
1	534-1-1	500	HADLEY WEST DR	HAVRHILL	NEW HADLEY LLC	7 THOMAS DR	CUMBERLAND FORESIDE	ME	04110
2	570-2-1	273	LOWELL AVE	HAVRHILL	FIDELITY HOUSE INC	439 S UNION ST STE 401	LAWRENCE	MA	01843
3	570-2-16		LOWELL AVE	HAVRHILL	BONANNO ANNI-ETALI	1 CHESTNUT WAY	METHUEN	MA	01844
4	570-2-2	269	LOWELL AVE	HAVRHILL	PASZKO JAMES P-ETUX	269 LOWELL AVE	HAVRHILL	MA	01832
5	570-2-3	257	LOWELL AVE	HAVRHILL	FRIAS ROLANDO-ETAL	257 LOWELL AVE	HAVRHILL	MA	01832

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

FEB 6 AM 10:12
HAVCITYCLERK

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

February 5, 2026

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

From: Mayor Melinda E. Barrett

Re: Commission on Disability Issues - Resignations

Dear Mr. President and Members of the City Council:

Attached please find letters of resignation from the following members of the
Commission on Disability Issues:

- Alex Ponder
- Anne Doughty
- Frances Lamb
- Dana Lovell

These resignations are effective immediately.

Very truly yours,

Melinda E. Barrett
Mayor

January 26, 2026

Commission on Disability Issues

CC: Mayor Barrett, City Council
Christine Lundberg

It is with regret that I submit my resignation to the Commission on Disability Issues, I have enjoyed my time collaborating with my talented fellow Commissioners, and meeting with several in the Community. We have accomplished a lot in the few short months we have been reinstated as an active Commission for Haverhill. The list below is only a few of the projects we had planned for 2026 and beyond.

Unfortunately the vision we had of outreach, support programs, follow through on ADA Transition plan, participation in city events, advising on ADA concerns, being an active contributor to the City of Haverhill to improve the lives and access for the 14% Disabled citizens of Haverhill did not align with the Vision of the Mayor and the ADA Coordinator. When asked how they envision the CODI Commission, the response was to take phone calls and gather data, then rebuked us for doing outreach in the community, and being told we must be legal. There is nothing in the MA Administration of Government Chapter 11-17 Defining our powers and duties that says we take phone calls and collect Data. Just the opposite. We are obligated to be participate in many aspects of city government, and to develop programs, and outreach to improve the disabled citizen's issues or concerns.

In the course of my time on the commission, we have been told you cannot meet outside of the monthly meeting. You cannot talk to city officials, you can't but your phone number on your business card, You are not allowed to meet with MEVA Every step of the way we have hit roadblocks. The attached letter from our advisor Jeff Hollett is an example of what we have faced.

Despite these road blocks listed below are the projects we were planning to roll out in 2026 until blocked again.

- CODI signs to be displayed in all 50 MEVA buses
- Potential sponsorship of designated stops for MEVA routes
- Movie night for Bartlett School @ Lowes
- Senior Housing Exterior Improvement
- Attendance in City Events, Promotional items, banners etc.
- ADA Transition Follow up plan.

It's been my privilege to do my part to make a difference, but I do not see this as a good match for my particular skill set.

Alex Ponder To become effective immediately, upon proper delivery to the mayor's office.

Alex Ponder

02/03/2026

Mayor Melinda Barrett
Haverhill City Hall
4 Summer Street, Room 100
Haverhill, MA. 01830

CC. Christine Lindberg
BCC: Jeffrey Hollett

Dear Mayor Barrett,

Effective February 3rd, 2026, I am submitting my resignation from the Haverhill Commission on Disability Issues.

I have been on the Haverhill Commission for thirteen years and the Watertown Commission, when I lived there, for six years. In my nineteen year tenure I, myself, affected changes for the better for the disabled population. These include such examples as: starting and running an annual art show for artists with disabilities, initiating trainings for first responders to deal with the emergency evacuations of people with disabilities, and spearheading the gift of a scholarship for high school aged people with disabilities going on to higher education. These scholarships were both for the High School and Whittier Technical School.

I am not able to be in a Commission that does not actively affect changes for the better and must simply be an inoperative referral source. This is not advocacy and was not the reason the Commissions came to be.

I thank you for the opportunity to serve as a disability advocate in this City and I am

Sincerely Yours,

A handwritten signature in black ink that reads "Anne Doughty". The signature is written in a cursive style with a large initial "A".

Anne Doughty
40 Buttonwoods. Ave, 207
Haverhill, MA 01830

February 2, 2026

Mayor Melinda E. Barrett
Haverhill City Hall
4 Summer Street
Haverhill MA 01830

Dear Mayor Barrett,

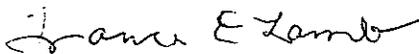
Please accept my resignation from the Commission on Disability Issues effective February 3, 2026.

After several years of working with the Commission, I feel that I can be more effective advocating for the disabled in our community as an independent citizen.

There are many restrictions which have prevented us from moving forward with new ideas so I will continue to support the Commission as a private citizen.

It has been an honor to serve and I will look forward to spending more quality time with my family.

Sincerely,



Frances E. Lamb, Chairperson

cc: Christine Lindbeg

Jeff Hollett

Monday, February 2nd, 2026

To: Mayor Melinda Barrett
City Hall
Haverhill, MA 01830

CC: Christine Lindberg
Jeffrey Hollett

To those named above:

For reasons both personal and also related to the interactions of the Commission on Disability Issues with the parties named above; I find I can no longer fulfill the duties and obligations as specified under the section of the City Ordinances relating to said Commission.

Therefore; I herewith tender my resignation from this said Commission; to take effect upon the completion of our regularly scheduled meeting of Monday February 2nd.

