



CITY OF HAVERHILL

CITY COUNCIL AGENDA

Tuesday, September 28, 2021 at 7:00 PM

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

In-Person/Remote Meeting

This meeting/hearing of Haverhill City Council will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing 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.

1. **OPENING PRAYER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES OF PRIOR MEETING**
4. **ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING**
5. **COMMUNICATIONS FROM THE MAYOR:**
6. **COMMUNICATIONS FROM COUNCILLORS TO INTRODUCE AN INDIVIDUAL(S) TO ADDRESS THE COUNCIL:**
 - 6.1. Councillor Joseph Bevilacqua requests to introduce Tim Coco of *WHAV* on the five-year anniversary of providing local news to Greater Haverhill
 - 6.2. Councillors Jordan and Michitson and Council Vice President LePage request to introduce Erin Padilla of Creative Haverhill to address the Council seeking funding for Cogswell Artspace from the \$500K account dedicated to youth and mental health services
7. **PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28**
8. **COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:**
 - 8.1. Abatement report from Board of Assessors for month of August 2021
9. **UTILITY HEARING(S) AND RELATED ORDER(S):**
10. **HEARINGS AND RELATED ORDERS:**
 - 10.1. Document 79: Water Street Redevelopment LLC requests Special Permit, CCSP-21-12, for redevelopment of Property at 85 Water st. consisting of 113 rental units on 1.19 acres+. This property is within the Waterfront Zoning District, Sub-Zone D.
Comments from Planning Director, William Pillsbury and City Depts are included
11. **APPOINTMENTS:**
 - 11.1. Confirming Appointments:
 - 11.2. Non-Confirming Appointments :
Merrimack St Redevelopment Project Advisory Committee, Angelo Petrozzelli from "Design Partnership Architects Inc" – to replace Matt Juros who resigned
 - 11.3. Resignations:
12. **PETITIONS:**
 - 12.1. Applications Handicap Parking Sign
 - 12.2. Amusement/Event Applications:



CITY OF HAVERHILL

CITY COUNCIL AGENDA

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In-Person/Remote Meeting

12.3. Tag Days:

12.4. One Day Liquor License:

12.5. Annual License Renewals:

12.5.1. Hawker Peddlers License 2021 - Fixed location

12.5.2. Coin-Op License Renewals 2021

12.5.3. Drainlayer License for 2021 -with City Engineer approval

12.5.3.1. Peter Holland - *renewal*

12.5.4. Christmas Tree Vendor

12.5.5. Taxi Driver Licenses for 2021

12.5.6. Taxi License

12.5.7. Junk Dealer License

12.5.8. Pool Tables

12.5.9. Sunday Pool

12.5.10. Bowling

12.5.11. Sunday Bowling

12.5.12. Buy & Sell Second Hand Articles

12.5.13. Buy & Sell Second Hand Clothing

12.5.14. Pawnbroker license

12.5.15. Fortune Teller

12.5.16. Buy & Sell Old Gold

12.5.17. Roller Skating Rink

12.5.18. Sunday Skating

12.5.19. Exterior Vending Machines

12.5.20. Limousine/Livery License/Chair Cars:

13. MOTIONS AND ORDERS:

13.1. Order – transfer \$17,424 from Capital Budget to: *Assessor's Digital Aerial Photography Fly Over*

13.2. Order - authorize payment of bills from the previous fiscal years and authorize payment from current year department appropriations as listed:

<u>Vendor</u>	<u>Amount</u>	<u>Account</u>
Sherwin Williams Co.	\$ 88.41	School Department
LAZ Parking Associates	\$13,333.00	Highway Department
John M Burke	\$ 652.50	Highway Department
New England Gang School	\$ 500.00	Police Department
Demers Plate Glass Co.	\$ 4,280.00	Police Department
CN Wood	\$ 5,500.39	Highway Department
Shoe City Hardware	\$ 20.97	School Department
TOTAL	\$ 24,375.27	

14. ORDINANCES (FILE 10 DAYS)



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In-Person/Remote Meeting

15. COMMUNICATIONS FROM COUNCILLORS:

- 15.1. Councillor McGonagle requests to discuss the safety concerns with the intersection of Carleton and Broadway (Rte. 978) and refer to the Traffic and Safety Committee to address at the next meeting
- 15.2. Council President Barrett requests to recognize October as *Breast Cancer Awareness Month* and submits Proclamation for October 15 *National Mammography Day*
- 15.3. City Councillor William J Macek and City Council Vice President Colin LePage request to discuss and move to correct a procedural error that occurred at last week's City Council meeting on September 21, 2021. The item to be discussed involved proposed additional language to be added to the Council's Rules and Regulations to direct how to handle an agenda item that prior to the close of an agenda deadline has multiple Councillors seeking to file the same or similar item for the next meeting's agenda. Note: See attached Page 1 of the Rules and Regulations of the City Council, Organization, Rule 1, paragraph 5, second sentence
- 15.4. Councillor LePage is requesting a progress update on the City's efforts of promoting the MassSaves Energy efficiency program for the benefits of residents, a progress update on the Green Communities grant application and follow up on the City Council request of re-establishing the Mayor's Sustainability Advisory Committee
- 15.5. Councillor Sullivan requests that *Pentucket Players* be granted a waiver for rental fees associated with using the City's Auditorium from 8/28 to 9/5/2021 for their show "*Into the Woods*"
Related communication from Mayor Fiorentini recommending approval to waive the auditorium rental fee of \$860.00 according to Chapter 36, Section 7 of City Code

16. UNFINISHED BUSINESS OF PRECEDING MEETING

17. RESOLUTIONS AND PROCLAMATIONS

18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

19. DOCUMENTS REFERRED TO COMMITTEE STUDY

20. LONG TERM MATTERS STUDY LIST

21. ADJOURN

CITY COUNCIL

MELINDA E. BARRETT
PRESIDENT
COLIN F. LePAGE
VICE PRESIDENT
JOSEPH J. BEVILACQUA
JOHN A. MICHITSON
THOMAS J. SULLIVAN
TIMOTHY J. JORDAN
MICHAEL S. MCGONAGLE
MARY ELLEN DALY O'BRIEN
WILLIAM J. MACEK



CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

CITY HALL, ROOM 204
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www.cityofhaverhill.com
citycnci@cityofhaverhill.com

2021 SEP 24 AM 09:58 FAX

611

September 21, 2021

TO: President and Members of the City Council:

Councillor Bevilacqua wishes to introduce Tim Coco of WHAV on the five-year anniversary of providing local news to Greater Haverhill.

Joseph Bevilacqua /lab-
City Councillor Joseph Bevilacqua

(9/28/2021 meeting)

CITY COUNCIL

MELINDA E. BARRETT
PRESIDENT
COLIN F. LePAGE
VICE PRESIDENT
JOSEPH J. BEVILACQUA
JOHN A. MICHITSON
THOMAS J. SULLIVAN
TIMOTHY J. JORDAN
MICHAEL S. MCGONAGLE
MARY ELLEN DALY O'BRIEN
WILLIAM J. MACEK



CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

2021 SEP 24 AM 09:53 HAV CITY

6.2

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4 SUMMER STREET
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www.cityofhaverhill.com
citycncl@cityofhaverhill.com

September 24, 2021

To: President and Members of the City Council:

Councillor Jordan, Councillor Michitson and Council Vice President LePage wish to introduce Erin Padilla of Creative Haverhill to address the Council seeking funding for Cogswell Artspace from the \$500K account dedicated to youth and mental health services.

Timothy Jordan /lcv
City Councillor Timothy Jordan

John Michitson /lcv
City Councillor John Michitson

Colin LePage /lcv
Council Vice President Colin LePage



CITY OF HAVERHILL
ASSESSORS OFFICE – ROOM 115
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Assessors@cityofhaverhill.com

8,1

20210903085545V01740

Sept. 3, 2021

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
August as filed in the Assessors Office.

Very truly yours,

Christine Webb, MAA
Assessor

Transaction Summary All Years
City of Haverhill

All Entry Date range 08/01/2021 through 08/31/2021 for Abateements

Totals	Tax		Interest		Fees		Tax		Interest		Fee		Refund		Abate	Exemp	Adjust	Transfers
	Paid	Interest Paid	Paid	Interest Reversals	Paid	Fees Reversals	Paid	Tax Reversals	Paid	Interest Reversals	Paid	Fee Reversals	Paid	Refund 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	1,197.89	0.00	0.00	0.00
2020 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	1,197.89	0.00	0.00	0.00
2020	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	1,197.89	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	53.00	0.00	0.00	0.00
2021 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	53.00	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	19,993.39	0.00	0.00	0.00
2021 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	19,993.39	0.00	0.00	0.00
2021	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	20,046.39	0.00	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	21,244.28	0.00	0.00	0.00
Total All Charges															21,244.28			

Total All Charges: Add all columns except Adjustments.

CCSP 21-12

Hearing September 28 2021

(10.1)

79

**JOHNSON &
BORENSTEIN, LLC**

ATTORNEYS AT LAW

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Pamela M. Coufos (MA)
Allison L. Colton (MA)

Of Counsel

Robert W. Lavoie (MA, NH)
Richard J. Byers (MA)

Paralegals

Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Tina M. Wilson

June 9, 2021

Haverhill City Council
Melinda E. Barrett, Council President
City Hall
4 Summer Street
Haverhill, MA 01830

Re: Application for Special Permit Approval
113 Unit Multi-family apartment building
85 Water Street, Haverhill, MA
85 Water Street Redevelopment LLC, Applicant

Council President Barrett & Councilors:

On behalf of Water Street Redevelopment LLC, I am pleased to submit to you its Application for Special Permit Approval for the redevelopment of the Property located at 85 Water Street in Haverhill. Enclosed please find your filing fee and the following materials in support of this application:

1. Conceptual Site Plan showing proposed Improvements;
2. Artistic rendering of the proposed multi-family residential structure to house 113 dwelling units having 127 bedrooms;
3. Site Plan showing proposed expansion and improvements to River Rest Park which abuts the Project location to the east;
4. Floor plans, parking plan, elevation plan and unit plans; and
5. Traffic Assessment.

From a Zoning Ordinance compliance point of view, this proposed Project complies with all applicable use and dimensional Requirements of the Waterfront District regulations of the Haverhill Zoning Ordinance, with the sole exception of the maximum number of units allowed

June 9, 2021

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under Section 255-165. However, under Section 255-170 and other applicable powers, the City Council has the authority to grant a waiver to the otherwise maximum limit on the number of units.

As described, a waiver is required and is being requested to the otherwise allowed 83 maximum number of units in the project. While the Applicant's proposed project has exactly the same number of bedrooms (127 bedrooms) that the last approved Special Permit in 2015 (the Franzone/Water Street Waterfront LLC Proposal) had allowed, the Applicant proposes to greatly increase the number of smaller units in order to make the Project both more attractive and more affordable to the demographic groups typically shut out of waterfront residential opportunities due to larger luxury-sized units containing two and even three bedrooms. The Applicant respectfully submits that these greatly-underserved population groups need and would welcome moderately sized apartments which would have a much more reasonable monthly rent.

Consequently, the only Waiver being proposed by the Applicant would be the density waiver so as to allow a total of 113 units containing 127 bedrooms.

This letter constitutes the Supportive Memorandum in connection with the Special Permit Criteria set forth in Section 255-162 of the Haverhill Zoning Ordinance under the Waterfront Zoning District. The Property is located within sub-zone D of the Waterfront Zoning District which has the goal of (i) creating a vibrant and active entrance to the downtown; (ii) creation of view corridors from the street to the Merrimack River and (iii) creation of an active waterfront.

Because this proposal provides improved public access to both the Merrimack River and increases the area of the public park to the east of the Property, the Applicant seeks a density bonus under Section 255-165 of the Zoning Ordinance. With the benefit of said density bonus, 83 units would be allowed on this Property. Applicant proposes 113 units, and respectfully requests that the City Council, under its Special Permit granting authority, grant a waiver to allow the requested density of 113 units. In support thereof, the Applicant points to the following:

1. Even with 113 units being proposed, the Project has the same 127-bedroom count as that previously allowed by the City Council in the most recent Special Permit granted to Water Street Waterfront, LLC (Frank Franzone) dated July 13, 2015.
2. Applicant has designed a Project that offers significant diversity in the type of units being offered, namely:
 - 49 studio units
 - 50 one bedroom units
 - 14 two bedroom units
 - 113 units containing a total of 127 bedrooms.

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June 9, 2021
Page 3

3. The additional 30 units will allow the Project to offer significantly more affordable market rate housing than previously designed for this Property. It goes without saying that the smaller units will permit a lower monthly rent to be charged, opening up the Waterfront District to a more diverse population mix.
4. In choosing this design (keeping the same 127 bedrooms previously permitted by the City Council, but configuring them in smaller units totaling 113,) Applicant believes it is being responsive to the changing demographics of not only downtown Haverhill, but also of Massachusetts in general and the country as a whole. As widely observed, there is a tremendous inability of persons, young and old, to find safe, moderately priced rental housing in vibrant sectors of our urban centers. Allowing the requested Waiver to accommodate 113 units containing 127 bedrooms will allow both the City and the Applicant to address this critical housing need.

As shown in the above materials and set forth in this Application, the proposed development meets all of the Waterfront Zoning District goals and the Special Permit criteria set forth below.

Section 255-162 of the Zoning Ordinance sets forth the following criteria:

1. *Physical access to or along the Merrimack River shall be provided pursuant to G.L.ch. 40A S9. The ordinance shall be interpreted so as to encourage physical access by the public to the Merrimack River and to discourage developments which prevent or block physical access to the river. Any property that has a property boundary that abuts the Merrimack River shall provide the City with an easement or other legal mechanism at either the water's edge or in close proximity to the Merrimack River depending on the topography of the area. The easement shall include a 25 foot minimum temporary construction easement and a 15 foot minimum access easement within the boundaries of the temporary construction easement nor the access easement is required to be improved/constructed.*

Response:

The proposed development will greatly enhance physical public access to and enjoyment of the land along the Merrimack River. The Property is directly abutted by Wall Street, a public way running along the Merrimack River which provides access to the waterfront from Water Street. The Applicant proposes to provide a permanent 5 to 8 foot pedestrian access from Water Street to the waterfront across from the Project site and to also provide easements allowing for the expansion of the Park to the east.

2. *Visual corridors shall be provided to or along the Merrimack River. The visual corridors are not required to be open to the public and may contain trees or parking lots.*

June 9, 2021
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Response:

The proposed development will protect view corridors from Water Street and in fact will allow protection of vistas of the Merrimack River. Additionally, as stated above the Applicant proposed to provide actual physical access to the waterfront and improve the existing Park to the east of the site.

3. *Primary building entrances shall be oriented toward the street, but buildings shall also have entrances facing the Merrimack River, which are subordinate in character and scale to the street entrance. For this purpose, subordinate shall mean that the entrance is smaller in height and width, and has fewer or simpler architectural elements.*

The proposed structure will have a two-way entrance to the upper parking level on Water Street. A plaza on the rear first floor level of the structure will have a two-way entrance to the lower parking level on the waterfront side of the building.

4. *All new buildings shall be constructed at the street edge with no front setback in order to complete the street wall, except in Sub-zones E and G where a front setback is required.*

The project site is located within Sub-Zone D of the Waterfront Zoning District. The proposed building will be aligned with the frontage of Water Street in conformity with this standard.

5. *Dumpsters, utility meters, mechanical units and service/loading areas shall be screened from view of both pedestrian areas and the Merrimack River. Furthermore, they shall not be located in the pedestrian right-of-way.*

All dumpsters, utility meters, mechanical units and service/loading areas will be screened from public view in conformity with this standard.

6. *Professional or Artist live/work units shall be designed to meet the specific needs of the artist occupants, such as, but not limited to the following: doorways and hallways should be oversize width to accommodate the moving of large objects; floors should be constructed to provide extra weight-bearing capacity; floors do not need to be finished; ceiling heights should allow for the creation of large works and equipment, including machinery and lighting.*

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Page 5

The submitted design can accommodate the needs of artist occupants and provide sufficient area and weight bearing capacity for artist equipment and artworks.

7. *Adequate municipal services shall be provided, including water, sewer, drainage, parks, and open space;*

The proposed development will not overburden any municipal services and will tie into existing water, sewer and drainage systems. Additionally, the proposed development will enhance access to the public park to the east of the site as well as to the waterfront by way of the proposed addition to the park and the proposed 70' x 100' easement.

8. *Public facilities and services shall be provided that are adequate to support the proposed development, such as schools, fire, emergency services, and police.*

The proposed development will not unduly burden public facilities serving the site such as schools, fire, emergency services and police protection.