Sincerely,

A handwritten signature in cursive script that reads "Dana T. Lovell". The signature is written in black ink and is positioned above the printed name.

Dana T. Lovell

CCSP-26-1

Jony Perez
9783750639
@ jony_perez@hotmail.com

121 MERRIMACK ST
Haverhill, MA 01830

12.1

Submitted On: Jan 9, 2026

Important: Please Read Before Starting Your Application

Applicant Information

FEB 2 PM 12:30
HAVCITYCLERK

What is Your Role in This Process?

Owner

Applicant Business/Firm Name

Davinci Mini Apts

Applicant Business/Firm Phone

9783750639

Applicant Business/Firm Address

55 Avon Street

Applicant Business/Firm City

Lawrence

Applicant Business/Firm State

MA

Applicant Business/Firm Zip

01841

New Field

Att: Jony Perez

Property Information

Proposed Housing Plan Name

125 Merrimack Street

Proposed Street Name(s)

Merrimack Street

How Long Owned by Current Owner?

1 Year

Type of Dwelling(s) Planned in Project

Apartments

Lot Dimension(s)

140'x49'

Registry Plat Number, Block & Lot

106-9-24

Zoning District Where Property Located

WD - Waterfront District

IF WATERFRONT, Which Sub-Zone?

C - North Side of Merrimack Street

Deed Recorded in Essex South Registry: Block Number

42754

Deed Recorded in Essex South Registry: Page

499

Does the Property Have Multiple Lots?

No

Thoroughly Describe the Reason(s) for thre Special Permit

Redeveloping existing building site to include a daycare program on first floor and 12 apartment units on top 3 floors.

Property Description

Currently building is unoccupied.

Current Property Use

Vacant

TOTAL Number of Units Planned

12

TOTAL Number of Parking Spaces Planned

10

Planned Lot Use

Special Circumstances

Building Coverage

true

Front Yard Setback

true

Rear Yard Setback

true

Lot Depth

true

Building Height

true

Open Space

--

Sign Size

true

Other

--

Dimensional variance

--

Side Yard Setback

true

Lot Frontage

true

Lot Area

true

Floor Area Ratio

true

Parking

true

Use

--

Hearing Waiver

Agrees

Yes

Agreement & Signature

Agrees

true

PLEASE READ

101-1-1 ✓
MERRIMACK REALTY TRUST
76 MERRIMACK ST SUITE 19
HAVERHILL, MA 01830

101-1-17 ✓
BRIGHAM CIRCLE TRUST
75 OAK STREET
NEWTON, MA 02464

101-1-5 ✓
L'ARCHE BOSTON NORTH, INC
53 WINGATE ST
HAVERHILL, MA 01832

~~101-1-6A-2~~
DOUGLAS R LOCKE REV TRUST
PO BOX 220
BOXFORD, MA 01921
duplicate

~~101-1-6A-5~~
LOCKE DOUGLAS R
PO BOX 220
BOXFORD, MA 01921
duplicate

102-7-11 ✓
AG PALMDALE REAL OWNERS, LLC
2211 MICHELSON DR, Unit 200
IRVINE, CA 92612

102-7-20 ✓
CITY OF HAVERHILL
4 SUMMER ST
HAVERHILL, MA 01830

103-2-3 ✓
LENY, LLC
326 HAVEN ST
READING, MA 01867

~~103-3-1~~
CITY OF HAVERHILL
4 SUMMER ST
HAVERHILL, MA 01830
duplicate

106-8-9
TD BANKNORTH, N.A.
4140 CHURCH RD
MOUNT LAUREL, NJ 08054

101-1-11 ✓
WALCOTT CORP
1050 COMMONWEALTH AVE
BOSTON, MA 02215

101-1-17A ✓
118 MERRIMACK STREET IRREVOCAB
38 SHERWOOD DR
HAVERHILL, MA 01835

101-1-6 ✓
ERIC AND KATHLEEN DARBY IRREVOCABLE TRUST
24 WELLINGTON AVE
HAVERHILL, MA 01830

~~101-1-6A-3~~
DOUGLAS R LOCKE REV TRUST
PO BOX 220
BOXFORD, MA 01921
duplicate

~~101-1-6A-6~~
DOUGLAS R LOCKE REV TRUST
PO BOX 220
BOXFORD, MA 01921

102-7-12 ✓
150 MERRIMACK STREET REALTY LLC
150 MERRIMACK ST
HAVERHILL, MA 01830

103-2-1 ✓
FREEMASONS HALL ASSOCIATES
P O BOX 603
HAVERHILL, MA 01831

~~103-2-4~~
LENY, LLC
326 HAVEN ST
READING, MA 01867
duplicate

~~103-3-1B~~
CITY OF HAVERHILL
4 SUMMER ST
HAVERHILL, MA 01830
duplicate

106-8-9A ✓
THE FAMILY MUTUAL SAVINGS BANK
380 WELLINGTON ST
LONDON, ON N6A4S4

101-1-12 ✓
ELA LLC
126 MERRIMACK ST
HAVERHILL, MA 01830

~~101-1-4~~
L'ARCHE BOSTON NORTH, INC
53 WINGATE ST
HAVERHILL, MA 01832
duplicate

101-1-6A-1 ✓
DOUGLAS R LOCKE REV TRUST
PO BOX 220
BOXFORD, MA 01921

~~101-1-6A-4~~
DOUGLAS R LOCKE REV TRUST
PO BOX 220
BOXFORD, MA 01921
duplicate

101-1-6A-7 ✓
PACE WILLIAM V
6 MERRIMACK PLACE
HAVERHILL, MA 01830

102-7-18 ✓
HAVERHILL CO-OPERATIVE
180 MERRIMACK ST
HAVERHILL, MA 01830

103-2-2-1 ✓
MERRIMACK STREET PROPERTY 1, LLC
290 MERRIMACK ST, 2ND FLOOR
LAWRENCE, MA 01843

103-2-5 ✓
99-103 MERRIMACK STREET HAVERH REALTY TRUST
7 PARTRIDGE HILL RD
ANDOVER, MA 01810

106-8-4A ✓
BIG BLUE NOMINEE TRUST
163 MERRIMACK ST
HAVERHILL, MA 01830

106-9-11 ✓
ATLANTIS VENTURES, LLC
P.O. BOX 31
HAVERHILL, MA 01831

106-9-14
SEVENTY BAILEY PARTNERS, LLC ✓
70 BAILEY BOULEVARD
HAVERHILL, MA 01830

106-9-15
BAILEY BLVD REALTY TR ✓
60 BAILEY BLVD
HAVERHILL, MA 01830

106-9-20
LIVING GROWTH, LLC ✓
109 HIGHLAND AV
NEEDHAM, MA 02492

106-9-24
DAVINCI MINI APARTMENTS, LLC ✓
55 AVON ST
LAWRENCE, MA 01843

106-9-3
~~AG PALMDALE REAL OWNERS, LLC~~
~~2211 MICHELSON DR, Unit 200~~
~~IRVINE, CA 92612~~ *duplicate*

106-9-5
TD BANKNORTH, N.A. ✓
600 ATRIUM WAY
MOUNT LAUREL, NJ 08054

A	B	C	D	E	F	G	H	I	J	K
ParcelID	StreetNum	StreetName	StreetNum	LocCity	CondoUnit	Owner1	BillingAddress	City	State	Zip
1	101-1-1	MERRIMACK ST	MERRIMACK ST	HAVERHILL		MERRIMACK REALTY TRUST	76 MERRIMACK ST SUITE 19	HAVERHILL	MA	01830
2	101-1-11	MERRIMACK ST	MERRIMACK ST	HAVERHILL		WALCOTT CORP	1050 COMMONWEALTH AVE	BOSTON	MA	02215
3	101-1-12	MERRIMACK ST	MERRIMACK ST	HAVERHILL		ELA LLC	126 MERRIMACK ST	HAVERHILL	MA	01830
4	101-1-17	MERRIMACK ST	MERRIMACK ST	HAVERHILL		BRIGHAM CIRCLE TRUST	75 OAK STREET	NEWTON	MA	02464
5	101-1-17A	MERRIMACK ST	MERRIMACK ST	HAVERHILL		118 MERRIMACK STREET IRREVOCAB	38 SHERWOOD DR	HAVERHILL	MA	01835
6	101-1-4	MERRIMACK ST	MERRIMACK ST	HAVERHILL		L'ARCHE BOSTON NORTH, INC	53 WINGATE ST	HAVERHILL	MA	01832
7	101-1-5	MERRIMACK ST	MERRIMACK ST	HAVERHILL		L'ARCHE BOSTON NORTH, INC	53 WINGATE ST	HAVERHILL	MA	01832
8	101-1-6	MERRIMACK ST	MERRIMACK ST	HAVERHILL		ERIC AND KATHLEEN DARBY IRREVOCABLE TRUST	24 WELLINGTON AVE	HAVERHILL	MA	01830
9	101-1-6A-1	MERRIMACK PL	MERRIMACK PL	HAVERHILL	1	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
10	101-1-6A-2	MERRIMACK PL	MERRIMACK PL	HAVERHILL	2	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
11	101-1-6A-3	MERRIMACK PL	MERRIMACK PL	HAVERHILL	3	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
12	101-1-6A-4	MERRIMACK PL	MERRIMACK PL	HAVERHILL	4	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
13	101-1-6A-5	MERRIMACK PL	MERRIMACK PL	HAVERHILL	5	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
14	101-1-6A-6	MERRIMACK PL	MERRIMACK PL	HAVERHILL	6	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
15	101-1-6A-7	MERRIMACK PL	MERRIMACK PL	HAVERHILL	7	PACE WILLIAM V	6 MERRIMACK PLACE	HAVERHILL	MA	01921
16	102-7-11	MERRIMACK ST	MERRIMACK ST	HAVERHILL		AG PALMDALE REAL OWNERS,LLC	2211 MICHELSON DR, Unit 200	IRVINE	CA	92612
17	102-7-12	MERRIMACK ST	MERRIMACK ST	HAVERHILL		150 MERRIMACK STREET REALTY LLC	150 MERRIMACK ST	HAVERHILL	MA	01830
18	102-7-18	MERRIMACK ST	MERRIMACK ST	HAVERHILL		HAVERHILL CO-OPERATIVE	180 MERRIMACK ST	HAVERHILL	MA	01830
19	102-7-20	MERRIMACK ST	MERRIMACK ST	HAVERHILL		CITY OF HAVERHILL	4 SUMMER ST	HAVERHILL	MA	01830
20	103-2-1	MERRIMACK ST	MERRIMACK ST	HAVERHILL		FREEMASON'S HALL ASSOCIATES	P O BOX 603	HAVERHILL	MA	01831
21	103-2-2	PARK WAY	MERRIMACK ST	HAVERHILL		MERRIMACK STREET PROPERTY 1, LLC	280 MERRIMACK ST, 2ND FLOOR	LAWRENCE	MA	01843
22	103-2-2-1	MERRIMACK ST	MERRIMACK ST	HAVERHILL		LENY, LLC	326 HAVEN ST	READING	MA	01867
23	103-2-3	MERRIMACK ST	MERRIMACK ST	HAVERHILL		LENY, LLC	326 HAVEN ST	READING	MA	01867
24	103-2-4	MERRIMACK ST	MERRIMACK ST	HAVERHILL		LENY, LLC	326 HAVEN ST	READING	MA	01867
25	103-2-5	MERRIMACK ST	MERRIMACK ST	HAVERHILL		98-103 MERRIMACK STREET HAVERHILL REALTY TRUST	7 PARTIDGE HILL RD	ANDOVER	MA	01810
26	103-3-1	BAILEY B BLVD	BAILEY B BLVD	HAVERHILL		CITY OF HAVERHILL	4 SUMMER ST	HAVERHILL	MA	01830
27	103-3-1B	PARK WAY	MERRIMACK ST	HAVERHILL		CITY OF HAVERHILL	4 SUMMER ST	HAVERHILL	MA	01830
28	106-8-4A	MERRIMACK ST	MERRIMACK ST	HAVERHILL		BIG BLUE NOMINEE TRUST	163 MERRIMACK ST	HAVERHILL	MA	01830
29	106-8-9	BAILEY B BLVD	BAILEY B BLVD	HAVERHILL		TD BANKNORTH, N.A.	4140 CHURCH RD	MOUNT LAUREL	NJ	08054
30	106-8-9A	WEST ST	WEST ST	HAVERHILL		THE FAMILY MUTUAL SAVINGS BANK	380 WELLINGTON ST	LONDON	ON	N6R4S4
31	106-9-11	21 WEST ST	WEST ST	HAVERHILL		ATLANTIS VENTURES, LLC	P.O. BOX 31	HAVERHILL	MA	01831
32	106-9-14	BAILEY B BLVD	BAILEY B BLVD	HAVERHILL		SEVENTY BAILEY PARTNERS, LLC	70 BAILEY BOULEVARD	HAVERHILL	MA	01830
33	106-9-15	BAILEY B BLVD	BAILEY B BLVD	HAVERHILL		BAILEY BLVD REALTY TR	60 BAILEY BLVD	HAVERHILL	MA	01830
34	106-9-20	HOW ST	HOW ST	HAVERHILL		LUING GROWTH, LLC	109 HIGHLAND AV	NEEDHAM	MA	02492
35	106-9-24	MERRIMACK ST	MERRIMACK ST	HAVERHILL		DAVINCI MINI APARTMENTS, LLC	55 AVON ST	LAWRENCE	MA	01843
36	106-9-3	MERRIMACK ST	MERRIMACK ST	HAVERHILL		AG PALMDALE REAL OWNERS, LLC	2211 MICHELSON DR, Unit 200	IRVINE	CA	92612
37	106-9-5	MERRIMACK ST	MERRIMACK ST	HAVERHILL		TD BANKNORTH, N.A.	600 ATRIUM WAY	MOUNT LAUREL	NJ	08054