9. *Adequate access points (ingress and egress) and routes to and from the property shall be provided to adjoining streets and ways so as to not cause a negative traffic impact.*

Vehicular access to and from the site is provided by way of a two-way access and egress point on Water Street on the northerly side of the property and by two-way access and egress point on the easterly portion of the property. A detailed traffic assessment submitted with this Application has determined that no significant impact on the nearby roadways and intersections will result from the proposed development.

10. *Mitigation shall be provided to create an adequate traffic circulation system in order to insure proper traffic control and to minimize hazards to public health and safety as a result of traffic.*

As stated above, a detailed traffic assessment has concluded that there will be no significant impact on nearby roadways and intersections are a result of the proposed development. The Applicant incorporates the traffic assessment by reference to this Application.

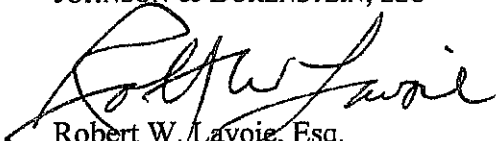
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Page 6

Conclusion:

Based on the materials submitted with this Application and the facts set forth above, the Applicant respectfully requests the City Council to approve the development of the Applicant's proposed Improvements as set forth in the site Plans and materials submitted.

Very truly yours,

JOHNSON & BORENSTEIN, LLC



Robert W. Lavoie, Esq.

IN CITY COUNCIL: July 13 2021
VOTED: that HEARING BE HELD SEPTEMBER 28 2021
Attest:

City Clerk



Haverhill

Economic Development and Planning
Phone: 978-374-2330 Fax: 978-374-2315
wpillsbury@cityofhaverhill.com

09/29
September 24, 2021

TO: City Council President Melinda Barrett and members of the Haverhill City Council

FROM: William Pillsbury, Jr. Economic Development and Planning Director

SUBJECT: Waterfront District Subzone D Special Permit- 85 Water Street-- 113 residential and a public Park

The applicant requests action on a special permit to construct 113 residential units and a public park at the former Friends Landing Site at 85 Water Street. The role of the City Council is to conduct a public hearing relative to the special permit pursuant to the criteria in the Waterfront district ordinance.

The proposed project is located on a site which was previously approved by developer Frank Franzone for 60 units. That approval has lapsed. The project is located in subzone D of the city council approved Waterfront Zoning ordinance.

A key component of this project is the provision of a public park, waterfront walkway enhancements, and reestablishment of the public dock in the area adjacent to the Water Street Fire Station. The proposed project includes these elements as part of the required design of a project in this subzone.

The ordinance allows for reports to be filed from city departments. I recommend that their comments and reports be made part of the approval action of the city council.

The role of the City Council under the Waterfront zoning ordinance is to act as Plan Approval Authority (PAA) for projects allowed by right and requiring approval of a special permit.

As Economic Development and Planning Director I have reviewed the application package for consistency with the ordinance and what follows is a recommendation based on a review of the project in light of the objectives of the ordinance and the specific requirements and standards of the Waterfront District Subzone D.



Haverhill

Economic Development and Planning
Phone: 978-374-2330 Fax: 978-374-2315
wpillsbury@cityofhaverhill.com

Doc 79

1. 255-9.3.1 Purpose

A detailed review of the project against Section 255-9.3.1: 1-17 indicates that the proposed project meets the relevant major objectives of the district.

2. 255-9.3.4: 8 Subzones

The goals for Subzone D states that a project proposed design should:

Create a vibrant and active entrance into the downtown- the proposed project meets this criterion.

Create View corridors from the street to the Merrimack River -the proposed project meets this criterion.

Create an Active Waterfront —a major benefit of this project is that the applicant proposes to provide a public park at the property, enhance the waterfront walkway and reestablish the public docks at the park location .

3. 255-9.3.5 Design Guidelines

The proposed project complies to the greatest extent possible with the relevant recommended design guidelines in 255-9.3.5: 1-11. The subzone allows for ground floor commercial space but is not required. This proposal continues the 100 percent residential use consistent with the previously approved iterations of this project.

4. 255-9.3.9 Special Permit review criteria

Proposed project complies to the greatest extent possible with all relevant special permit criteria 255-9.3.9-(1-10).

Proposed project complies with the review criteria of providing for physical access to the River and affords additional mitigation in the form of enhancements to the public park, the waterfront walkway and Dock reestablishment.

5. 255-9.3.11 and 12: Density Regulations and Density Bonus

The proposed project is entitled to a density bonus as follows: In Subzone H a maximum of 70 units per acre shall be permitted when a project proposes a public park on site. The area, location and amenities included in the park are an excellent enhancement to the project and a benefit to the city.



Haverhill

Economic Development and Planning
Phone: 978-374-2330 Fax: 978-374-2315
wpillsbury@cityofhaverhill.com

DAC 99

The proposed project however does request approval of a number of units in excess of the density bonus. The maximum allowed number of units on the site with the density bonus included is 83 and a waiver is requested to reach the requested number of 113.

255-9.3.20: Plan Approval Decision

1. Waivers- Except where expressly prohibited herein, upon the request of the applicant the PAA may waive dimensional and other requirements of this article in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the WD or if the PAA finds that such waiver will allow the project to better achieve the intent and overall purposes of this article.

I believe the waiver in the case of this individual project should be denied. The standard for the subzone is set and the maximum number of units should not exceed the 83 allowed by the subzone with the density bonus in place. I recommend that the project at 83 units should be approved.

3. Special Permit approval- The city council finds that the project is consistent with the purpose and intent of the section including that the applicant has:

1. submitted the required fees and information
2. meets the requirements and standards set forth in the section
3. provided that impacts have been mitigated to the greatest extent possible

RECOMMENDATION: Based on a comprehensive review of the proposed project I recommend that the City Council DENY the requested waiver; and APPROVE the special permit if the applicant agrees to revise the project to be at a density of 83 units which is the maximum number of units allowed in the subzone with the density bonus applied, and then making the findings necessary that the project as presented is consistent with the purpose and intent of the section.

Should the project move forward to approval I further recommend that any specific requirements contained in the reports filed by the city departments shall be made part of this finding and carried forward into the development review/building permit process.

City Council Special Permit · Add to a project

 **Expiration Date**

Active



CCSP-21-12



Details

Submitted on Jul 1, 2021 at 10:37 am



Attachments

29 files



Activity Feed

Latest activity on Sep 23, 2021

Applicant

Karen Pollastrino



Location

85 Water Street, Haverhill, MA 01832

Timeline

Add New ▾

Special Permit Filing Fee

Waived Jul 6, 2021 at 9:51 am



Fire2 Department Review

Completed Jul 6, 2021 at 10:00 am



Water Supply Review

Completed Jul 6, 2021 at 10:05 am



Planning Director Review

Completed Jul 6, 2021 at 10:11 am



Assessor for Abutter's List

Completed Jul 6, 2021 at 10:45 am



Wastewater Review

Completed Jul 6, 2021 at 1:22 pm



Fire1 Department Review

Completed Jul 22, 2021 at 8:41 am

**Police Department Review**

Completed Jul 29, 2021 at 1:32 pm

Conservation Department Review

Completed Aug 10, 2021 at 10:35 am

**Storm Water Review**

Completed Aug 10, 2021 at 10:36 am

**Health Department Review**

Completed Sep 22, 2021 at 8:19 am

**Planning Director Approval for Agenda**

Completed Sep 23, 2021 at 3:20 pm

**Building Inspector Review**

In Progress

**City Clerk Review - Hearing Dates Set**

In Progress

**City Council Clerk Notified**

In Progress

**DPW Review**

In Progress

**Engineering Department Review**

In Progress

**School Department Review**

In Progress

**Water Department Review**

In Progress

**Water/Wastewater Final Review**

In Progress

**Building Inspector Approval for Agenda**

In Progress

**First Ad Placement**

Review

Placed on Agenda

Review



Abutter Notification

Review



Second Ad Placement

Review



City Councilor A Review

Review



City Councilor B Review

Review



City Councilor C Review

Review



City Councilor D Review

Review



City Councilor E Review

Review



City Councilor F Review

Review



City Councilor G Review

Review



City Councilor H Review

Review



City Councilor I Review

Review



City Council Meeting

Review



Meeting Minutes & Decision Filed w/City Clerk

Review



Fire2 Department Review



Complete ▾

Complete

Assignee

Michael Picard

Due date



None



Michael Picard ✓

Remove Comment • Jul 6, 2021 at 10:00 am

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

CMR which in the scope of 780 CMR, 9th edition, shall be made in accordance therewith. (527 CMR 1.04(4) and 780 CMR 101.2).

Additionally, 780 CMR (901.2.1) Document Submittal Process will be required.

Plans

approved by the fire department are approved with the intent they comply in all

respects to MSBC, 780 CMR 527 CMR 1.00, MGL Chapter 148 and any City of

Haverhill ordinance. Any omissions or errors on the plans do not relieve the

applicant of complying with applicable requirements.

A

third party review of the fire protection systems in this building will be required.

Fire

Protection systems will need to be permitted before the building permit will be issued.

BDA-

for public safety communications may be required with this project

**Eric Tarpay** ✓

Remove Comment • Jul 22, 2021 at 8:40 am

New approach to Wall Street thru
applicants property does not appear to meet city road standards-
including width
and grade.

This step was assigned to Michael Picard - Jul 6, 2021 at 9:51 am
Michael Picard approved this step - Jul 6, 2021 at 10:00 am

Review

Placed on Agenda

Review



Abutter Notification

Review



Second Ad Placement

Review



City Councilor A Review

Review



City Councilor B Review

Review



City Councilor C Review

Review



City Councilor D Review

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City Councilor E Review

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City Councilor F Review

Review



City Councilor G Review

Review



City Councilor H Review

Review



City Councilor I Review

Review



City Council Meeting

Review



Meeting Minutes & Decision Filed w/City Clerk

Review



Wastewater Review



Complete ▾

Complete

Assignee

Paul Jessel

Due date



None



Paul Jessel ✓

Remove Comment • Jul 6, 2021 at 1:22 pm

Under City plan number PPR-20-3 the following items should be added to any City Council approval. Civil plans do not show connection into City sewer system provide this detail

Architectural Plans Sheet A 0.0 shows a building with a flat roof. All roof drains shall be connected into the City' drain system at DMH-1157

Architectural Plans show stairs and planting structures on the City's drain easement a deed reference must be included that if the City makes repair to this 36"-drain, these structures will be repair at the owner's costs sheet A 0.2

Sheet piles shall be required near the building foundation as the building is less that 12 feet from the 36"-drain. This is necessary should an excavation be required to repair the 36"-drain See sheet A 1.0 B This sheet pile shall be design by a structural engineer with stamp plan.

Details plans with elevations showing the garage, existing 36"-drain, building foundation and sheet piles must be provided

This step was assigned to Paul Jessel - Jul 6, 2021 at 9:51 am
Paul Jessel approved this step - Jul 6, 2021 at 1:22 pm

Review

Placed on Agenda

Review



Abutter Notification

Review



Second Ad Placement

Review



City Councilor A Review

Review



City Councilor B Review

Review



City Councilor C Review

Review



City Councilor D Review

Review



City Councilor E Review

Review



City Councilor F Review

Review



City Councilor G Review

Review



City Councilor H Review

Review



City Councilor I Review

Review



City Council Meeting

Review



Meeting Minutes & Decision Filed w/City Clerk

Review



Conservation Department Review



● Complete ▾

Complete

Assignee

Robert Moore

Due date



None



Robert Moore ✓

Remove Comment • Aug 10, 2021 at 10:34 am

The Conservation Commission has previously approved 2 similar redevelopments of this site, in terms of building and open space layout, parking, stormwater management... However, those approvals have since lapsed. This project requires the filing of a new Notice of Intent with the Commission.

The Commission will evaluate compliance with the MA Stormwater Management Standards as part of its NOI review. The Commission typically requires the applicant post an escrow with the Commission to fund a third-party peer review of the stormwater management design. Should the Commission issue an Order of Conditions approving this project as compliant with the MA Wetlands Protection Act, the municipal wetlands protection ordinance, and the MA SMS, a permit under the local stormwater management ordinance would not be required.

Proposed park improvements are similar to those approved with the 2015 project. With this likely being a walkable park destination, consideration should be given to eliminating the on-site parking spots and expanding the actual park space. It appears 2 spaces could be added to the proposed street parking and the City could look towards the abutting fire station property for any additional parking needs.

Review

Placed on Agenda

Review



Abutter Notification

Review



Second Ad Placement

Review



City Councilor A Review

Review



City Councilor B Review

Review



City Councilor C Review

Review



City Councilor D Review

Review



City Councilor E Review

Review



City Councilor F Review

Review



City Councilor G Review

Review



City Councilor H Review

Review



City Councilor I Review

Review



City Council Meeting

Review



Meeting Minutes & Decision Filed w/City Clerk

Review



Storm Water Review

Complete ▾

Complete

Assignee

Robert Moore

Due date



None



Robert Moore ✓

Remove Comment • Aug 10, 2021 at 10:36 am

The Conservation Commission will evaluate compliance with the MA Stormwater Management Standards as part of its NOI review. The Commission typically requires the applicant post an escrow with the Commission to fund a third-party peer review of the stormwater management design. Should the Commission issue an Order of Conditions approving this project as compliant with the MA Wetlands Protection Act, the municipal wetlands protection ordinance, and the MA SMS, a permit under the local stormwater management ordinance would not be required.

This step was assigned to Robert Moore - Jul 6, 2021 at 9:51 am
Robert Moore approved this step - Aug 10, 2021 at 10:36 am

Review

Placed on Agenda

Review



Abutter Notification

Review



Second Ad Placement

Review



City Councilor A Review

Review



City Councilor B Review

Review



City Councilor C Review

Review



City Councilor D Review

Review



City Councilor E Review

Review



City Councilor F Review

Review



City Councilor G Review

Review



City Councilor H Review

Review



City Councilor I Review

Review



City Council Meeting

Review



Meeting Minutes & Decision Filed w/City Clerk

Review



Health Department Review



● Complete ▾

Complete

Assignee

Mark Tolman

Due date



None



Mark Tolman ✓

Remove Comment • Sep 22, 2021 at 8:19 am

Rubbish storage and disposal plan
must be submitted for approval

This step was assigned to Bonnie Dufresne - Jul 6, 2021 at 9:51 am

Bonnie Dufresne assigned this step to Mark Tolman - Jul 6, 2021 at 10:22 am

Mark Tolman approved this step - Sep 22, 2021 at 8:19 am



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Kathleen A. Theoharides
Secretary

Martin Suuberg
Commissioner

September 3, 2021

85 Water Street Redevelopment LLC
c/o Sharon Sullivan, LEC Environmental Consultants, Inc.
380 Lowell Street, Suite 101
Wakefield, MA 01880

Re: Jurisdictional Determination – WW04-0000007

85 Water Street & River Rest Park, Filled Tidelands of the Merrimack River, Haverhill, Essex County

Dear Ms. Sullivan:

Enclosed is the Determination of Applicability for the referenced application issued pursuant to Waterways Regulations 310 CMR 9.06. This Determination may be recorded at the Southern Essex County District Registry of Deeds and a copy will be maintained in the Department files.

If you have any questions, please contact Susan You of the Waterways Regulation Program at susan.you@mass.gov.

Sincerely,



Daniel J. Padien

Program Chief
Waterways Regulation Program

Cc: Haverhill Conservation Commission
Haverhill Park Department
85 Water Street Redevelopment LLC
Amato Bocchino, The Water Street Waterfront LLC
John Pettis, City of Haverhill
DSF Water Street LLC c/o DSF Advisors LLC, 1 Water Street, Haverhill
Ann M. Marton, LEC Environmental Consultants, Inc.



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
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Karyn E. Polito
Lieutenant Governor

Kathleen A. Theoharides
Secretary

Martin Suuberg
Commissioner

File No: JD WW04-0000007

Municipality: Haverhill, Essex County

DETERMINATION OF APPLICABILITY- 310 CMR 9.00

Applicant:

85 Water Street Redevelopment LLC
231 Sutton St., Suite 1B
North Andover, MA 01845

Location of Site:

85 Water Street & River Rest Park
Haverhill, MA 01830
Tax Assessor's Map & Parcel Nos:
200-4-3 & 207-2-1A

Pursuant to 310 CMR 9.06, the Department of Environmental Protection Waterways Regulation Program (the "Department") has considered your request for a Determination of Applicability and its supporting documentation, and has made the following determination:

- [X] The Determination is Positive:** A portion of the above referenced site for which this determination is issued includes Filled and/or Flowed Tidelands subject to jurisdiction under M.G.L Chapter 91 and its regulations at 310 CMR 9.00.
- [X] The Determination is Negative:** The above referenced property for which this determination is issued includes lands not subject to jurisdiction under M.G.L Chapter 91 and its regulations at 310 CMR 9.00.