2025-03-20 10:00:00 AM

2025-03-20 10:00:00 AM

From: North of Boston <noreply@wave2adportal.com>
Sent: Wednesday, February 4, 2026 10:09 AM
To: CityClerk
Cc: cmacdonald@northofboston.com; Kaitlin Wright
Subject: Thank you for placing your order with us.

Warning! External Email. Exercise caution when opening attachments or clicking on any links.

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:
W0141470
Business Type:
All Other Public Notices
Notice Size:
Public Notices
Notice Estimate:
\$161.54
Referral Code:
CCSP-26 121 Merrimack St.

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA □ 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01414700

Thu Mar 5, 2026
Haverhill Gazette Public Notices
All Zones

Thu Mar 12, 2026
Haverhill Gazette Public Notices
All Zones

February 2, 2026
PUBLIC HEARING
City Council Chambers, City Hall,
Room 202, 4 Summer St

Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (in person/virtual), on Tuesday March 24, 2026 at 7:00 PM on a request (CCSP-26-1) from Jony Perez of Davinci Mini Apartments, LLC and Davinci Child Center, LLC requesting to convert a currently unoccupied building to a daycare program on first floor (allowed by right in Zoning Code) and 12 apartments units (six two-bedrooms and six one-bedrooms) on the top three floors at 121 Merrimack St in the Waterfront (WD-C) District.

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

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

Kaitlin M. Wright, CMC
City Clerk
HG - Publication Dates

The North of Boston Media Group is not responsible for any false, inaccurate or omitted notices.

The North of Boston Media Group reserves the right to alter, edit and omit any notice to meet our editorial guidelines. Any additional charges or credits as a result of this process will be the responsibility of the individual or company submitting the notice.

Record No:
AMUS-26-3

Coin-Operated
Amusement
Device License

Status: Active

Submitted On:
1/10/2026

Primary Location

400 LOWELL AVE
Unit 6
Haverhill, MA 01832

Owner

Market Basket
East St. 875
Tewksbury, MA 01876

Applicant

 Michael Miamis
 978-372-2051
 mmiamis@demoulasmarketbasket.com
 400 Lowell Ave
Haverhill, Ma 01832

FEB 2 AM 9:32
HAVCITYCLERK

Applicant Information

Business Name*

Market Basket

Type of Business*

Corporation

Applicant Birthday*

01/10/2026

Type of Device*

Coin-Operated Machine

Number of Machines*

1

Are Machines Operated on Sundays?*

Yes

Vendor Information

Vendor Name*

Modern Amusement

Vendor Phone*

603-434-4889

Vendor Address*

35 Nashua Rd

Vendor City*

Windham

Vendor State*

NH

Vendor Zip*

03087

Agreement & Signature

Yes*



For Office Use Only

Effective Date 

—

Attachments

Record Activity

Michael Miamis started a draft Record	12/16/2024 at 12:29 pm
Michael Miamis submitted Record AMUS-26-3	01/10/2026 at 10:32 am
OpenGov system altered payment step Coin-Operated Amusement Device Payment, changed status from Inactive to Active on Record AMUS-26-3	01/10/2026 at 10:32 am
OpenGov system completed payment step Coin-Operated Amusement Device Payment on Record AMUS-26-3	01/12/2026 at 9:36 am
OpenGov system altered approval step City Clerk Approval, changed status from Inactive to Active on Record AMUS-26-3	01/12/2026 at 9:36 am
OpenGov system assigned approval step City Clerk Approval to Natalia Hernandez on Record AMUS-26-3	01/12/2026 at 9:36 am

Kaitlin Wright changed form field entry Type of Business from "Sole Proprietor" to "Corporation" on Record AMUS-26-3	01/27/2026 at 1:06 pm
Kaitlin Wright changed form field entry Business Name from "modern Amusement" to "Market Basket" on Record AMUS-26-3	01/27/2026 at 1:06 pm
Kaitlin Wright changed form field entry Vendor Name from "Paul Nader" to "Modern Amusement" on Record AMUS-26-3	01/27/2026 at 1:06 pm
Kaitlin Wright changed form field entry Vendor Address from "?" to "35 Nashua Rd" on Record AMUS-26-3	01/27/2026 at 1:06 pm
Kaitlin Wright approved approval step City Clerk Approval on Record AMUS-26-3	01/27/2026 at 1:06 pm
OpenGov system altered approval step Police Department Approval, changed status from Inactive to Active on Record AMUS-26-3	01/27/2026 at 1:06 pm
OpenGov system assigned approval step Police Department Approval to Kevin Lynch on Record AMUS-26-3	01/27/2026 at 1:06 pm
Kevin Lynch approved approval step Police Department Approval on Record AMUS-26-3	01/28/2026 at 2:30 pm
OpenGov system altered approval step City Council Approval, changed status from Inactive to Active on Record AMUS-26-3	01/28/2026 at 2:30 pm
OpenGov system assigned approval step City Council Approval to Natalia Hernandez on Record AMUS-26-3	01/28/2026 at 2:30 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Coin-Operated Amusement Device Payment	1/10/2026, 10:32:36 AM	1/12/2026, 9:36:49 AM	Michael Miamis	-	Completed
 City Clerk Approval	1/12/2026, 9:36:50 AM	1/27/2026, 1:06:45 PM	Natalia Hernandez	-	Completed
 Police Department Approval	1/27/2026, 1:06:46 PM	1/28/2026, 2:30:09 PM	Kevin Lynch	-	Completed
 City Council Approval	1/28/2026, 2:30:12 PM	-	Natalia Hernandez	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
④ Coin-Operated Amusement Device Permit Issued	-	-	-	-	Inactive



13.1

MELINDA E. BARRETT
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

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

February 6, 2026

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

From: Mayor Melinda E. Barrett

RE: FY25 Bills

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

Attached, please find an order to pay bills from the previous fiscal year:

Vendor	Amount	Account
Comcast	\$ 1,130.00	IT
Comcast	\$ 1,302.49	IT
Comcast	\$ 1,319.44	IT
Comcast	\$ 1,338.97	IT
Comcast	\$ 1,358.76	IT

Total: \$ 6,449.66

I recommend approval.

Sincerely,

**Melinda E. Barrett
Mayor**

MEB/em



Document

CITY OF HAVERHILL

In Municipal Council

Ordered:

That in accordance with General Laws, Chapter 44, Section 64, authorize the payment of bill(s) of the previous years and to further authorize the payment from current year departmental appropriations as listed below:

REC'D
CITY CLERK
FEB 20 10 30 AM '10

<u>Vendor</u>	<u>Amount</u>	<u>Account</u>
Comcast	\$1,130.00	IT
Comcast	\$1,302.49	IT
Comcast	\$1,319.44	IT
Comcast	\$1,338.97	IT
Comcast	<u>\$1,358.76</u>	IT
	\$6,449.66	

Effective Start Date	Invoice ID	Invoice Amount
1/1/2025	230147482	\$1,358.76
12/1/2024	226346339	\$1,338.97
11/1/2024	222206985	\$1,319.44
10/1/2024	219647327	\$1,302.49
9/1/2024	217108155	\$1,130.00
		\$6,449.66

- Comcast could not provide copy of invoice since it dates so far back. Our IT department has been working with them to get past due balances paid.

Account Number 981393775	Invoice Number 219647327	Bill Date Oct 1, 2024	Customer Service 1-800-741-4141	Payment Terms Net 30
------------------------------------	------------------------------------	---------------------------------	---	--------------------------------

Previous Balance 12,629.00	Payments 0.00	Adjustments/Credits 0.00	Past Due Amount 12,629.00	Current Amount 1,302.49	Total Amount Due \$ 13,931.49
--------------------------------------	-------------------------	------------------------------------	-------------------------------------	-----------------------------------	--

City of Haverhill IT Department
4 Summer St
STE 312
HAVERHILL, MA 01830

Payment Due Date
Nov 1, 2024

Late Fee Eligible
\$ 11,499.00

Late Payment Charge
\$ 172.49

SUMMARY OF CHARGES AND CREDITS

(Billing activity up to and including Sep 30, 2024)

Recurring Charges	1,130.00
Total Customer Charges	1,130.00
Late Payment Charge	172.49
Invoice Amount	1,302.49
Remaining Balance	12,629.00
Total Amount Due	\$ 13,931.49

Aging Balance Summary

Current	\$ 1,302.49
1 - 30	\$ 1,130.00
31 - 60	\$ 11,499.00
61 - 90	\$ 0.00
91 - 120	\$ 0.00
120+	\$ 0.00

Pay your invoice online by visiting
business.comcast.com/paymentcenter

If paying by mail, please return this section with your payment

Account Number 981393775	Invoice Number 219647327	Payment Due Date Nov 1, 2024	Total Amount Due \$ 13,931.49	Amount Enclosed
------------------------------------	------------------------------------	--	---	------------------------

(For further information on how to pay please turn over)

City of Haverhill IT Department
4 Summer St
STE 312
HAVERHILL, MA 01830

Comcast
PO Box 37601
Philadelphia, PA 19101-0601

Account Statement

Our advanced solutions will help your business fuel innovation, improve efficiencies, and create memorable interactions with customers. If you have any questions about your services, or to learn more about our full suite of products, please call us at the phone number listed at the top of page one.