LEC Environmental Consultants, Inc. has requested a Determination of Applicability (RDA) on behalf of 85 Water Street Redevelopment LLC (the "Applicant") regarding the landward extent of jurisdiction under M.G.L. Chapter 91 at 85 Water Street and River Rest Park in Haverhill, Essex County (the "project site").

Documentation submitted in support of this request included:

- 1) Request for Determination of Applicability (Waterways Application Form WW04);
- 2) Cover letter and narrative in support of the request, signed by Ann M. Marton, President, Director of Ecological Services at LEC Environmental Consultants, Inc., dated July 9, 2021;
- 3) USGS Locus map prepared by at LEC Environmental Consultants, Inc., dated February 24, 2020;
- 4) Prior Waterways License Plans issued for the project site and abutting properties including Harbor and Land Commission (HLC) License No. 286 issued on September 2, 1875, HLC License No. 523 issued on April 1, 1880, HLC License 3328 issued on October 26, 1908, HLC License No. 3624 issued on October 25, 1911, HLC License No. 3870 issued on June 30, 1914, and Commission on Waterways and Public Lands License No. 50 issued on March 23, 1917;
- 5) Historic Maps of project site and vicinity including 1818 City Atlas Haverhill; 1892 Atlas Haverhill & Bradford 1892; and Easement Plan (Book 108 and Plan 94) recorded at Essex Registry of Deeds on April 14, 1967;
- 6) Plan titled "*Worksheet for Historic High Water Determination 85 Water Street, Haverhill, Massachusetts prepared for Minco Development Corporation,*" prepared by The Morin-Cameron Group, Inc., 1 sheet dated March 16, 2021;
- 7) Plan titled "*Existing Conditions and Chapter 91 Jurisdictional Limit Plan for 85 Water Street and Vicinity, Haverhill, Essex County, MA*", prepared by The Morin-Cameron Group, Inc., 1 sheet dated June 18, 2021; and
- 8) Copy of mailing distribution list of this RDA Application.

The project site is located outside of the coastal zone defined by the Massachusetts Office of Coastal Zone Management, therefore the Chapter 91 Presumptive Line Project which maps the historic high water mark throughout the coast of Massachusetts is excluded from this tidal portion of the Merrimack River. In support of their argument, the Applicant conducted intensive research from the City of Haverhill archives, Registry of Deeds records, and the Department's Waterways Program Database, and supplied the Department with the above-referenced historical maps, license plans, and historical information regarding the project site, which clearly delineated the location of the historic shoreline, State Harbor Line, and elevations of high tide and low tide/mean high water and mean low water. The structures and or fill authorized in the previous licenses include historic fill/retaining wall/wharf/wharf extension in the vicinity of the project site. Relying on existing utility structures, buildings, and street layout, The Morin-Cameron Group, Inc. was able to overlay these historic plans on to an existing condition plan so as to determine the landward limit of Chapter 91 Jurisdiction on site. In areas of the project site where there were gaps in historical map/plan information, the Applicant connected the dots between the two adjoining historic high water shoreline to create an Inferred Historic High Water mark, as was done during the Chapter 91 Presumptive Line Project to rectify this issue. The analysis conducted by the Morin-Cameron Group, Inc. indicates that the majority of the historic high water shoreline is located within the existing 40-foot wide Wall Street right-of-way layout and does not encroach onto the subject parcels. However, a small portion of the historic high water line does extend onto the southeast corner of 85 Water Street and along the southern portion of River Rest Park.

Upon review of all the information and research provided by the Applicant, the Department determines that the Applicant have provided the most reliable information available to date to determine the landward extent of Chapter 91 jurisdiction on said project site. Furthermore, the Department determines that the assumptions for the above-mentioned analysis are reasonable and said analysis is convincing. Accordingly, the Department agrees that the landward extend of Chapter 91 jurisdiction on the project site and vicinity is located mostly on the Wall Street right-of way along the seaward end of the project site with the exception of said southern portion extending further landward, as depicted on the attached plan titled "*Existing Conditions and Chapter 91 Jurisdictional Limit Plan for 85 Water Street and Vicinity, Haverhill, Essex County, MA*", prepared by The Morin-Cameron Group, Inc., dated June 18, 2021.

Therefore, the Department hereby determines that the portions of the project site located landward of the black dotted line depicted on said attached Plan is not subject to M.G.L. Chapter 91 and its regulations at 310 CMR 9.00, while the areas seaward of said dotted line are considered Filled and/or Flowed Tidelands of the Merrimack River subject to M.G.L. Chapter 91 and 310 CMR 9.00. In addition, the Department acknowledges that the existing historic fill on 85 Water Street (Parcel ID 200-4-3) was authorized under HLC License No. 3870 while no records was found to demonstrate that the existing historic fill on River Rest Park (Parcel ID 207-2-1A) was previously authorized. However, the River Rest Park is owned and maintained by the City of Haverhill and presumably the existing historic fill was placed through a "Public Service Project" as defined in 310 CMR 9.02 and exempt from displacement fee pursuant to 310 CMR 9.16(4)(a).

Please be advised that any new structures and/or uses proposed on jurisdictional tidelands or any substantial structural alteration and/or substantial change in use to any existing structures and/or fill located on jurisdictional tidelands is subject to licensing under M.G.L. Chapter 91 and 310 CMR 9.00. This Determination does not relieve the Applicant from complying with all other applicable local, state, or federal statutes, ordinances, by-laws, or regulations.

Issued by the Department of Environmental Protection Waterways Regulation Program.

IN WITNESS WHEREAS, said Department of Environmental Protection have hereunto set their hands this 3rd day of September in the year 2021.



Daniel J. Padien
Program Chief
Waterways Regulation Program

Encl: Notice of Appeal Rights

Existing Conditions and Ch.91 Jurisdictional Limit Plan for 85 Water St & Vicinity, Haverhill, Essex County, MA

NOTICE OF APPEAL RIGHTS

This Determination is an action of the Department. If you are aggrieved by this action, you may request an adjudicatory hearing. A request for a hearing must be made in writing and postmarked within twenty-one (21) days of the date this determination was issued.

Contents of Hearing Request

Under 310 CMR 1.01(6)(b), the request must clearly and concisely state the facts which are the grounds for the request, and relief sought. Additionally, the request must state why the determination is not consistent with applicable laws and regulations.

In addition, pursuant to 310 CMR 9.17(3), any notice of claim for an adjudicatory hearing must include the following information: the Waterways Application File Number; name of the applicant and address of the project; the complete name, address, and telephone number of the party filing the request and, if represented by counsel, the name, address and telephone number of the attorney and, if claiming to be a person aggrieved, the specific facts that demonstrate that the party satisfies the definition of "aggrieved person" found in section 9.02; a clear statement that a formal adjudicatory hearing is being requested; a clear and concise statement of the specific objections to the Department's determination, and the relief sought through the adjudicatory hearing; and a statement that a copy of the request has been sent to: the applicant and the municipal official of the city or town where the project is located. The original request and a copy of the check must be sent to:

Case Administrator
Department of Environmental Protection
One Winter Street, 2nd Floor
Boston, MA 02108

Filing Fee and Address

The hearing request along with a valid check payable to the Commonwealth of Massachusetts in the amount of one hundred dollars (\$100) must be mailed to:

Commonwealth of Massachusetts
Department of Environmental Protection
P.O. Box 4062
Boston, MA 02211

At the same time, pursuant to 310 CMR 9.17, a copy of this appeal shall be sent by certified mail or hand delivery to the applicant, and other parties to this proceeding, if any, and to the municipal official of the city or town where the project is located. The request will be dismissed if the filing fee is not paid, unless the appellant is exempt or granted a waiver as described below.

Exceptions

The filing fee is not required if the appellant is a city or town (or municipal agency), county, or district of the Commonwealth of Massachusetts, or a municipal housing authority.

Waiver

The Department may waive the adjudicatory hearing filing fee for a person who shows that paying the fee will create an undue financial hardship. A person seeking a waiver must file, together with the hearing request as provided above, an affidavit setting forth the facts believed to support the claim of undue financial hardship.

SURVEY NOTE:
PROPERTY LINE INFORMATION SHOWN HEREON WAS OBTAINED BY THE MORRIS-CAMERON GROUP, INC., EXISTING CONDITIONS SHOWING HEREON WERE SUPERSEDED BY A PLAT DATED FEBRUARY 2003, BEYOND THE BOUNDARIES OF THE TRACT. THE TRACT WAS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. PREPARED APRIL 20, 2003.

GENERAL NOTES:
THIS PLAN IS PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHIN THE MEMBER COMPANIES OF THE NORTH-CAROLINA GROUP, INC.

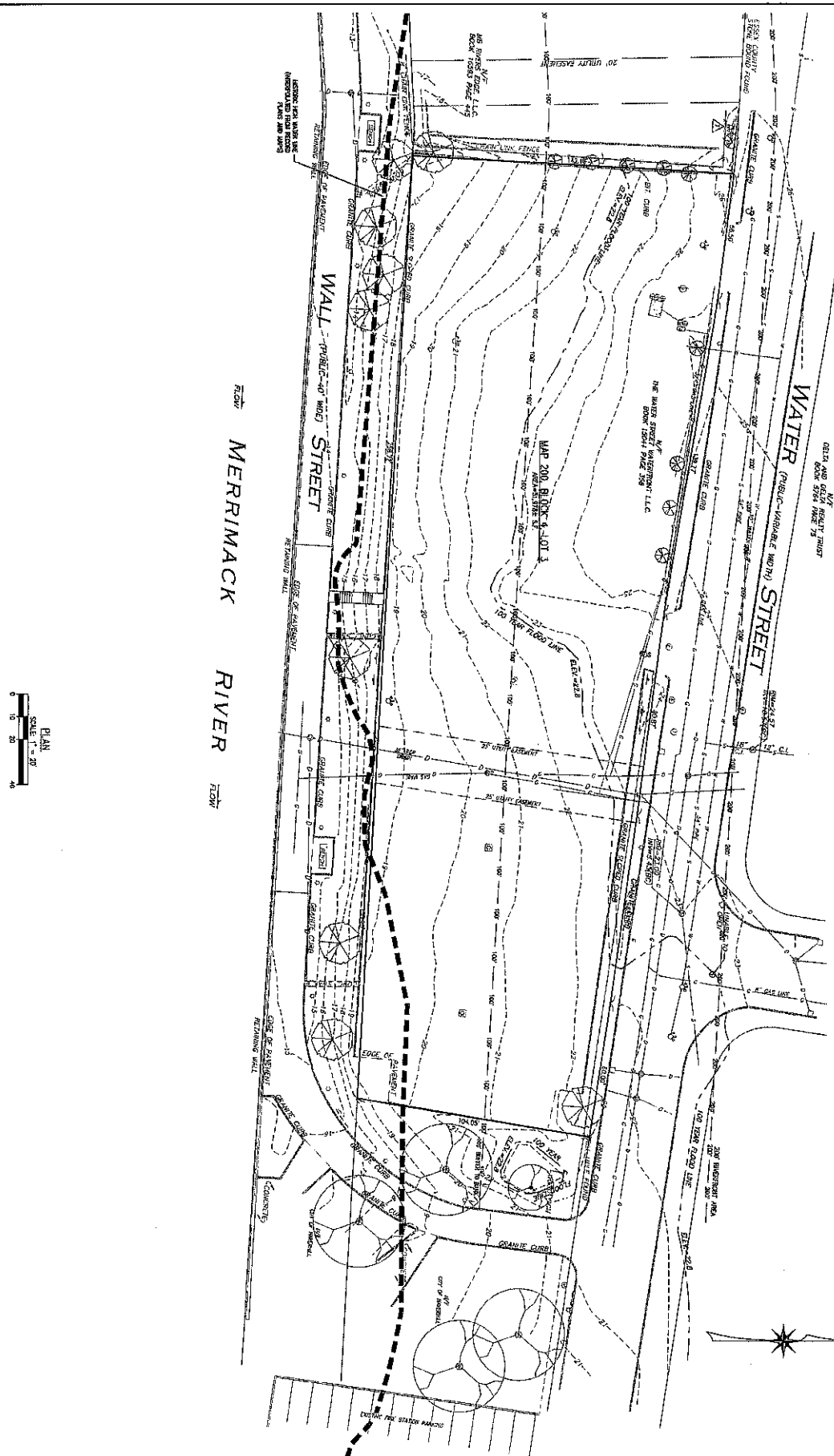
ELGOOD NOTE:
A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A ZONE OF EL-22.07 AS

POSITION OF THE

RECORDED - OWNER

AS9253084

ELEVATIONS HEREON REFER TO NGVD29 DATUM



PLAN
SCALE 1" = 20'

EXISTING
SITE PLAN

C-1

EXISTING CONDITIONS AND CHAPTER 91
JURISDICTIONAL LIMIT PLAN
FOR
WATER STREET AND VICINITY, HAVERHILL, ESSEX COUNTY, MA
(ASSESSOR'S MAP 200, BLOCK 4, LOT 3)
PREPARED FOR:
85 WATER STREET REDEVELOPMENT, LLC

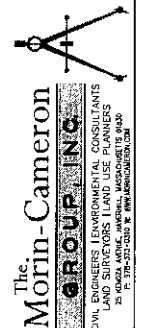
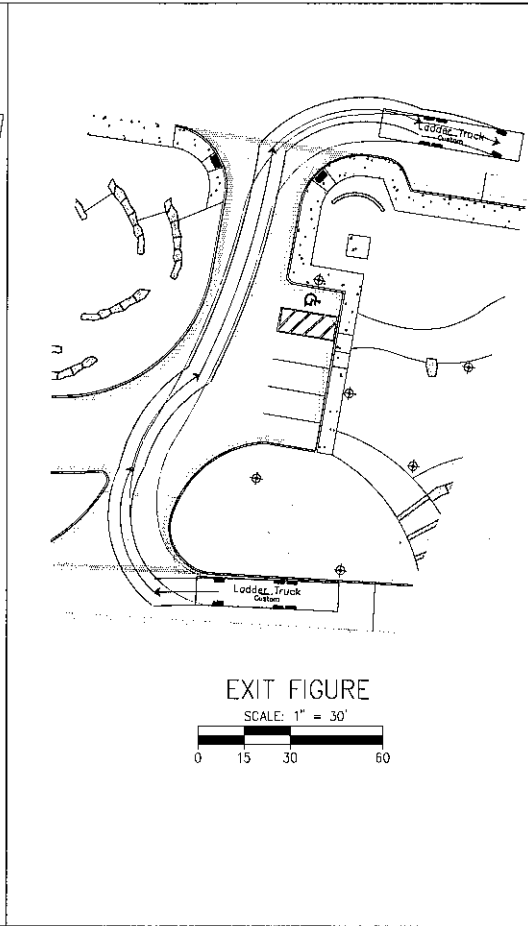
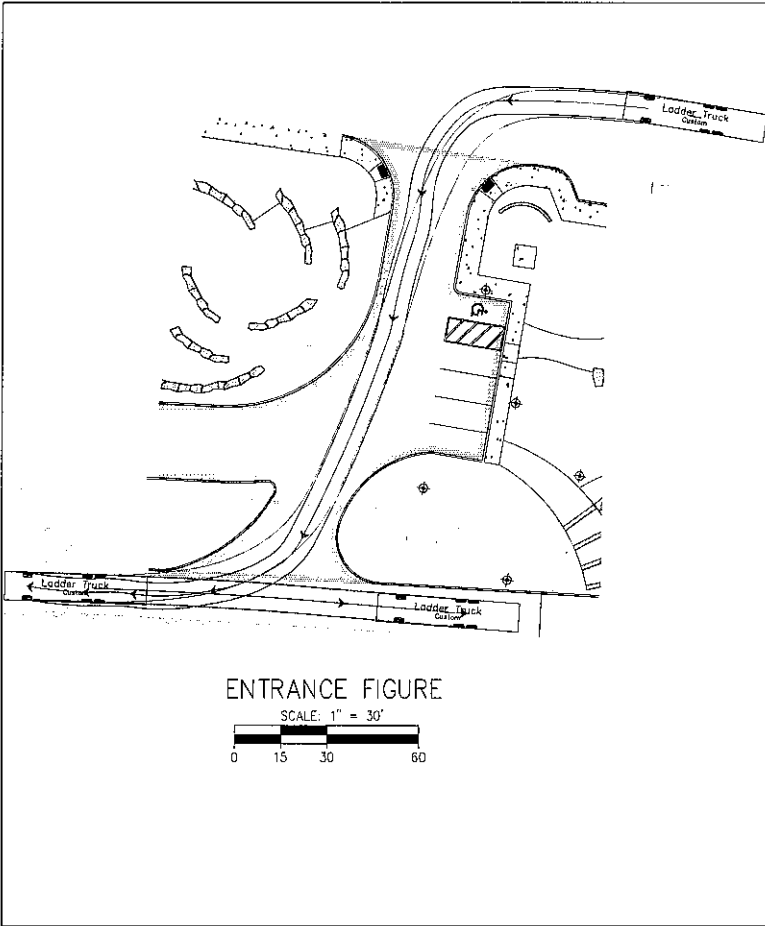
REVISIONS		
NO.	DESCRIPTION	DATE
1	PLAN TITLE REVISION	8/25/2021