Is your business moving to a new location soon? If so, please be sure to notify us at least 60 calendar days in advance of your relocation in order to avoid service interruptions. Call us at the phone number at the top of page one of this invoice, and we'll be happy to assist you with any changes to your account.

Attention Business Trunk Customers:

Did you know you can turn off your International Long Distance (ILD) to prevent fraud? If you would like to make any changes to your Trunking service, please call 1-877-543-3961.

Summary of Charges

Local Billing Reference Number:

Recurring Charges	1,130.00
Total Customer Charges	1,130.00

Service Summary

Ethernet Dedicated Internet	
Recurring Charges	1,130.00
Total Ethernet Dedicated Internet	1,130.00
Total Charges	1,130.00

Service Details

Ethernet Dedicated Internet : 20.VLXP.150386..CBCL..

Location A: City of Haverhill, 4 Summer St, STE 312, HAVERHILL, MA

Summary of Charges

Service Charges	
Recurring Charges	1,130.00
Total Service Charges	1,130.00
Total Charges	1,130.00

Recurring Charges

Description	Date Range	Amount
Port - 20.KFGS.098433..CBCL.. - 10 Gig E	Oct 1, 24 to Oct 31, 24	
Bandwidth - 20.VLXP.150386..CBCL.. - 1000 Mbps	Oct 1, 24 to Oct 31, 24	1,100.00
IPv4 Static Address Block /29 Qty: 1	Oct 1, 24 to Oct 31, 24	30.00
Total Recurring Charges		1,130.00

Account Number 981393775	Invoice Number 222206985	Bill Date Nov 1, 2024	Customer Service 1-800-741-4141	Payment Terms Net 30
------------------------------------	------------------------------------	---------------------------------	---	--------------------------------

Previous Balance 13,931.49	Payments 0.00	Adjustments/Credits 0.00	Past Due Amount 13,931.49	Current Amount 1,319.44	Total Amount Due \$ 15,250.93
--------------------------------------	-------------------------	------------------------------------	-------------------------------------	-----------------------------------	--

City of Haverhill IT Department
4 Summer St
STE 312
HAVERHILL, MA 01830

Payment Due Date
Dec 1, 2024

Late Fee Eligible
\$ 12,629.00

Late Payment Charge
\$ 189.44

SUMMARY OF CHARGES AND CREDITS

(Billing activity up to and including Oct 31, 2024)

Recurring Charges	1,130.00
Total Customer Charges	1,130.00
Late Payment Charge	189.44
Invoice Amount	1,319.44
Remaining Balance	13,931.49
Total Amount Due	\$ 15,250.93

Aging Balance Summary

Current	\$ 1,319.44
1 - 30	\$ 1,302.49
31 - 60	\$ 1,130.00
61 - 90	\$ 11,499.00
91 - 120	\$ 0.00
120+	\$ 0.00

Pay your invoice online by visiting
business.comcast.com/paymentcenter

Your service is eligible for suspension. Please pay all past due amounts to avoid service interruption.

If paying by mail, please return this section with your payment

Account Number 981393775	Invoice Number 222206985	Payment Due Date Dec 1, 2024	Total Amount Due \$ 15,250.93	Amount Enclosed
------------------------------------	------------------------------------	--	---	------------------------

(For further information on how to pay please turn over)

City of Haverhill IT Department
4 Summer St
STE 312
HAVERHILL, MA 01830

Comcast
PO Box 37601
Philadelphia, PA 19101-0601

Account Statement

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Did you know you can turn off your International Long Distance (ILD) to prevent fraud? If you would like to make any changes to your Trunking service, please call 1-877-543-3961.

Summary of Charges

Local Billing Reference Number:

Recurring Charges	1,130.00
Total Customer Charges	1,130.00

Service Summary

Ethernet Dedicated Internet	
Recurring Charges	1,130.00
Total Ethernet Dedicated Internet	1,130.00
Total Charges	1,130.00

Service Details

Ethernet Dedicated Internet : 20.VLXP.150386..CBCL..

Location A: City of Haverhill, 4 Summer St, STE 312, HAVERHILL, MA

Summary of Charges

Service Charges	
Recurring Charges	1,130.00
Total Service Charges	1,130.00
Total Charges	1,130.00

Recurring Charges

Description	Date Range	Amount
Port - 20.KFGS.098433..CBCL.. - 10 Gig E	Nov 1, 24 to Nov 30, 24	
Bandwidth - 20.VLXP.150386..CBCL.. - 1000 Mbps	Nov 1, 24 to Nov 30, 24	1,100.00
IPv4 Static Address Block /29 Qty: 1	Nov 1, 24 to Nov 30, 24	30.00
Total Recurring Charges		1,130.00

Account Number	Invoice Number	Bill Date	Customer Service	Payment Terms
981393775	226346339	Dec 1, 2024	1-800-741-4141	Net 30

Previous Balance	Payments	Adjustments/Credits	Past Due Amount	Current Amount	Total Amount Due
15,250.93	0.00	0.00	15,250.93	1,338.97	\$ 16,589.90

City of Haverhill IT Department
4 Summer St
STE 312
HAVERHILL, MA 01830

Payment Due Date
Jan 1, 2025

Late Fee Eligible
\$ 13,931.49

Late Payment Charge
\$ 208.97

SUMMARY OF CHARGES AND CREDITS

(Billing activity up to and including Nov 30, 2024)

Recurring Charges	1,130.00
Total Customer Charges	1,130.00
Late Payment Charge	208.97
Invoice Amount	1,338.97
Remaining Balance	15,250.93
Total Amount Due	\$ 16,589.90

Aging Balance Summary

Current	\$ 1,338.97
1 - 30	\$ 1,319.44
31 - 60	\$ 1,302.49
61 - 90	\$ 1,130.00
91 - 120	\$ 11,499.00
120+	\$ 0.00

Pay your invoice online by visiting
business.comcast.com/paymentcenter

Your service is eligible for suspension. Please pay all past due amounts to avoid service interruption.