SURVEY BY: OTHERS
DRAFTED BY: D.J.P./M.C.L.
CHECKED BY: S.P.C./M.C.L.
APPROVED BY: S.P.C.
SCALE: AS NOTED
DATE: JUNE 18, 2021



The Morin-Cameron GROUP INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
100, 101 & 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910





DATE: SEPT. 20, 2021

SCALE: 1" = 30'

AUTOTURN FIGURE
AT
85 WATER STREET
HAVERHILL, MASSACHUSETTS

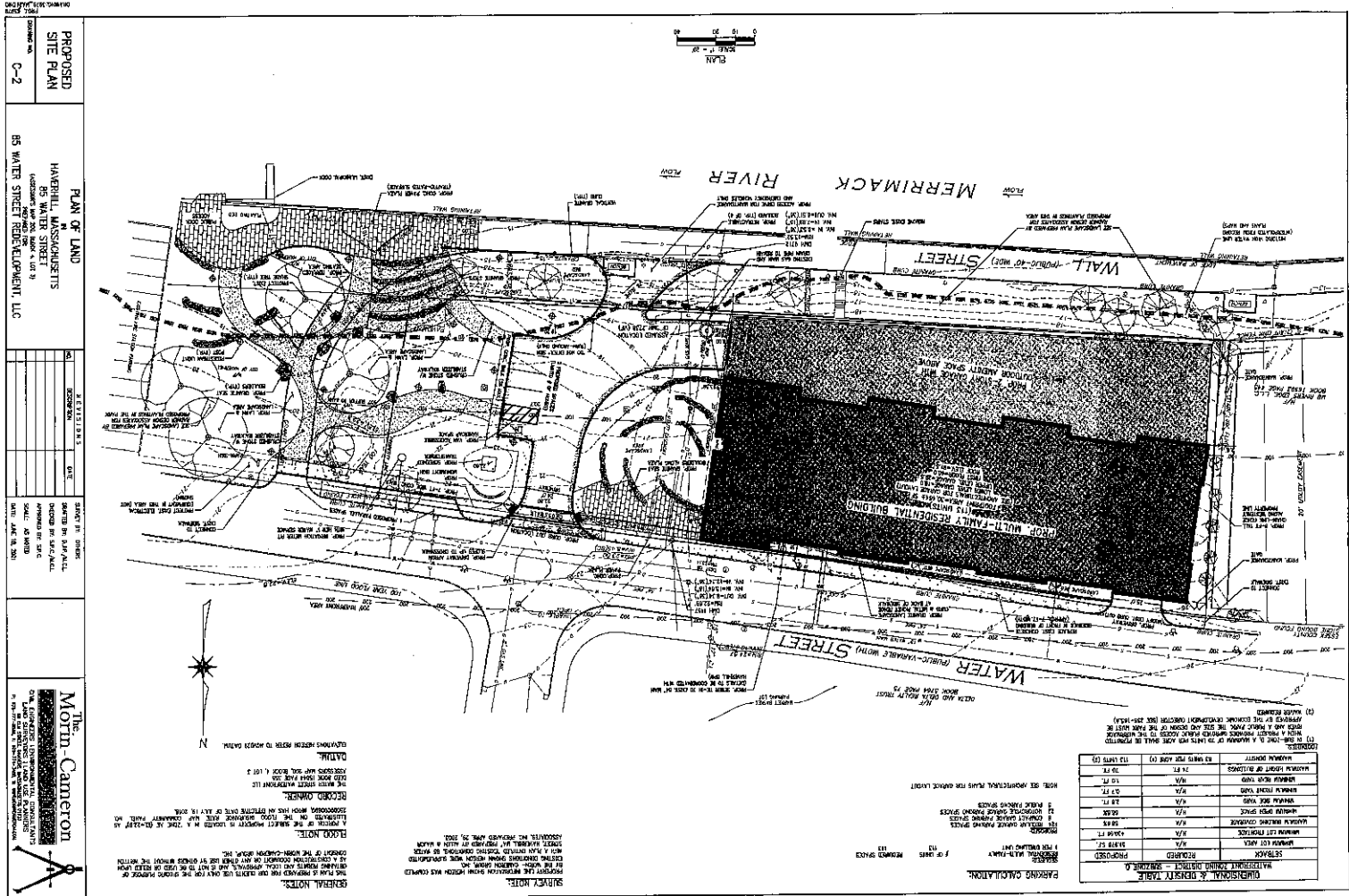


TABLE 1 - SUMMARY OF PROPOSED DEVELOPMENT	
ITEM	DESCRIPTION
1	PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING
2	PARKING SPACES
3	LANDSCAPING
4	WATER STREET REDEVELOPMENT
5	WALL STREET REDEVELOPMENT

PROPOSED SITE PLAN

PLAN OF LAND

Haverhill, Massachusetts

85 WATER STREET

85 WATER STREET REDEVELOPMENT, LLC

0-2

The Mott-Cameron

GENERAL NOTES:

1. THE PLAN IS PREPARED FOR THE PROPOSED DEVELOPMENT OF THE 85 WATER STREET REDEVELOPMENT, LLC. THE PLAN IS PREPARED FOR THE PROPOSED DEVELOPMENT OF THE 85 WATER STREET REDEVELOPMENT, LLC. THE PLAN IS PREPARED FOR THE PROPOSED DEVELOPMENT OF THE 85 WATER STREET REDEVELOPMENT, LLC.

85 WATER STREET REDEVELOPMENT, LLC

231 Sutton Street, Suite 1B
North Andover, MA 01845

Time Limit
WAIVER

(978) 687-6200 office

(978) 682-6473 fax

July 12, 2021

Haverhill City Council
Melinda E. Barrett, President
4 Summer Street, Room 204
Haverhill, MA 01830

Re: 85 Water Street – waiver of time limit

Dear Ms. Barrett:

With respect to the 75 day or 120-day time limit for the public hearing and a waiver thereof, as requested in Step 8 of 11 of the online special permit application, the Applicant hereby agrees to extend the time for the City Council to open the public hearing in the matter of 85 Water Street until September 30, 2021.

Thank you.

85 Water Street Redevelopment, LLC
Andover Real Property Management, Inc.
Manager

Louis P. Minicucci, Jr.

Louis P. Minicucci, Jr.
Its President

KP

LPM/kp

CC 50 21.12

Hearing Sept 28
2021

79

Narrative Description of Proposed Project
85 Water Street, Haverhill

Plan Approval Authority:

The City Council is the Plan Approval Authority for purpose of reviewing project applications for uses permitted by special permit or permitted by major site plan review in the Waterfront District.

The application for 85 Water St. requires a Special Permit and Site Plan Review (Major). The property is in the Waterfront Zoning District, Sub-Zone D.

The application as described herein meets the major objectives of the district in the following ways:

- Promotes public access to and along the Merrimack River through improved access through the site to Wall St.; provides five public parking spaces; and significantly enlarges by approximately one-third and rebuilds the adjacent River Rest Park to modern standards;
- Promotes and protects existing view corridors to the river by orienting the building to the west side of the site along the street edge and leaving the area between the building and the Haverhill Fire Station open with an expansive vista;
- Promotes physical and visual connections between both the north and south sides of the river and the downtown by aligning the site driveway with Bethany Ave., which is an entrance to Central Plaza, 2 Water St.;
- Links the Merrimack River with the street edge to maintain adequate pedestrian circulation and views of both the street and the river by placing the north façade of the building at the street edge with Water St. and leaving open space between the south façade and Wall St.;
- Provides the maximum public benefit in any new development or redevelopment of land along the Merrimack River by providing access to Wall St. and enlarging and enhancing the adjacent public park;
- Regains an active waterfront by encourage residents to use Wall St. and the enhanced public park and boat ramp;
- Creates a development node in order to plan for a comprehensive waterfront;
- Creates diversity of housing opportunities along the waterfront and within the downtown by providing smaller more affordable units in modern energy efficient rental housing;

- Facilitates development of a mix of uses that contributes to a vibrant business environment and increases street level activity by increasing the number of residents in this neighborhood;
- Ensures that existing and future development contributes to a continuous and active street that addresses the contextual, human- scale, mixed-use, and pedestrian-friendly needs of the downtown;
- Create new jobs at a variety of income levels in finance, architecture, engineering, construction, maintenance, and management;
- Encourages the construction of new, innovative designs, including highly energy efficient construction techniques that enhance the area and incorporates modern amenity areas;
- Redevelops vacant or underutilized land with appropriately dense development by redeveloping a long-vacant site that will serve to enhance a main gateway to the City; and
- Promotes pedestrian activity in the downtown by giving area residents a reason to walk or drive to the Merrimack River and use the enlarged and River Rest Park, and by giving the building's residents the ability to walk to area shops, banks, services, restaurants, and the MBTA commuter rail station.

Preferred Project:

Sec. 9.3.10 Preferred Projects in Sub-Zone D: We believe that our proposed project should receive an expedited review for the following reasons:

- Access to the Merrimack River will be improved through the creation of an improved driveway for vehicular access and the provision of five public parking spaces, including one handicap space, allowing the public access to Wall St. and to the River Rest Park;
- The driveway may be used by maintenance vehicles to access Wall St., which is between the project site and the Merrimack River;
- The project site has no property boundary with the Merrimack River and no 25' construction easement is necessary;
- Approximately 7,732 sq.ft. of our site will be added to the existing 18,272 sq.ft. River Rest Park to increase its overall size to 26,004 sq.ft.;
- Our landscape architect, Michael Radner of Radner Design Associates, Inc. in conjunction with the City's landscape consultant, Steve Cecil, has reimagined and redesigned the River Rest Park. This gently sloping site currently consists of a small green space bifurcated by Wall Street. Positive aspects of the current park include gently sloping topography, several large shade trees, views of the Merrimack River, and access to the river via an existing ramp and dock. Its adjacency to the downtown as well

as several large multi-family buildings offer an opportunity for the City to provide an improved and enlivened contemporary passive recreation area;

- Unfortunately, the park suffers from limited access, outdated seating, lighting in disrepair, aging paving, and few plantings except for the large but significant shade trees;
- Our plan proposes to expand the park space by shifting vehicular access to the west, providing additional on-street parking spaces on Water Street, and providing public parking (including a handicapped accessible space) within the site via a shared driveway to the proposed development. The shared driveway will also provide maintenance and emergency access to Wall Street and the park;
- Within the park, intermittent seating areas along informal, winding pathways will be provided, with terraced amphitheater-like seating, optimizing views to the Merrimack River. Multiple paths will provide access from the parking spaces and from Water Street to the existing boat dock;
- Walkways and terraces will be constructed of natural crushed stone with a binder emulsifier, which provides a solid, accessible, durable, and easily maintained surface. The plaza along the seawall will utilize decorative precast concrete unit pavers. Seating is proposed to be rough-hewn natural granite blocks. The existing historic lighting will be rehabilitated and augmented with new lighting. New plantings will be resilient, drought tolerant, and low maintenance.
- We believe this is a major upgrade to a public space that can be utilized and enlivened by the new residents of 85 Water St., as well as a benefit to the neighborhood and the City as a whole.
- The proposed development will greatly enhance physical public access to and enjoyment of the land along the Merrimack River. The Property is directly abutted by Wall Street, a public way running along the Merrimack River which provides access to the waterfront from Water St. We propose to provide pedestrian access from Water Street to the waterfront and to also provide easements allowing for the expansion of the Park to the east; and
- 100% of the residential units will be market rate and not restricted by income.

Property Description and History:

85 Water St. is owned by The Waterfront Water Street, LLC, Frank J. Franzone, Manager. It is a long-vacant and underutilized 1.19 acre \pm site, formerly the site of a restaurant and club, situated between the Haverhill Fire Station at 131 Water St. and Main St. also known as Route 125, which crosses the Merrimack River via the Basiliere Bridge. It is also directly across the street from Central Plaza, the location of the only supermarket in downtown Haverhill. Revitalization of this site will reinforce Haverhill's long-standing commitment to the downtown.

- The Applicant is Minco Development Corporation of North Andover, Massachusetts.
 - Louis P. Minicucci, Jr., President
 - John F. McCarthy, COO
 - Eric B. Loth, Jr., Vice President-Acquisition
 - Karen Pollastrino, Senior Project Manager
- Our development team also includes:
 - Architecture - Gregory Smith, AIA, Principal, GSD Associates, LLC
 - Civil Engineering - Scott Cameron, P.E., The Morin-Cameron Group, Inc.
 - Wetlands & Waterways - Ann Marton, Director of Ecological Services, LEC Environmental Consultants, Inc.
 - Traffic - Scott Thornton, P.E., Principal, Vanasse & Associates, Inc.
 - Landscape Architecture - Michael Radner, Principal, Radner Design Associates, Inc.
 - Zoning Analysis - Robert W. Lavoie, Esq., Johnson & Borenstein, LLC

Fee:

A fee of \$565.00 (\$5.00 X 113 units) accompanies this Application.

Our proposal:

We propose to construct 113 residential rental units in a five-story wood-frame building over a one-story podium garage on the 1.19 acre \pm site of the former Friend's Landing at Water's Edge.

The unit distribution is:

49 studio units
50 one-bedroom units
14 two-bedroom units
113 units total
127 bedrooms total

Section 9.3.15 Parking Requirements indicates a multifamily parking requirement of one space per unit. Our proposal is for 159 spaces for a ratio of 1.4 spaces per unit.

- 124 regular garage spaces
- 8 compact garage parking spaces
- 22 motorcycle garage parking spaces
- 5 public surface parking spaces
- 1.4 spaces/unit ratio

The proposed structure will have a two-way entrance to the upper parking level on Water Street. A plaza on the rear first floor level of the structure will have a two-way entrance to the lower parking level on the waterfront side of the building.

All dumpsters, utility meters, mechanical units and service/loading areas will be screened from public view in conformity with this standard.

The proposed development will not overburden any municipal services and will tie into existing water, sewer, and drainage systems. Additionally, the proposed development will enhance access to the adjacent River Rest Park to the east of the site as well as to the waterfront by way of the proposed addition to the park.

The proposed development will not unduly burden public facilities serving the site such as schools, fire, emergency services and police protection.

A detailed traffic assessment has concluded that there will be no significant impact on nearby roadways and intersections are a result of the proposed development.

Sec. 9.3.11 – Density

In the Waterfront District Sub-Zone D, allowed density is 30 residential units per acre.

Sec. 9.3.12 – Density Bonuses

In Sub-Zone D, a maximum of 70 units per acre shall be permitted when a project provides improved public access to the Merrimack River and a public park. The size and design of the park must be approved by the Economic Development Director. Our site is 1.19 acres±; therefore, allowable density with a bonus is 83 units.

Sec. 9.3.20 Waivers

We request that the Plan Approval Authority, the City Council, waives the allowable density of 83 units in favor of a density of 113 residential units.

In support of this request, we note the following:

As described herein, a waiver is required and is being requested to the otherwise allowed 83 maximum number of units. While our proposed project has a similar number of bedrooms (127 bedrooms) that the last approved Special Permit in 2015 (the Franzone/Water Street Waterfront LLC Proposal approved 07/13/2015) had allowed, we propose to increase the number of smaller units in order to make the Project both more attractive and more affordable to the demographic groups typically shut out of waterfront residential opportunities due to larger luxury-sized units containing two and even three bedrooms, and commanding higher rents. We believe that underserved population groups need and would welcome moderately sized apartments which would have more reasonable monthly rents than larger units.

Even with 113 units being proposed, the Project has a similar bedroom count as that previously allowed by the City Council in the most recent Special Permit granted to Water Street Waterfront, LLC (Frank Franzone) referenced above.

The additional units will allow the Project to offer significantly more affordable market rate housing than previously designed for this Property. The smaller units will permit a lower monthly rent to be charged, opening the Waterfront District to a more diverse population.

In choosing this design (keeping a similar number of bedrooms previously permitted by the City Council but configuring them in smaller units) we believe it is being responsive to the changing demographics of not only downtown Haverhill, but also of Massachusetts in general and the country as a whole. As widely observed, there is a tremendous inability of persons, young and old, to find safe, moderately priced rental housing in vibrant sectors of our urban centers. Allowing the requested Waiver to accommodate 113 units will allow both the City and the Applicant to address this critical housing need.

Sec. 9.3.13 – Dimensional Regulations

No waivers or variances from dimensional regulations are required.

Sec. 9.3.15 Parking

Our proposed project provides 1.4 spaces per unit.

Sec. 9.3.18 Application for Plan Approval

Our plans have been prepared by a registered architect, a registered civil engineer, and a registered landscape architect.

Sec. 255-168 Application for Site Plan Approval

Copies filed: 1 hard plus electronic via Viewpoint Cloud per the City Clerk.



City of Haverhill, MA

09/24/2021

CCSP-21-12

City Council Special Permit

Status: Active**Date Created:** Jul 1, 2021**Applicant**

Karen Pollastrino
kpollastrino@mincocorp.com
231 Sutton Street
Suite 1B
North Andover, MA 01845
978-687-6200 x222

Location

85 Water Street
Haverhill, MA 01832

Owner:

The Water Street Waterfront, LLC, Frank J.
Franzone, Manager
5 Atkinson Farm Road Atkinson, NH 03811

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

Other

IF OTHER, Please Specify

Senior Project Manager

Applicant Business/Firm Name

85 Water Street Redevelopment, LLC

Applicant Business/Firm Phone

978-687-6200

Applicant Business/Firm Address

231 Sutton St., Suite 1B

Applicant Business/Firm City

North Andover

Applicant Business/Firm State

MA

Applicant Business/Firm Zip

01845

Property Information**Proposed Housing Plan Name**

85 Water Street Apartment Homes

Proposed Street Name(s)

Water Street

How Long Owned by Current Owner?

since 8/25/1998

Type of Dwelling(s) Planned in Project

Multi-Family

Lot Dimension(s)

124 x 418 ±

Registry Plat Number, Block & Lot

Plan Book 119 Plan 35

Zoning District Where Property Located

WD - Waterfront District

IF WATERFRONT, Which Sub-Zone?

D - Water Street

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Deed Recorded in Essex South Registry: Block Number

15044

Deed Recorded in Essex South Registry: Page

358

Does the Property Have Multiple Lots?	IF YES, How Many Lots?
No	1

IF YES, What Is/Are the Map, Block Lot (MBL) Number(s)?
 Map 200 Block 4 Lot 3

Thoroughly Describe the Reason(s) for thre Special Permit

To allow for the construction of a 113 unit residential apartment building on a 1.19 acre ± vacant site. The proposed building is 5 stories over a 2 story podium garage.

Property Description

85 Water Street is a paved lot, which formerly was used as a restaurant. It is located adjacent to the Fire Station.

Current Property Use

Vacant

TOTAL Number of Units Planned

113

TOTAL Number of Parking Spaces Planned

124

Planned Lot Use

Lot Number

Lot 1

Lot Plat Number, Bock, Lot

2004-3

Lot Dimensions

124 x 418 ±

Number of Existing Buildings on Lot

0

Size of Existing Building(s) on Lot

0

Number of Buildings Planned for Lot

1

Size of Proposed Building(s)

97,070 GSF above grade; 61,406 GSF garage

Number of Families to be Accommodated

113

Extent of Proposed Alterations

New Construction: Residential

IF OTHER ALTERATIONS, Please Describe

see description of adjacent park

Types of Units Planned on Lot

Rental

Number of Units Planned on Lot

113

Special Circumstances

Building Coverage

☐

Dimensional Variance

☐

Front Yard Setback

☐

Side Yard Setback

☐

Rear Yard Setback

☐

Lot Frontage

☐

Lot Depth

☐

Lot Area

☐

Building Height

☐

Floor Area Ratio

☐

Open Space

☐

Parking

☐

Sign Size

Use

☐**Other**☒☐**IF OTHER, Please Describe**

Proposed number of units exceeds that allowed by zoning; however, the number of bedrooms is similar to that approved by special permit in 2015. See project description and explanation for request for a waiver.

Hearing Waiver**Agrees**

No

Agreement & Signature**Agrees**☒**PLEASE READ****Office Use Only****City Council Decision**

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City Council Hearing Date

--

Reason for Council's Decision

--

City Council Members Absent

--

City Council Members Present

--

Continuance Meeting Date

--

Also Present

--

City Councilor Who Seconded Motion

--

City Councilor Who Made Motion

--

City Councilors Who Voted Against

--

City Councilors Who Abstained

--

Continuance Motion Decision

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Who Submitted Continuance Request?

--

City Councilors Who Voted in Favor

--

Number of 12"x18" Mylar Copies

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Appeal Expiration Date

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

Number of 24"x36" Mylar Copies

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Number of 18"x24" Mylar Copies

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Attachments

	85 Water St authorization letter signed by Frank Franzone.pdf Uploaded by Karen Pollastrino on Jun 21, 2021 at 3:41 pm
	85 Water St narrative.pdf Uploaded by Karen Pollastrino on Jun 30, 2021 at 1:24 pm
	Planning Board Decision Sheet.pdf Uploaded by Karen Pollastrino on Jun 22, 2021 at 10:24 am
	85 Water St existing site plan sheet C-1.pdf Uploaded by Karen Pollastrino on Jun 22, 2021 at 10:27 am
	85 Water St. Certified Plot Plan.pdf Uploaded by Karen Pollastrino on Jun 21, 2021 at 3:43 pm
	85 Water St project description.pdf Uploaded by Karen Pollastrino on Jun 30, 2021 at 1:29 pm
	85 Water Zoning Analysis Letter by Atty R. Lavoie 6.9.21 .pdf Uploaded by Karen Pollastrino on Jun 22, 2021 at 10:29 am
	VAI Traffic Assessment, 85 Water St. Haverhill Memo 03.31.2021.pdf Uploaded by Karen Pollastrino on Apr 1, 2021 at 1:06 pm
	85 Water St waiver of time limit.pdf Uploaded by Karen Pollastrino on Jun 22, 2021 at 10:43 am
	85 Water St list of requested waivers.pdf Uploaded by Karen Pollastrino on Jun 22, 2021 at 10:49 am
	Map 200 Block 4 Lot 3 FY 2021.pdf Uploaded by Karen Pollastrino on Jun 22, 2021 at 10:50 am
	85 Water St transmittal letter.pdf Uploaded by Karen Pollastrino on Jun 22, 2021 at 10:57 am
	85 Water St Comments received from City Staff.pdf Uploaded by Karen Pollastrino on Jun 22, 2021 at 10:58 am
	85 Water St notice of date of filing.pdf Uploaded by Karen Pollastrino on Jun 30, 2021 at 1:32 pm
	85 Water Street list of attachments.pdf Uploaded by Karen Pollastrino on Jun 30, 2021 at 1:38 pm
	GSD A1 thru A2.2.pdf Uploaded by Karen Pollastrino on Jun 30, 2021 at 1:39 pm
	85 Water St proposed site plan sheet C-2.pdf Uploaded by Karen Pollastrino on Jun 30, 2021 at 1:39 pm
	Landscape Plan (L1) & Landscape Details (L2).pdf Uploaded by Karen Pollastrino on Jun 30, 2021 at 1:45 pm
	Cecil Draft Memo re 85 Water Street Park Design.pdf Uploaded by Karen Pollastrino on Jun 30, 2021 at 1:45 pm
	85 Water St application fee \$565.00.pdf Uploaded by Karen Pollastrino on Jun 30, 2021 at 1:45 pm
	Abutters 85 Water St 200.4.3.xlsx Uploaded by Christine Webb on Jul 6, 2021 at 10:43 am
	Mailing Labels 85 Water St 200.4.3.pdf Uploaded by Christine Webb on Jul 6, 2021 at 10:44 am
	Wall & Water St Haverhill RDA-BRP WW04.pdf Uploaded by Karen Pollastrino on Jul 12, 2021 at 12:19 pm
	WW04 RDA Submittal.pdf Uploaded by Karen Pollastrino on Jul 12, 2021 at 12:20 pm
	85 Water St. time waiver 09.30.2021.pdf Uploaded by Karen Pollastrino on Jul 12, 2021 at 12:35 pm
	WW04-0000007 - Jurisdictional Determination 09.03.2021.pdf Uploaded by Karen Pollastrino on Sep 7, 2021 at 10:23 am
	85 Water Street Autoturn Figure.pdf Uploaded by Karen Pollastrino on Sep 22, 2021 at 12:31 pm
	2021 09 21 85 Water St Plan.pdf Uploaded by Karen Pollastrino on Sep 22, 2021 at 12:32 pm
	Planning Director - 85 Water St.pdf Uploaded by Lori Robertson on Sep 23, 2021 at 3:30 pm

History

Date	Activity
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Date	Activity
Mar 12, 2021 at 11:12 am	Karen Pollastrino started a draft of Record CCSP-21-12
Mar 12, 2021 at 11:21 am	Karen Pollastrino altered Record CCSP-21-12, changed ownerCity f...
Mar 12, 2021 at 11:21 am	Karen Pollastrino altered Record CCSP-21-12, changed ownerNam...
Mar 12, 2021 at 11:21 am	Karen Pollastrino altered Record CCSP-21-12, changed ownerPosta...
Mar 12, 2021 at 11:21 am	Karen Pollastrino altered Record CCSP-21-12, changed ownerState...
Mar 12, 2021 at 11:21 am	Karen Pollastrino altered Record CCSP-21-12, changed ownerStree...
Mar 12, 2021 at 11:21 am	Karen Pollastrino altered Record CCSP-21-12, changed ownerStree...
Mar 30, 2021 at 11:42 am	Karen Pollastrino altered Record CCSP-21-12, changed ownerPhon...
Apr 1, 2021 at 1:06 pm	Karen Pollastrino added attachment VAI Traffic Assessment, 85 W...
Jun 22, 2021 at 10:19 am	Karen Pollastrino altered Record CCSP-21-12, changed ownerEmail...
Jun 22, 2021 at 10:43 am	Karen Pollastrino added attachment 85 Water St waiver of time limi...
Jun 22, 2021 at 10:49 am	Karen Pollastrino added attachment 85 Water St list of requested...
Jun 22, 2021 at 10:50 am	Karen Pollastrino added attachment Map 200 Block 4 Lot 3 FY 202...
Jun 22, 2021 at 10:57 am	Karen Pollastrino added attachment 85 Water St transmittal letter...
Jun 22, 2021 at 10:58 am	Karen Pollastrino added attachment 85 Water St Comments receiv...
Jun 30, 2021 at 1:32 pm	Karen Pollastrino added attachment 85 Water St notice of date of fi...
Jun 30, 2021 at 1:36 pm	Karen Pollastrino added attachment 85 Water St waiver of time limi...
Jun 30, 2021 at 1:37 pm	Karen Pollastrino removed attachment 85 Water St waiver of time l...
Jun 30, 2021 at 1:38 pm	Karen Pollastrino added attachment 85 Water Street list of attach...
Jun 30, 2021 at 1:38 pm	Karen Pollastrino added attachment GSD A1 thru A2.2.pdf to Recor...
Jun 30, 2021 at 1:39 pm	Karen Pollastrino added attachment 85 Water St proposed site pla...
Jun 30, 2021 at 1:45 pm	Karen Pollastrino added attachment Landscape Plan (L1) & Landsc...
Jun 30, 2021 at 1:45 pm	Karen Pollastrino added attachment Cecil Draft Memo re 85 Water...
Jun 30, 2021 at 1:45 pm	Karen Pollastrino added attachment 85 Water St application fee \$5...
Jul 1, 2021 at 10:34 am	Karen Pollastrino added attachment Planning Board Decision Shee...
Jul 1, 2021 at 10:36 am	Karen Pollastrino removed attachment Planning Board Decision Sh...
Jul 1, 2021 at 10:37 am	Karen Pollastrino submitted Record CCSP-21-12
Jul 6, 2021 at 9:51 am	LINDA KOUTOULAS waived payment step Special Permit Filing Fee...
Jul 6, 2021 at 9:51 am	approval step Assessor for Abutter's List was assigned to Christine...
Jul 6, 2021 at 9:51 am	approval step Conservation Department Review was assigned to R...
Jul 6, 2021 at 9:51 am	approval step Engineering Department Review was assigned to Joh...
Jul 6, 2021 at 9:51 am	approval step Water Department Review was assigned to Glenn Sm...
Jul 6, 2021 at 9:51 am	approval step Wastewater Review was assigned to Paul Jessel on R...
Jul 6, 2021 at 9:51 am	approval step Health Department Review was assigned to Bonnie D...

Date	Activity
Jul 6, 2021 at 9:51 am	approval step Planning Director Review was assigned to William Pill...
Jul 6, 2021 at 9:51 am	approval step Fire1 Department Review was assigned to Eric Tarpy...
Jul 6, 2021 at 9:51 am	approval step Fire2 Department Review was assigned to Michael Pi...
Jul 6, 2021 at 9:51 am	approval step Police Department Review was assigned to Robert Pi...
Jul 6, 2021 at 9:51 am	approval step Storm Water Review was assigned to Robert Moore...
Jul 6, 2021 at 9:51 am	approval step City Clerk Review - Hearing Dates Set was assigned t...
Jul 6, 2021 at 9:51 am	approval step DPW Review was assigned to Mike Stankovich on Re...
Jul 6, 2021 at 9:51 am	approval step School Department Review was assigned to Margare...
Jul 6, 2021 at 9:51 am	approval step Building Inspector Review was assigned to Tom Brid...
Jul 6, 2021 at 9:51 am	approval step Planning Director Approval for Agenda was assigned...
Jul 6, 2021 at 9:51 am	approval step Building Inspector Approval for Agenda was assigne...
Jul 6, 2021 at 9:51 am	approval step Water Supply Review was assigned to John D'Aoust...
Jul 6, 2021 at 9:51 am	approval step City Council Clerk Notified was assigned to Laurie Br...
Jul 6, 2021 at 9:51 am	approval step Water/Wastewater Final Review was assigned to Ro...
Jul 6, 2021 at 10:00 am	Michael Picard approved approval step Fire2 Department Review o...
Jul 6, 2021 at 10:05 am	John D'Aoust approved approval step Water Supply Review on Rec...
Jul 6, 2021 at 10:11 am	William Pillsbury approved approval step Planning Director Review...
Jul 6, 2021 at 10:22 am	Bonnie Dufresne assigned approval step Health Department Revie...
Jul 6, 2021 at 10:43 am	Christine Webb added attachment Abutters 85 Water St 200.4.3.xl...
Jul 6, 2021 at 10:44 am	Christine Webb added attachment Mailing Labels 85 Water St 200...
Jul 6, 2021 at 10:45 am	Christine Webb approved approval step Assessor for Abutter's List...
Jul 6, 2021 at 1:22 pm	Paul Jessel approved approval step Wastewater Review on Record...
Jul 7, 2021 at 1:58 pm	Robert Ward assigned approval step Water Department Review to...
Jul 12, 2021 at 12:18 pm	Karen Pollastrino added attachment Wall & Water St Haverhill RDA...
Jul 12, 2021 at 12:20 pm	Karen Pollastrino added attachment WW04 RDA Submittal.pdf to...
Jul 12, 2021 at 12:35 pm	Karen Pollastrino added attachment 85 Water St. time waiver 09.3...
Jul 22, 2021 at 8:41 am	Eric Tarpy approved approval step Fire1 Department Review on Re...
Jul 29, 2021 at 1:32 pm	Robert Pistone approved approval step Police Department Review...
Aug 10, 2021 at 10:35 am	Robert Moore approved approval step Conservation Department R...
Aug 10, 2021 at 10:36 am	Robert Moore approved approval step Storm Water Review on Rec...
Sep 7, 2021 at 10:23 am	Karen Pollastrino added attachment WW04-0000007 - Jurisdictio...
Sep 22, 2021 at 8:19 am	Mark Tolman approved approval step Health Department Review o...
Sep 22, 2021 at 12:31 pm	Karen Pollastrino added attachment 85 Water Street Autoturn Figu...
Sep 22, 2021 at 12:32 pm	Karen Pollastrino added attachment 2021 09 21 85 Water St Plan.p...

Date	Activity
Sep 23, 2021 at 3:20 pm	William Pillsbury approved approval step Planning Director Approv...
Sep 23, 2021 at 3:30 pm	Lori Robertson added attachment Planning Director - 85 Water St....