If paying by mail, please return this section with your payment

Account Number	Invoice Number	Payment Due Date	Total Amount Due	Amount Enclosed
981393775	226346339	Jan 1, 2025	\$ 16,589.90	

(For further information on how to pay please turn over)

City of Haverhill IT Department
4 Summer St
STE 312
HAVERHILL, MA 01830

Comcast
PO Box 37601
Philadelphia, PA 19101-0601

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Did you know you can turn off your International Long Distance (ILD) to prevent fraud? If you would like to make any changes to your Trunking service, please call 1-877-543-3961.

Summary of Charges

Local Billing Reference Number:

Recurring Charges	1,130.00
Total Customer Charges	1,130.00

Service Summary

Ethernet Dedicated Internet	
Recurring Charges	1,130.00
Total Ethernet Dedicated Internet	1,130.00
Total Charges	1,130.00

Service Details

Ethernet Dedicated Internet : 20.VLXP.150386..CBCL..

Location A: City of Haverhill, 4 Summer St, STE 312, HAVERHILL, MA

Summary of Charges

Service Charges	
Recurring Charges	1,130.00
Total Service Charges	1,130.00
Total Charges	1,130.00

Recurring Charges

Description	Date Range	Amount
Port - 20.KFGS.098433..CBCL.. - 10 Gig E	Dec 1, 24 to Dec 31, 24	
Bandwidth - 20.VLXP.150386..CBCL.. - 1000 Mbps	Dec 1, 24 to Dec 31, 24	1,100.00
IPv4 Static Address Block /29 Qty: 1	Dec 1, 24 to Dec 31, 24	30.00
Total Recurring Charges		1,130.00

Account Number 981393775	Invoice Number 230147482	Bill Date Jan 1, 2025	Customer Service 1-800-741-4141	Payment Terms Net 30
------------------------------------	------------------------------------	---------------------------------	---	--------------------------------

Previous Balance 16,589.90	Payments 11,499.00	Adjustments/Credits 0.00	Past Due Amount 5,090.90	Current Amount 1,358.76	Total Amount Due \$ 6,449.66
--------------------------------------	------------------------------	------------------------------------	------------------------------------	-----------------------------------	---

City of Haverhill IT Department
4 Summer St
STE 312
HAVERHILL, MA 01830

Payment Due Date Feb 1, 2025
Late Fee Eligible \$ 15,250.93
Late Payment Charge \$ 228.76

SUMMARY OF CHARGES AND CREDITS

(Billing activity up to and including Dec 31, 2024)

Recurring Charges	1,130.00
Total Customer Charges	1,130.00
Late Payment Charge	228.76
Invoice Amount	1,358.76
Remaining Balance	5,090.90
Total Amount Due	\$ 6,449.66

Aging Balance Summary

Current	\$ 1,358.76
1 - 30	\$ 1,338.97
31 - 60	\$ 1,319.44
61 - 90	\$ 1,302.49
91 - 120	\$ 1,130.00
120+	\$ 0.00

Pay your invoice online by visiting business.comcast.com/paymentcenter

Your service is eligible for suspension. Please pay all past due amounts to avoid service interruption.

If paying by mail, please return this section with your payment

Account Number 981393775	Invoice Number 230147482	Payment Due Date Feb 1, 2025	Total Amount Due \$ 6,449.66	Amount Enclosed
------------------------------------	------------------------------------	--	--	------------------------

(For further information on how to pay please turn over)

City of Haverhill IT Department
4 Summer St
STE 312
HAVERHILL, MA 01830

Comcast
PO Box 37601
Philadelphia, PA 19101-0601

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Attention Business Trunk Customers:

Did you know you can turn off your International Long Distance (ILD) to prevent fraud?
If you would like to make any changes to your Trunking service, please call 1-877-543-3961.

Payments

Date	Method of Payment	Invoice Number	Amount
Dec 19, 2024	Check	211567569	11,499.00
Total			11,499.00

Summary of Charges

Local Billing Reference Number:

Recurring Charges	1,130.00
Total Customer Charges	1,130.00

Service Summary

Ethernet Dedicated Internet	
Recurring Charges	1,130.00
Total Ethernet Dedicated Internet	1,130.00
Total Charges	1,130.00

Service Details

Ethernet Dedicated Internet : 20.VLXP.150386..CBCL..

Location A: City of Haverhill, 4 Summer St, STE 312, HAVERHILL, MA

Summary of Charges

Service Charges	
Recurring Charges	1,130.00
Total Service Charges	1,130.00
Total Charges	1,130.00

Recurring Charges

Description	Date Range	Amount
Port - 20.KFGS.098433..CBCL.. - 10 Gig E	Jan 1, 25 to Jan 31, 25	
Bandwidth - 20.VLXP.150386..CBCL.. - 1000 Mbps	Jan 1, 25 to Jan 31, 25	1,100.00
IPv4 Static Address Block /29 Qty: 1	Jan 1, 25 to Jan 31, 25	30.00
Total Recurring Charges		1,130.00

16.1

Document # 10-C

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

LOCATION	REGULATION	HOURS/ DAYS
13 Seventeenth Ave	No Parking (except for 1 24-hr handicap parking space)	24-Hrs

IN CITY COUNCIL: January 27, 2026

File 10 Days

11 YEAS, 0 NAYS, 0 ABSENT

Attest: Kaitlin M. Wright
 Kaitlin M. Wright, CMC
 City Clerk



Haverhill

Robert E. Ward, DPW Director
Phone: 978-374-2382 Fax: 978-521-4083
rward@haverhillma.gov

January 15, 2026

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

Subject: *Seventeenth Ave #13 – HPS-25-15 - Add Handicap Parking*

As requested, attached is the subject Ordinance to add handicap parking.
Please contact me if you have any questions.