Timeline

Label	Status	Activated	Completed	Assignee
Special Permit Filing Fee	Waived	Jul 1, 2021 at 10:37 am	Jul 6, 2021 at 9:51 am	-
✓ Fire2 Department Review	Complete	Jul 6, 2021 at 9:51 am	Jul 6, 2021 at 10:00 am	Michael F
✓ Water Supply Review	Complete	Jul 6, 2021 at 9:51 am	Jul 6, 2021 at 10:05 am	John D'A
✓ Planning Director Review	Complete	Jul 6, 2021 at 9:51 am	Jul 6, 2021 at 10:11 am	William F
✓ Assessor for Abutter's List	Complete	Jul 6, 2021 at 9:51 am	Jul 6, 2021 at 10:45 am	Christine
✓ Wastewater Review	Complete	Jul 6, 2021 at 9:51 am	Jul 6, 2021 at 1:22 pm	Paul Jess
✓ Fire1 Department Review	Complete	Jul 6, 2021 at 9:51 am	Jul 22, 2021 at 8:41 am	Eric Tarp
✓ Police Department Review	Complete	Jul 6, 2021 at 9:51 am	Jul 29, 2021 at 1:32 pm	Robert P
✓ Conservation Department Re...	Complete	Jul 6, 2021 at 9:51 am	Aug 10, 2021 at 10:35 am	Robert M
✓ Storm Water Review	Complete	Jul 6, 2021 at 9:51 am	Aug 10, 2021 at 10:36 am	Robert M
✓ Health Department Review	Complete	Jul 6, 2021 at 9:51 am	Sep 22, 2021 at 8:19 am	Mark Tol
✓ Planning Director Approval fo...	Complete	Jul 6, 2021 at 9:51 am	Sep 23, 2021 at 3:20 pm	William F
✓ Building Inspector Review	Active	Jul 6, 2021 at 9:51 am	-	Tom Bric
✓ City Clerk Review - Hearing D...	Active	Jul 6, 2021 at 9:51 am	-	Maria Be
✓ City Council Clerk Notified	Active	Jul 6, 2021 at 9:51 am	-	Laurie Br
✓ DPW Review	Active	Jul 6, 2021 at 9:51 am	-	Mike Sta
✓ Engineering Department Revi...	Active	Jul 6, 2021 at 9:51 am	-	John Pet
✓ School Department Review	Active	Jul 6, 2021 at 9:51 am	-	Margarel
✓ Water Department Review	Active	Jul 6, 2021 at 9:51 am	-	Robert W
✓ Water/Wastewater Final Revi...	Active	Jul 6, 2021 at 9:51 am	-	Robert W
✓ Building Inspector Approval f...	Active	Jul 6, 2021 at 9:51 am	-	Tom Bric

Label	Status	Activated	Completed	Assigned
✓ First Ad Placement	Inactive	-	-	-
✓ Placed on Agenda	Inactive	-	-	-
✓ Abutter Notification	Inactive	-	-	-
✓ Second Ad Placement	Inactive	-	-	-
✓ City Councilor A Review	Inactive	-	-	-
✓ City Councilor B Review	Inactive	-	-	-
✓ City Councilor C Review	Inactive	-	-	-
✓ City Councilor D Review	Inactive	-	-	-
✓ City Councilor E Review	Inactive	-	-	-
✓ City Councilor F Review	Inactive	-	-	-
✓ City Councilor G Review	Inactive	-	-	-
✓ City Councilor H Review	Inactive	-	-	-
✓ City Councilor I Review	Inactive	-	-	-
✓ City Council Meeting	Inactive	-	-	-
✓ Meeting Minutes & Decision F...	Inactive	-	-	-
< [10/09/2021] >				

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85 WATER STREET REDEVELOPMENT, LLC

231 Sutton Street, Suite 1B

North Andover, MA 01845

(978) 687-6200 office

(978) 682-6473 fax

July 1, 2021

Haverhill City Council
Melinda E. Barrett, President
4 Summer Street, Room 204
Haverhill, MA 01830

Re: 85 Water Street

Dear Ms. Barrett:

Enclosed, please find our application and supporting materials for a special permit and site plan review (major) for the property located at 85 Water St., located in the Waterfront District Sub-Zone D.

The following are included:

- An authorization letter from the owner, The Waterfront Water Street, LLC;
- Notice of the Date of Filing;
- Memo re public hearing time limit;
- Planning Board decision (none);
- Narrative memo;
- Project description;
- List of requested waivers;
- Assessor's field card;
- A Zoning Analysis prepared by Robert W. Lavoie, Esq., Johnson & Borenstein, LLC;
- Traffic assessment;
- Staff comments;
- Architectural plans, including rendering, floor plans, unit plans, parking plans and improvements to the park, which abuts the site to the east;
- Civil engineering plans, including site plan;
- Memo from Steve Cecil re landscaping plan; and
- \$565.00 application fee (\$5.00 X 113 units).

Thank you for your consideration of this important project.

Sincerely,

85 Water Street Redevelopment, LLC

Andover Real Property Management, Inc., Manager

Louis P. Minicucci, Jr.
Louis P. Minicucci, Jr., Its President *KP*

Lpm/kp

2021 JUL 01 PM 1:08 PM 1081071726

85 Water Street
List of Attachments

Transmittal Letter
Authorization by Owner
Notice of Date of Filing
Public Hearing Time Limit
Recorded Decision from Planning Board
Narrative
Project Description
List of Requested Waivers
Assessor's Field Card
Zoning Analysis
Traffic Assessment
Staff Comments
Plans
Application Fee

The Water Street Waterfront, LLC
5 Atkinson Farm Road
Atkinson, NH 03811

April 1, 2021

85 Water Street Redevelopment, LLC
Andover Real Property Management, Inc., Manager
Louis P. Minicucci, Jr., President
231 Sutton Street, Suite 1B
North Andover, MA 01845

Re: 85 Water Street, Haverhill, Massachusetts

Dear Mr. Minicucci:

I authorize 85 Water Street Redevelopment, LLC to prepare and submit applications as needed for submission to the City of Haverhill regarding the permitting and redevelopment of my property located at 85 Water Street provided that the applications do not seek to change the zoning classification of the property, and provided that use of the property pursuant to any permitting obtained does not commence without my prior written consent.

Thank you.

Sincerely,
Frank J. Franzone

A handwritten signature in black ink that reads "Frank J. Franzone". The signature is written in a cursive, flowing style.

Manager

85 WATER STREET REDEVELOPMENT, LLC

231 Sutton Street, Suite 1B

North Andover, MA 01845

(978) 687-6200 office

(978) 682-6473 fax

July 1 , 2021

Linda L. Koutoulas, City Clerk
City of Haverhill
4 Summer Street, Room 118
Haverhill, MA 01830

Re: 85 Water Street – Notice of Date of Filing

Dear Ms. Koutoulas:

Please accept this letter as a notice of the date of filing of a special permit application and site plan review (major) for the property at 85 Water Street.

The application has been filed on July 1, 2021.

Thank you.

85 Water Street Redevelopment, LLC
Andover Real Property Management, Inc.
Manager



Louis P. Minicucci, Jr.
Its President

Cc: City Council

LPM/kp

85 WATER STREET REDEVELOPMENT, LLC

231 Sutton Street, Suite 1B

North Andover, MA 01845

(978) 687-6200 office

(978) 682-6473 fax

June 25, 2021

Haverhill City Council
Melinda E. Barrett, President
4 Summer Street, Room 204
Haverhill, MA 01830

Re: 85 Water Street – waiver of time limit

Dear Ms. Barrett:

With respect to the 75 day or 120-day time limit for the public hearing and a waiver thereof, as requested in Step 8 of 11 of the online special permit application, the Applicant will review the need for a waiver during the public hearing process.

Thank you.

85 Water Street Redevelopment, LLC
Andover Real Property Management, Inc.
Manager

Louis P. Minicucci, Jr.

KP

Louis P. Minicucci, Jr.
Its President

LPM/kp

Recorded Decision Sheet from Planning Board

No Planning Board application is required for this project. Therefore, there is no recorded decision sheet available.

Narrative Description of Proposed Project

85 Water Street, Haverhill

Plan Approval Authority:

The City Council is the Plan Approval Authority for purpose of reviewing project applications for uses permitted by special permit or permitted by major site plan review in the Waterfront District.

The application for 85 Water St. requires a Special Permit and Site Plan Review (Major). The property is in the Waterfront Zoning District, Sub-Zone D.

The application as described herein meets the major objectives of the district in the following ways:

- Promotes public access to and along the Merrimack River through improved access through the site to Wall St.; provides five public parking spaces; and significantly enlarges by approximately one-third and rebuilds the adjacent River Rest Park to modern standards;
- Promotes and protects existing view corridors to the river by orienting the building to the west side of the site along the street edge and leaving the area between the building and the Haverhill Fire Station open with an expansive vista;
- Promotes physical and visual connections between both the north and south sides of the river and the downtown by aligning the site driveway with Bethany Ave., which is an entrance to Central Plaza, 2 Water St.;
- Links the Merrimack River with the street edge to maintain adequate pedestrian circulation and views of both the street and the river by placing the north façade of the building at the street edge with Water St. and leaving open space between the south façade and Wall St.;
- Provides the maximum public benefit in any new development or redevelopment of land along the Merrimack River by providing access to Wall St. and enlarging and enhancing the adjacent public park;
- Regains an active waterfront by encourage residents to use Wall St. and the enhanced public park and boat ramp;
- Creates a development node in order to plan for a comprehensive waterfront;
- Creates diversity of housing opportunities along the waterfront and within the downtown by providing smaller more affordable units in modern energy efficient rental housing;

- Facilitates development of a mix of uses that contributes to a vibrant business environment and increases street level activity by increasing the number of residents in this neighborhood;
- Ensures that existing and future development contributes to a continuous and active street that addresses the contextual, human- scale, mixed-use, and pedestrian-friendly needs of the downtown;
- Create new jobs at a variety of income levels in finance, architecture, engineering, construction, maintenance, and management;
- Encourages the construction of new, innovative designs, including highly energy efficient construction techniques that enhance the area and incorporates modern amenity areas;
- Redevelops vacant or underutilized land with appropriately dense development by redeveloping a long-vacant site that will serve to enhance a main gateway to the City; and
- Promotes pedestrian activity in the downtown by giving area residents a reason to walk or drive to the Merrimack River and use the enlarged and River Rest Park, and by giving the building's residents the ability to walk to area shops, banks, services, restaurants, and the MBTA commuter rail station.

Preferred Project:

Sec. 9.3.10 Preferred Projects in Sub-Zone D: We believe that our proposed project should receive an expedited review for the following reasons:

- Access to the Merrimack River will be improved through the creation of an improved driveway for vehicular access and the provision of five public parking spaces, including one handicap space, allowing the public access to Wall St. and to the River Rest Park;
- The driveway may be used by maintenance vehicles to access Wall St., which is between the project site and the Merrimack River;
- The project site has no property boundary with the Merrimack River and no 25' construction easement is necessary;
- Approximately 7,732 sq.ft. of our site will be added to the existing 18,272 sq.ft. River Rest Park to increase its overall size to 26,004 sq.ft.;
- Our landscape architect, Michael Radner of Radner Design Associates, Inc. in conjunction with the City's landscape consultant, Steve Cecil, has reimagined and redesigned the River Rest Park. This gently sloping site currently consists of a small green space bifurcated by Wall Street. Positive aspects of the current park include gently sloping topography, several large shade trees, views of the Merrimack River, and access to the river via an existing ramp and dock. Its adjacency to the downtown as well

as several large multi-family buildings offer an opportunity for the City to provide an improved and enlivened contemporary passive recreation area;

- Unfortunately, the park suffers from limited access, outdated seating, lighting in disrepair, aging paving, and few plantings except for the large but significant shade trees;
- Our plan proposes to expand the park space by shifting vehicular access to the west, providing additional on-street parking spaces on Water Street, and providing public parking (including a handicapped accessible space) within the site via a shared driveway to the proposed development. The shared driveway will also provide maintenance and emergency access to Wall Street and the park;
- Within the park, intermittent seating areas along informal, winding pathways will be provided, with terraced amphitheater-like seating, optimizing views to the Merrimack River. Multiple paths will provide access from the parking spaces and from Water Street to the existing boat dock;
- Walkways and terraces will be constructed of natural crushed stone with a binder emulsifier, which provides a solid, accessible, durable, and easily maintained surface. The plaza along the seawall will utilize decorative precast concrete unit pavers. Seating is proposed to be rough-hewn natural granite blocks. The existing historic lighting will be rehabilitated and augmented with new lighting. New plantings will be resilient, drought tolerant, and low maintenance.
- We believe this is a major upgrade to a public space that can be utilized and enlivened by the new residents of 85 Water St., as well as a benefit to the neighborhood and the City as a whole.
- The proposed development will greatly enhance physical public access to and enjoyment of the land along the Merrimack River. The Property is directly abutted by Wall Street, a public way running along the Merrimack River which provides access to the waterfront from Water St. We propose to provide pedestrian access from Water Street to the waterfront and to also provide easements allowing for the expansion of the Park to the east; and
- 100% of the residential units will be market rate and not restricted by income.

Property Description and History:

85 Water St. is owned by The Waterfront Water Street, LLC, Frank J. Franzone, Manager. It is a long-vacant and underutilized 1.19 acre \pm site, formerly the site of a restaurant and club, situated between the Haverhill Fire Station at 131 Water St. and Main St. also known as Route 125, which crosses the Merrimack River via the Basiliere Bridge. It is also directly across the street from Central Plaza, the location of the only supermarket in downtown Haverhill. Revitalization of this site will reinforce Haverhill's long-standing commitment to the downtown.

- The Applicant is Minco Development Corporation of North Andover, Massachusetts.
 - Louis P. Minicucci, Jr., President
 - John F. McCarthy, COO
 - Eric B. Loth, Jr., Vice President-Acquisition
 - Karen Pollastrino, Senior Project Manager

- Our development team also includes:
 - Architecture - Gregory Smith, AIA, Principal, GSD Associates, LLC
 - Civil Engineering - Scott Cameron, P.E., The Morin-Cameron Group, Inc.
 - Wetlands & Waterways - Ann Marton, Director of Ecological Services, LEC Environmental Consultants, Inc.
 - Traffic - Scott Thornton, P.E., Principal, Vanasse & Associates, Inc.
 - Landscape Architecture - Michael Radner, Principal, Radner Design Associates, Inc.
 - Zoning Analysis - Robert W. Lavoie, Esq., Johnson & Borenstein, LLC

Fee:

A fee of \$565.00 (\$5.00 X 113 units) accompanies this Application.

Our proposal:

We propose to construct 113 residential rental units in a five-story wood-frame building over a one-story podium garage on the 1.19 acre \pm site of the former Friend's Landing at Water's Edge.

The unit distribution is:

49 studio units
50 one-bedroom units
14 two-bedroom units
113 units total
127 bedrooms total

Section 9.3.15 Parking Requirements indicates a multifamily parking requirement of one space per unit. Our proposal is for 159 spaces for a ratio of 1.4 spaces per unit.

- 124 regular garage spaces
- 8 compact garage parking spaces
- 22 motorcycle garage parking spaces
- 5 public surface parking spaces
- 1.4 spaces/unit ratio

The proposed structure will have a two-way entrance to the upper parking level on Water Street. A plaza on the rear first floor level of the structure will have a two-way entrance to the lower parking level on the waterfront side of the building.

All dumpsters, utility meters, mechanical units and service/loading areas will be screened from public view in conformity with this standard.

The proposed development will not overburden any municipal services and will tie into existing water, sewer, and drainage systems. Additionally, the proposed development will enhance access to the adjacent River Rest Park to the east of the site as well as to the waterfront by way of the proposed addition to the park.

The proposed development will not unduly burden public facilities serving the site such as schools, fire, emergency services and police protection.

A detailed traffic assessment has concluded that there will be no significant impact on nearby roadways and intersections are a result of the proposed development.

Sec. 9.3.11 – Density

In the Waterfront District Sub-Zone D, allowed density is 30 residential units per acre.

Sec. 9.3.12 – Density Bonuses

In Sub-Zone D, a maximum of 70 units per acre shall be permitted when a project provides improved public access to the Merrimack River and a public park. The size and design of the park must be approved by the Economic Development Director. Our site is 1.19 acres±; therefore, allowable density with a bonus is 83 units.

Sec. 9.3.20 Waivers

We request that the Plan Approval Authority, the City Council, waives the allowable density of 83 units in favor of a density of 113 residential units.

In support of this request, we note the following:

As described herein, a waiver is required and is being requested to the otherwise allowed 83 maximum number of units. While our proposed project has a similar number of bedrooms (127 bedrooms) that the last approved Special Permit in 2015 (the Franzone/Water Street Waterfront LLC Proposal approved 07/13/2015) had allowed, we propose to increase the number of smaller units in order to make the Project both more attractive and more affordable to the demographic groups typically shut out of waterfront residential opportunities due to larger luxury-sized units containing two and even three bedrooms, and commanding higher rents. We believe that underserved population groups need and would welcome moderately sized apartments which would have more reasonable monthly rents than larger units.

Even with 113 units being proposed, the Project has a similar bedroom count as that previously allowed by the City Council in the most recent Special Permit granted to Water Street Waterfront, LLC (Frank Franzone) referenced above.

The additional units will allow the Project to offer significantly more affordable market rate housing than previously designed for this Property. The smaller units will permit a lower monthly rent to be charged, opening the Waterfront District to a more diverse population.

In choosing this design (keeping a similar number of bedrooms previously permitted by the City Council but configuring them in smaller units) we believe it is being responsive to the changing demographics of not only downtown Haverhill, but also of Massachusetts in general and the country as a whole. As widely observed, there is a tremendous inability of persons, young and old, to find safe, moderately priced rental housing in vibrant sectors of our urban centers. Allowing the requested Waiver to accommodate 113 units will allow both the City and the Applicant to address this critical housing need.

Sec. 9.3.13 – Dimensional Regulations

No waivers or variances from dimensional regulations are required.

Sec. 9.3.15 Parking

Our proposed project provides 1.4 spaces per unit.

Sec. 9.3.18 Application for Plan Approval

Our plans have been prepared by a registered architect, a registered civil engineer, and a registered landscape architect.

Sec. 255-168 Application for Site Plan Approval

Copies filed: 1 hard plus electronic via Viewpoint Cloud per the City Clerk.

List of Requested Waivers

The Applicant requests one waiver – to allow the construction of 113 residential rental units where 83 are allowed with a density bonus.

PROPERTY LOCATION

No	85	Air No	WATER ST, HAVERHILL	Direction/Street/City
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OWNERSHIP

Owner 1:	THE WATER ST WATERFRONT LLC				
Owner 2:	FRIENDS LANDING				
Owner 3:					
Street 1:	34 NEWARK ST				
Street 2:					
Town/City:	HAVERHILL				
SI/Prov:	MA	County		Own Occ:	Y
Postal:	01832	Type:			

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Town/City:			
St/Prov:		County	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 1.196 ACRES of land mainly classified as LAND-C

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
------	-------------	--------	----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
390	1.196	6,000	598,900	604,900	
Total Card	1.196	6,000	598,900	604,900	
Total Parcel	1.196	6,000	598,900	604,900	
Source:	Market Adj Cost	Total Value per SQ unit / Card:	N/A	Parcel:	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	390	FV	6000	6000	1.196	598,900	604,900	604,900	CPRO BILLING
2020	390	NC	6000	6000	1.196	598,900	604,900	604,900	Year End Roll
2020	390	PV	6000	6000	1.196	598,900	604,900	604,900	6/6/2019
2019	390	FV	6000	6000	1.196	598,900	604,900	604,900	CPRO Billing
2018	112	PTCH	6000	6000	1.196	2,166,000	2,166,000	2,166,000	patch
2018	112	FV	6000	6000	1.196	2,166,000	2,166,000	2,166,000	YER
2017	390	FV	6000	6000	1.196	494,800	500,800	500,800	Year End Roll
2016	390	FV	6000	6000	1.196	494,800	500,800	500,800	YEAR END

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
85 WATER STREET	15044-358		8/23/1998		750,000	No	No	
THE TRUST	10166-162		9/27/1989	FORECLOSURE	842,170	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/19/2007	3289	ASSR NOT	20,000					DEMO 1 STORY BUILD
3/26/2003	3703	EXT RWMS	3,000					REPLACE 2 DOORS
4/24/1997	3589	HE RENO						
9/1/1992	300	MANUAL						WEI BARBST
7/1/1992	67	MANUAL						HAND/IRAMP
5/1/1992	1094	MANUAL						REAR DECK
3/1/1992	876	MANUAL						INT RWMS
1/1/1991	728	MANUAL						REPL SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	FRM CITY AGE	500	ASSESSORS
7/5/2017	REVIEWED	700	STEVE GULLO
7/31/2008	MEASURED	376	TYSON DION
6/18/2003	PERMIT VISIT	700	STEVE GULLO
4/2/2001	LEFT NOTICE	201	SCOTT MAC
12/1/1998	SALE Q	500	ASSESSORS
12/1/1998	PERMIT VISIT	500	ASSESSORS
9/1/4/1995	REWARD BY PAT		
4/27/1993	PERMIT VISIT	112	MIKE TUMULTY

Sign: _____

Use	Code	LUC	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Use Value	Notes
390	LAND-C		52080		SQUARE FEET			0	11.5	1.00	10								598,920					598,900	

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3CBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Other/Fix:	Rating:

COMMENTS

W/ 207 1/2 /PT-1, VACANT LOT. APPROVED FOR 60 CONDO UNITS.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS:	BRS: Baths: HB

GENERAL INFORMATION

Grade:	
Year Bld:	Eff Yr Bld:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	0.0%
Functional:		%
Economic:		%
Special:		%
Overide:		%
Total:		0%

REMODELING

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wall:	
Sec Int Wall:	
Partition:	
Prim Floors:	
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal:	% Sprinkled

CALC SUMMARY

Basic \$ / SQ:	
Size Adj:	1.00000000
Const Adj:	16.00000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Int:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu # Ten

Net Sketched Area:		Total:
Size Adj	Gross Area	FinArea

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFract	Juris. Value
85	PAVING	D Y	1	22006	P	PR	1980	0.85 T	70	390				5.600			5,600
77	LITE-SIN	D Y	3	1	P	PR	1980	408.75 T	70	390				400			400

PARCEL ID 200-4-3

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

More: N

Total Yard Items: 6,000

Total Special Features:

Total:

6,000

TRAFFIC ASSESSMENT

TO: Mr. Louis P. Minicucci, Jr.
85 Water Street Redevelopment, LLC
231 Sutton St., Suite 1B
North Andover, MA 01845

FROM: Scott W. Thornton, P.E. *and*
Rana Eslamifard
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810
(978) 474-8800

DATE: March 31, 2021

RE: 8582

SUBJECT: Proposed Residential Development
85 Water Street
Haverhill, Massachusetts

Vanasse & Associates, Inc. (VAI) has completed a Traffic Assessment in order to determine the trip generation and access/egress requirements associated with the proposed multifamily residential development (hereafter referred to as the "Project") to be located at 85 Water Street (Route 113) in Haverhill, Massachusetts. The result of our study is presented below.

PROJECT DESCRIPTION

The Project will entail construction of a 113-unit multifamily residential development to be located at 85 Water Street (Route 113) in Haverhill, Massachusetts. The Project site encompasses approximately 1.2 acres of land and access will be provided by way of one (1) new driveway that will intersect south side of Water Street, aligned with Bethany Avenue, and reconstruction of an existing driveway that serves 85 Water Street approximately 315 feet west of Bethany Avenue. The Project site is bounded by Water Street to the north; Wall Street to the east and south; and residential properties to the west. At present, the Project site is vacant. On-site parking will be provided for approximately 160 vehicles which include 124 regular parking spaces, 8 compact garage parking spaces, 22 motorcycles garage parking spaces and five (5) public parking spaces.

As part of the development, the Project will discontinue Wall Street from a point southeast of the site to Water Street. Instead, a park will be constructed with internal paths and connections to the existing sidewalks on Water Street and Wall Street. In addition, 5 public parking spaces and a driveway located on east side of the Project will improve access to Wall Street. A locking gate will be installed west of the site driveway on Wall Street to restrict motor vehicles entrance to emergency access.

EXISTING CONDITIONS

A comprehensive field inventory of existing conditions on the study area roadways was conducted in August 2020. The field investigation consisted of an inventory of existing roadway geometrics, as well as posted speed limits and land use information within the study area. Figure 1 depicts the Project site location



in relation to the existing roadway network.

Roadway

Water Street (Route 113)

Water Street is urban principal arterial that is under City jurisdiction and traverses the study area in a general east-west direction. Water Street provides one travel lane per direction which is separated by a double yellow centerline. Sidewalks are provided along both side of the roadway and illumination is provided by way of street lights mounted on metal poles. The posted speed limit is 35 miles per hour (mph) on Water Street. Land use in the vicinity of this intersection consists of a residential and commercial properties.

Public Transportation

Public transportation services are provided within the study area by way of The Merrimack Valley Regional Transit Authority (MVRTA) (fixed-route bus service) and Massachusetts Bay Transportation Authority (MBTA) (commuter rail service). MVRTA provides services by way of Route 13, Route 14, and Route 18 within the study area. Route 13 provides service along Main Street and North Avenue with access to shopping centers and grocery stores such as Walmart, Home Depot, Kohl's, etc. Route 14 bus traverses generally along South Main Street, and Route 125 between Washington Square Transit Center in Haverhill and Osgood Landing in North Andover. Route 18 runs east-west along Water Street, Boardman Street, and Groveland Street where access is provided to shopping and medical centers. All bus routes within the City of Haverhill are connected via Washington Square Transit Station where connections can be made to other MVRTA bus routes. The MBTA commuter rail service (via Haverhill Station) is located approximately 6-minute walking distance from Washington Square Transit Station.

The public transportation service routes, schedules and fare information are provided in the Appendix. Please note that the service schedules may reflect reduced operations due to COVID-19 restrictions.

TRIP GENERATION

As proposed, the Project will entail the construction of 113 multifamily residential units. In order to develop the traffic characteristics of the proposed project, trip-generation statistics published by the Institute of Transportation Engineers (ITE)¹ for similar land uses as that proposed were used. ITE Land Use Code (LUCs) 221, *Multifamily Housing (Mid Rise)* was used to develop the base traffic characteristics of the Project. Table 1 summarizes the Project trip-generation.

¹*Trip Generation*, 10th Edition; Institute of Transportation Engineers; Washington, DC; 2017.



Table 1
PROPOSED TRIP-GENERATION^a

Time Period	Proposed Multifamily Building (113 units) ^a
Weekday Daily	614
Weekday Morning Peak Hour:	
Entering	11
Exiting	30
Total	41
Weekday Evening Peak Hour:	
Entering	30
Exiting	20
Total	50

^aITE LUC 221 – Multifamily Housing (Mid-Rise); 113 units.

As can be seen in Table 1, the Project will generate approximately 614 vehicle trips on an average weekday (two-way, 24-hour volume), with 41 vehicle trips (11 entering and 30 exiting) during the weekday morning peak-hour, and 50 vehicle trips (30 entering and 20 exiting) during the weekday evening peak-hour. It is expected that up to 10.0 percent of the trips may utilize the area transit system.

SIGHT DISTANCE EVALUATION

Sight distance measurements were performed at proposed Project site intersections with Route 113 in accordance with Massachusetts Department of Transportation (MassDOT) and American Association of State Highway and Transportation Officials (AASHTO) standards. In brief, stopping sight distance (SSD) is the distance required by a vehicle traveling at the design speed of a roadway, on wet pavement, to stop prior to striking an object in its travel path. In accordance with AASHTO and MassDOT standards, at a minimum, sufficient SSD must be provided at an intersection for safe operation.

Table 2 presents the measured sight distances at the proposed site driveways intersecting with Route 113.



Table 2
SIGHT DISTANCE MEASUREMENTS^a

Intersection/Sight Distance Measurement	Feet	
	Required Minimum (SSD) (35 mph)	Measured
<i>Route 113 at the East Site Driveway</i>		
<i>Stopping Sight Distance:</i>		
Route 113 looking east (35 mph)	250	500+
Route 113 looking west (35 mph)	250	500+
<i>Route 113 at the West Site Driveway</i>		
<i>Stopping Sight Distance:</i>		
Route 113 looking east (35 mph)	250	500+
Route 113 looking west (35 mph)	250	285

^aRecommended minimum values obtained from *A Policy on Geometric Design of Highways and Streets*, 7th Edition; American Association of State Highway and Transportation Officials (AASHTO); 2018; and based on a 35 mph approach speed on Route 113.

As shown in Table 2, with selective trim or removal of trees and vegetation, the available lines of sight at the Project site driveway intersections with Route 113 were found to exceed the recommended minimum distance to function in a safe (SSD) manner based on a 35 mph approach speed.



RECOMMENDATIONS

A detailed transportation improvement program has been developed that is designed to provide safe and efficient access to the Project site and to minimize the Project impact. The following improvements have been recommended as a part of this evaluation.

Project Access

Access will be provided by way of one (1) new driveway that will intersect south side of Water Street, aligned with Bethany Avenue, and reconstruction of an existing access that serves 85 Water Street approximately 315 feet west of Bethany Avenue. The following recommendations are offered with respect to the design and operation of the Project site access and internal circulation, many of which are reflected on the Site Plans:

- The Project site driveways should be a minimum of 24-feet in width and designed to accommodate two-way travel.
- Vehicles exiting the Project site should be placed under STOP-sign control with a marked STOP-line provided.
- All signs and pavement markings to be installed within the Project site should conform to the applicable standards of the *Manual on Uniform Traffic Control Devices* (MUTCD).²
- Americans with Disabilities Act (ADA) compliant wheelchair ramps should be provided at all pedestrian crossings internal to the Project site and for crossing the Project site driveways, or the driveways should be designed such that the sidewalks along Water Street are flush with (i.e., cross) the driveways.
- Signs and landscaping to be installed as a part of the Project within the intersection sight triangle areas of the Project site driveways should be designed and maintained so as not to restrict lines of sight.
- Snow windrows within sight triangle areas of the Project site driveways should be promptly removed where such accumulations would impede sight lines.

TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN

As is the case with many developments, a major focus of the traffic mitigation plan focuses on the reduction of single-occupant vehicles arriving and departing to and from the site. This is predominantly accomplished by developing a comprehensive Transportation Demand Management (TDM) strategy. The proponent is committed to supporting a balanced multimodal transportation plan to serve the residents and visitors of the site. In an effort to encourage the use of alternative modes of transportation to single-occupant vehicles, the following Transportation Demand Management (TDM) measures will be implemented as a part of the Project:

- A transportation coordinator will be designated for the Project to coordinate the elements of the TDM program;

²*Manual on Uniform Traffic Control Devices (MUTCD)*; Federal Highway Administration; Washington, D.C.; 2009.



- Information regarding public transportation services, maps, schedules, and fare information will be posted in a central location and/or otherwise made available to residents.
- A “welcome packet” will be provided to residents detailing available public transportation services, bicycle and walking alternatives, and available commuter options;
- Pedestrian accommodations will be incorporated into the Project and consist of sidewalks and ADA compliant wheelchair ramps at all pedestrian crossings internal to the Project site that will link building entrances to the sidewalk infrastructure along Water Street;
- Secure bicycle parking will be provided within the Project site consisting of both exterior and interior (covered) bicycle parking; and
- Consideration should be given to installing accommodations for the charging of electric vehicles by residents of the Project

With implementation of the above recommendations, safe and efficient vehicular, pedestrian and bicycle access will be provided to the project site and the project can be accommodated within the confines of the existing and improved transportation system.