Sincerely,

Robert E. Ward
DPW Director

JAN 22 AM 8:24
HAVCITYCLERK

C: Mayor Barrett, Lt. Lynch, K. Wright



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Seventeenth Avenue: In front of #13	No Parking (except for 1 24-hour handicap parking space)	24 hours
--	---	-----------------

APPROVED AS TO LEGALITY

City Solicitor

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>

Date Thu 1/22/2026 8:56 AM

To Natalia Hernandez <NHernandez@HaverhillMa.gov>

 1 attachment (17 KB)

W01411860.pdf;

Warning! External Email. Exercise caution when opening attachments or clicking on any links.

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details Order Number: W0141186 Business Type: All Other Public Notices Notice Size: Public Notices Notice Estimate: \$69.23 Referral Code: 13 Seventeenth Ave Handicap Parking	Schedule for notice number W01411860 Thu Jan 29, 2026 Haverhill Gazette Public All Zones Notices <table border="1"><tr><td colspan="3" style="text-align: center;">CITY OF HAVERHILL In Municipal Council</td></tr><tr><td colspan="3">ORDERED:</td></tr><tr><td colspan="3">AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC</td></tr><tr><td colspan="3">BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, §85, Schedule B: Parking Restrictions and Prohibitions, as amended, is hereby further amended by ADDING the following:</td></tr><tr><td>Seventeenth Avenue: In front of #13</td><td>No Parking (except for 1 24-hour handicap parking space)</td><td>24 hours</td></tr><tr><td colspan="3">HG - Publication Dates</td></tr></table>	CITY OF HAVERHILL In Municipal Council			ORDERED:			AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC			BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, §85, Schedule B: Parking Restrictions and Prohibitions, as amended, is hereby further amended by ADDING the following:			Seventeenth Avenue: In front of #13	No Parking (except for 1 24-hour handicap parking space)	24 hours	HG - Publication Dates		
CITY OF HAVERHILL In Municipal Council																			
ORDERED:																			
AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC																			
BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, §85, Schedule B: Parking Restrictions and Prohibitions, as amended, is hereby further amended by ADDING the following:																			
Seventeenth Avenue: In front of #13	No Parking (except for 1 24-hour handicap parking space)	24 hours																	
HG - Publication Dates																			
Account Details Haverhill Clerk 4 SUMMER ST STE 118 HAVERHILL, MA 01830 978-374-2312 cityclerk@cityofhaverhill.com HAVERHILL CITY CLERK																			

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CITY COUNCIL

Timothy J. Jordan, President
John A. Michitson, Vice President
Thomas J. Sullivan
Colin F. LePage
Melissa J. Lewandowski
Catherine P. Rogers
Shaun P. Toohy
Michael S. McGonagle
Daniel R. Diodati
Devan Ferreira
Ralph T. Basiliere

FEB 5 AM 9:36
HAVCITYCLERK



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

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

DOCUMENTS REFERRED TO COMMITTEE STUDY

103-HH	Motion by Councilor Michitson to send the <i>Home Rule Petition – An act establishing guidelines for the installation of and use of Electric vehicle charging stations in the City of Haverhill</i> , to committee in order to coordinate with condo associations.	A&F	12/23/23
40	Motion by Councilor Lewandowski to send updated Cannabis Social Equity Best Practices for the Cannabis Control Commission to A&F for further review.	A&F	4/2/24
12-S	Motion by Councilor Ferreira to send the City’s Swimming Ordinance Chapter 193 Article III and related items at Lake Saltonstall, aka Plug Pond to NRPP for further discussion.	NRPP	6/18/24
33-F	Motion by Councilor Basiliere to send resident winter parking concerns and offer suggestions for improvements	Public Health Safety	3/11/25
33-L	Motion by Councilor Lewandowski to send Bill 3360 (vacancy tax on residential properties) for review and also further review of MVSP (Massachusetts Vacant Storefront Program)	Planning & Development	6/24/25
33-P	Motion by Councilor Ferreira to send for review as to what our local strategies are for traffic and safety as well as looking into these intersections for public safety (Amesbury Line Road/Merrimac Road)	Public Health Safety	9/16/25
94-B	Motion by Councilor Ferreira to look at updating the standards of Ch. 250 article VI of the Haverhill Zoning Code regarding water use restrictions established in 2016	Planning & Development	9/16/25
33-T	Motion by Councilor Lewandowski to establish a working group previously discussed implementing a control management plan for the vegetation in Riverside Park/Edible Avenue along the river	NRPP	9/30/25
33-Z	Motion by Councilor Michitson to look at pedestrian safety in Haverhill for further discussion	Planning & Development	12/9/25
85-E	Motion by Councilor Michitson to send Judi Barrett’s progress report on the fiscal impact analysis prepared for Council for further discussion	Planning & Development	12/9/25
111-D	Motion by Councilor Lewandowski to look at private wells in new developments over 10 units for further review	Planning & Development	12/16/26
1-F	Motion by Councilor Lewandowski to send for discussion relative to establishing or formalizing an ordinance regarding water conservation program	Planning & Development	1/27/26

Updated January 27, 2026