Cc: File



APPENDIX

SITE PLAN
PUBLIC TRANSPORTATION SCHEDULES
TRIP GENERATION CALCULATIONS
U.S CENSUS DATA

SITE PLAN

DIMENSIONAL & DENSITY TABLE WATERFRONT ZONING DISTRICT - SUBZONE B		
REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	25,075 SQ. FT.
MINIMUM LOT FRONTAGE	N/A	426.00 FT.
MINIMUM BUILDING COVERAGE	N/A	50.00%
MINIMUM OPEN SPACE	N/A	50.00%
MINIMUM SETBACK	N/A	5.00 FT.
MINIMUM FRONT YARD	N/A	5.00 FT.
MINIMUM REAR YARD	N/A	5.00 FT.
MINIMUM HEIGHT OF BUILDING	14 FT.	70 FT.
MINIMUM DENSITY	45 UNITS PER ACRE (U)	155 UNITS

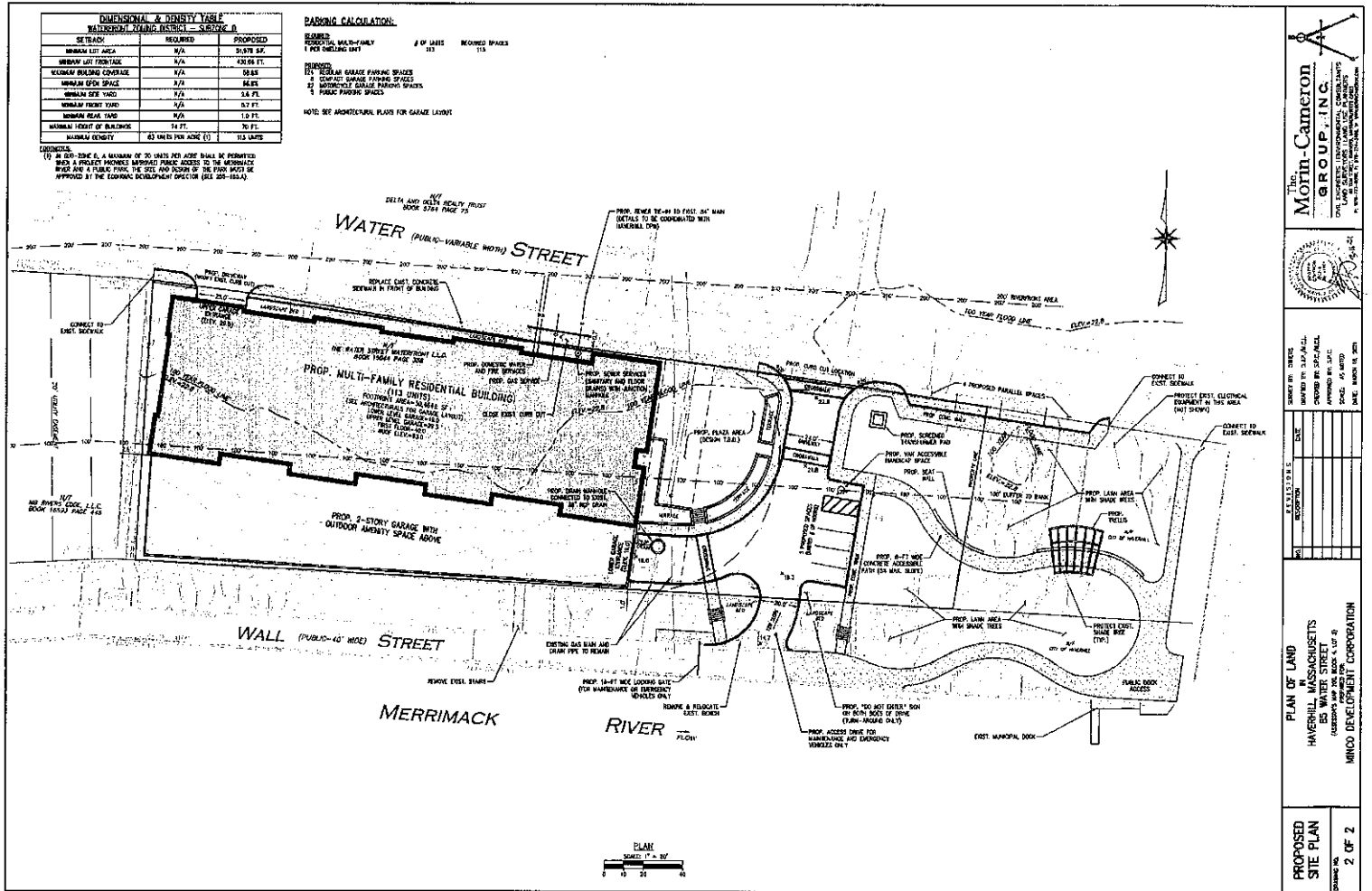
(1) IN SUB-ZONE B, A MAXIMUM OF 70 UNITS PER ACRE SHALL BE PERMITTED. THIS IS A FLOOR AREA RATIO (FAR) OF 1.0. THE FAR IS THE TOTAL FLOOR AREA OF ALL BUILDINGS ON A LOT DIVIDED BY THE LOT AREA. THE FAR SHALL BE APPROVED BY THE ZONING BOARD. (SEE 200-100.0)

PARKING CALCULATION:

REQUIRED:
RESIDENTIAL MULTI-FAMILY
1 PER BEDROOM UNIT
1 PER GARAGE SPACE
1 PER MOTORCYCLE
1 PER BIKE
1 PER CAR (SEE ARCHITECTURAL PLANS FOR GARAGE LAYOUT)

PROPOSED:
174 RESIDENTIAL GARAGE PARKING SPACES
4 COMPACT GARAGE PARKING SPACES
12 MOTORCYCLE PARKING SPACES
5 BIKE PARKING SPACES

NOTE: SEE ARCHITECTURAL PLANS FOR GARAGE LAYOUT



The Motin-Cameron GROUP, INC.
LAND DEVELOPMENT AND ARCHITECTURAL SERVICES
1000 STATE STREET, SUITE 200
HAVERHILL, MASSACHUSETTS 01830
TEL: 978.375.1234 FAX: 978.375.1235
WWW.MOTIN-CAMERON.COM

PLAN OF LAND
HAVERHILL, MASSACHUSETTS
1000 STATE STREET
SUBZONE B
MINICO DEVELOPMENT CORPORATION

PROPOSED SITE PLAN
2 OF 2

PUBLIC TRANSPORTATION SCHEDULES

HAVERHILL LINE

Summer 2020 schedule, effective June 22, 2020

Monday to Friday

Inbound to Boston		AM												PM											
ZONE	STATION	TRAIN #	200	7204	7206	288	7208	210	212	214	216	218	7292	7220	7222	224	226	228							
	Bikes Allowed		db	db	db	db	db	db	db	db	db	db	db	db	db	db	db	db							
7	Haverhill	6	5:05	6:00	6:51	-	7:50	9:05	10:49	12:05	2:00	3:25	-	4:47	6:03	7:45	9:10	10:50							
7	Bradford	6	5:07	6:02	6:53	-	7:52	9:07	10:52	12:07	2:02	3:27	-	4:49	6:05	7:47	9:12	10:52							
6	Lawrence	6	5:16	6:11	7:02	-	8:01	9:15	10:59	12:15	2:10	3:35	-	4:57	6:13	7:55	9:20	11:00							
5	Andover	6	5:23	6:18	7:09	-	8:08	9:22	11:06	12:22	2:17	3:42	-	5:04	6:20	8:02	9:27	11:07							
4	Ballardvale	6	5:29	6:24	7:15	-	8:14	9:27	11:11	12:27	2:22	3:47	-	5:09	6:25	8:07	9:32	11:12							
3	North Wilmington	6	5:36	6:31	-	-	-	9:34	11:18	12:34	2:29	-	-	-	-	-	9:39	11:19							
2	Reading	6	5:43	6:38	7:30	8:00	8:29	9:41	11:25	12:41	2:36	-	4:45	5:25	6:40	8:21	9:46	11:26							
2	Wakefield	6	5:49	6:44	7:36	8:06	8:35	9:46	11:30	12:46	2:41	-	4:50	5:30	6:45	8:27	9:51	11:31							
2	Greenwood	6	5:52	6:47	7:39	8:09	8:38	9:49	11:33	12:49	2:44	-	4:53	5:33	6:48	8:30	9:54	11:34							
1	Melrose Highlands	6	5:54	6:49	7:41	8:11	8:40	9:51	11:35	12:51	2:46	-	4:55	5:35	6:50	8:32	9:56	11:36							
1	Melrose/Cedar Park	6	5:56	6:51	7:43	8:13	8:42	9:53	11:37	12:53	2:48	-	4:56	5:36	6:51	8:34	9:58	11:38							
1	Wyoming Hill	6	5:58	6:53	7:45	8:15	8:44	9:55	11:39	12:55	2:50	-	4:58	5:39	6:53	8:36	10:00	11:40							
1A	Malden Center	6	L 6:03	L 6:58	L 7:51	L 8:19	L 8:48	L 9:58	L 11:43	L 12:58	L 2:54	-	L 5:01	L 5:42	L 6:56	L 8:39	L 10:03	L 11:43							
1A	North Station	6	6:15	7:10	8:02	8:30	8:59	10:10	11:55	1:10	3:06	4:23	5:12	5:53	7:07	8:50	10:15	11:55							

Trains in purple box indicate peak period trains.

Keep in Mind:

This schedule will be effective from June 22, 2020 and will replace the schedule of October 21, 2019.

Presidents' Day and 4th of July operate on a Saturday service schedule.

New Year's Day, Memorial Day, Labor Day, Thanksgiving Day, and Christmas Day operate on a Sunday service schedule.

For all other holiday schedules, please check MBTA.com/holidays or call 617-222-3200.

For the latest information regarding weekend disruptions, visit MBTA.com/weekend.

Via Lowell Line: Operates via the Lowell Line between Wilmington and North Station. See the Lowell Line schedule for all stops.

Monday to Friday

Outbound from Boston		AM												PM											
ZONE	STATION	TRAIN #	287	201	203	205	207	209	211	291	213	7215	7217	219	223	225	227	229							
	Bikes Allowed		db	db	db	db	db	db	db	db	db	db	db	db	db	db	db	db							
1A	North Station	6	7:10	7:35	9:20	10:30	12:20	1:44	3:15	3:50	4:30	5:05	5:45	6:25	7:30	9:20	11:00	12:10							
1A	Malden Center	6	7:21	7:45	9:31	10:41	12:31	1:55	3:26	4:01	4:41	5:16	5:56	6:36	7:41	9:31	11:11	12:21							
1	Wyoming Hill	6	7:24	7:49	9:34	10:44	12:34	1:58	3:30	4:05	4:45	5:20	6:00	6:40	7:44	9:34	11:14	12:24							
1	Melrose/Cedar Park	6	7:26	7:51	9:36	10:46	12:36	2:00	3:32	4:07	4:47	5:22	6:02	6:42	7:46	9:36	11:16	12:26							
1	Melrose Highlands	6	7:29	7:54	9:39	10:49	12:39	2:03	3:36	4:11	4:51	5:26	6:06	6:46	7:49	9:39	11:19	12:29							
2	Greenwood	6	7:32	7:57	9:42	10:52	12:42	2:06	3:39	4:14	4:54	5:29	6:09	6:49	7:52	9:42	11:22	12:32							
2	Wakefield	6	7:36	8:01	9:46	10:56	12:46	2:10	3:43	4:18	4:58	5:33	6:13	6:53	7:56	9:46	11:26	12:36							
2	Reading	6	7:42	8:07	9:52	11:02	12:52	2:16	3:49	4:24	5:04	5:39	6:19	6:59	8:02	9:52	11:32	12:42							
3	North Wilmington	6	-	8:13	9:58	11:08	12:58	2:22	3:56	-	5:11	5:46	6:26	7:06	8:08	9:58	11:38	12:48							
4	Ballardvale	6	-	8:20	10:05	11:16	1:05	2:30	4:03	-	5:18	5:53	6:33	7:13	8:15	10:05	11:45	12:55							
5	Andover	6	-	8:25	10:10	11:21	1:10	2:35	4:09	-	5:24	5:59	6:39	7:19	8:20	10:10	11:50	1:00							
6	Lawrence	6	-	8:32	10:17	11:28	1:17	2:42	4:16	-	5:31	6:06	6:46	7:26	8:28	10:17	11:57	1:07							
7	Bradford	6	-	L 8:41	L 10:26	L 11:38	L 1:27	L 2:54	L 4:26	-	L 5:42	L 6:17	L 6:57	L 7:37	L 8:39	L 10:26	L 12:06	L 1:16							
7	Haverhill	6	-	8:44	10:29	11:41	1:30	2:57	4:29	-	5:45	6:20	7:00	7:40	8:42	10:29	12:09	1:19							

Trains in purple box indicate peak period trains.

Saturday & Sunday

Inbound to Boston		AM												PM											
ZONE	STATION	SATURDAY TRAIN #	1200	1202	1204	1206	1208	1210						1201	1203	1205	1207	1209	1211						
	Bikes Allowed		db	db	db	db	db	db						db	db	db	db	db	db						
7	Haverhill	6	7:15	10:20	1:20	4:20	7:15	10:00						8:40	11:40	2:50	5:20	8:20	11:30						
7	Bradford	6	7:18	10:23	1:23	4:23	7:18	10:03						8:50	11:50	3:00	5:30	8:30	11:40						
6	Lawrence	6	7:27	10:32	1:32	4:32	7:27	10:12						8:54	11:54	3:04	5:34	8:34	11:44						
5	Andover	6	7:32	10:37	1:37	4:37	7:33	10:18						8:56	11:56	3:06	5:36	8:36	11:46						
4	Ballardvale	6	7:37	10:42	1:42	4:42	7:37	10:22						8:59	11:59	3:09	5:39	8:39	11:49						
3	North Wilmington	6	7:44	10:49	1:49	4:49	7:44	10:29						9:02	12:02	3:12	5:42	8:42	11:52						
2	Reading	6	7:50	10:56	1:56	4:55	7:50	10:35						9:05	12:05	3:15	5:45	8:45	11:55						
2	Wakefield	6	7:55	11:01	2:01	5:00	7:55	10:40						9:11	12:11	3:21	5:51	8:51	12:01						
2	Greenwood	6	7:59	11:05	2:05	5:04	7:59	10:44						9:17	12:17	3:27	5:57	8:57	12:07						
1	Melrose Highlands	6	8:02	11:08	2:08	5:07	8:02	10:47						9:24	12:24	3:34	6:04	9:04	12:14						
1	Melrose/Cedar Park	6	8:04	11:10	2:10	5:09	8:04	10:49						9:29	12:29	3:39	6:09	9:09	12:19						
1	Wyoming Hill	6	8:06	11:12	2:12	5:11	8:06	10:51						9:36	12:36	3:46	6:16	9:16	12:26						
1A	Malden Center	6	L 8:10	L 11:16	L 2:16	L 5:15	L 8:10	L 10:55						L 9:46	L 12:46	L 3:56	L 6:26	L 9:26	L 12:36						
1A	North Station	6	8:21	11:27	2:27	5:26	8:21	11:06						9:49	12:49	3:59	6:29	9:29	12:39						

mbta.com/ridesafer



Face coverings are required



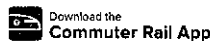
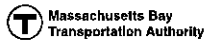
Buy tickets with mTicket

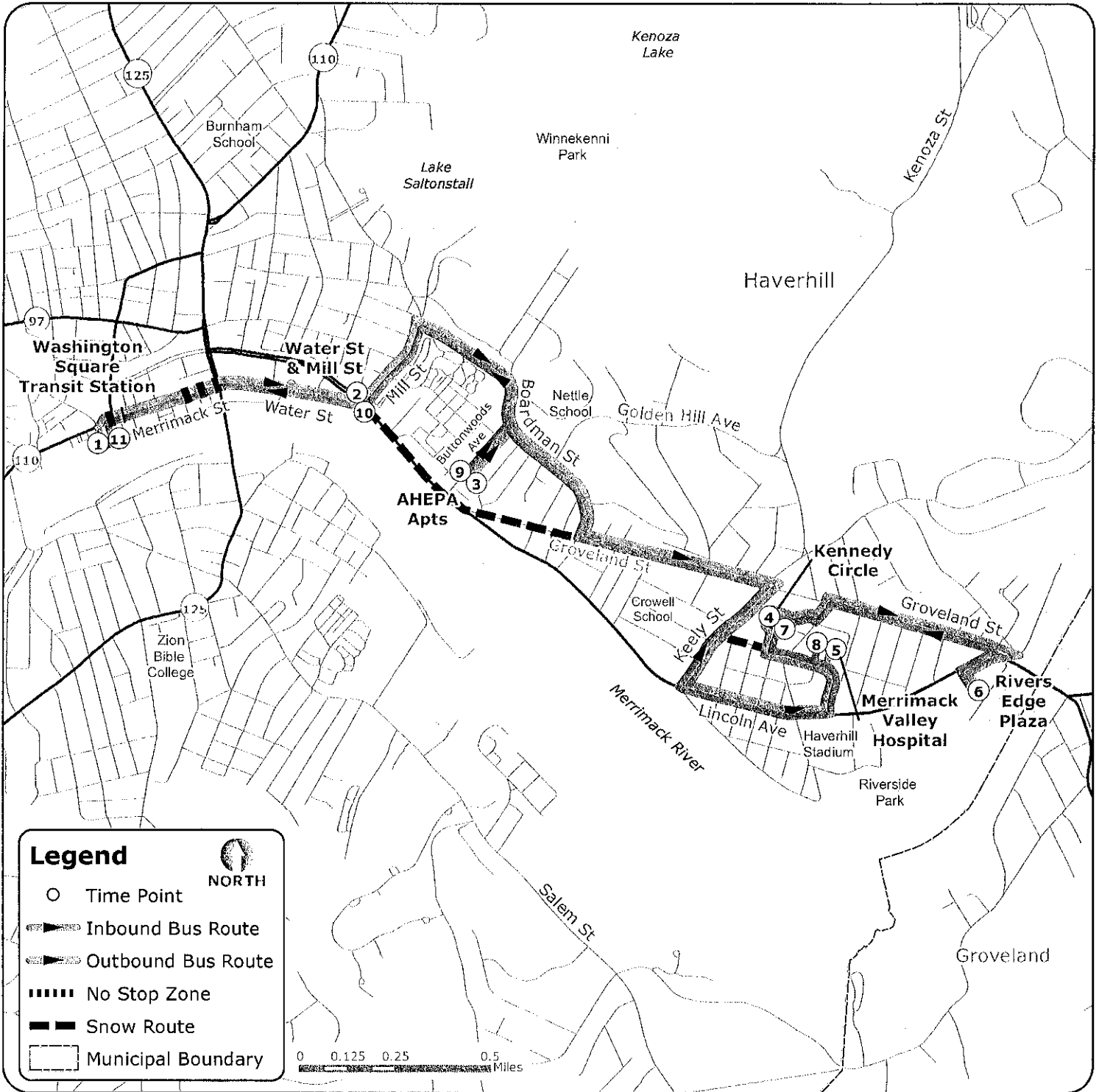


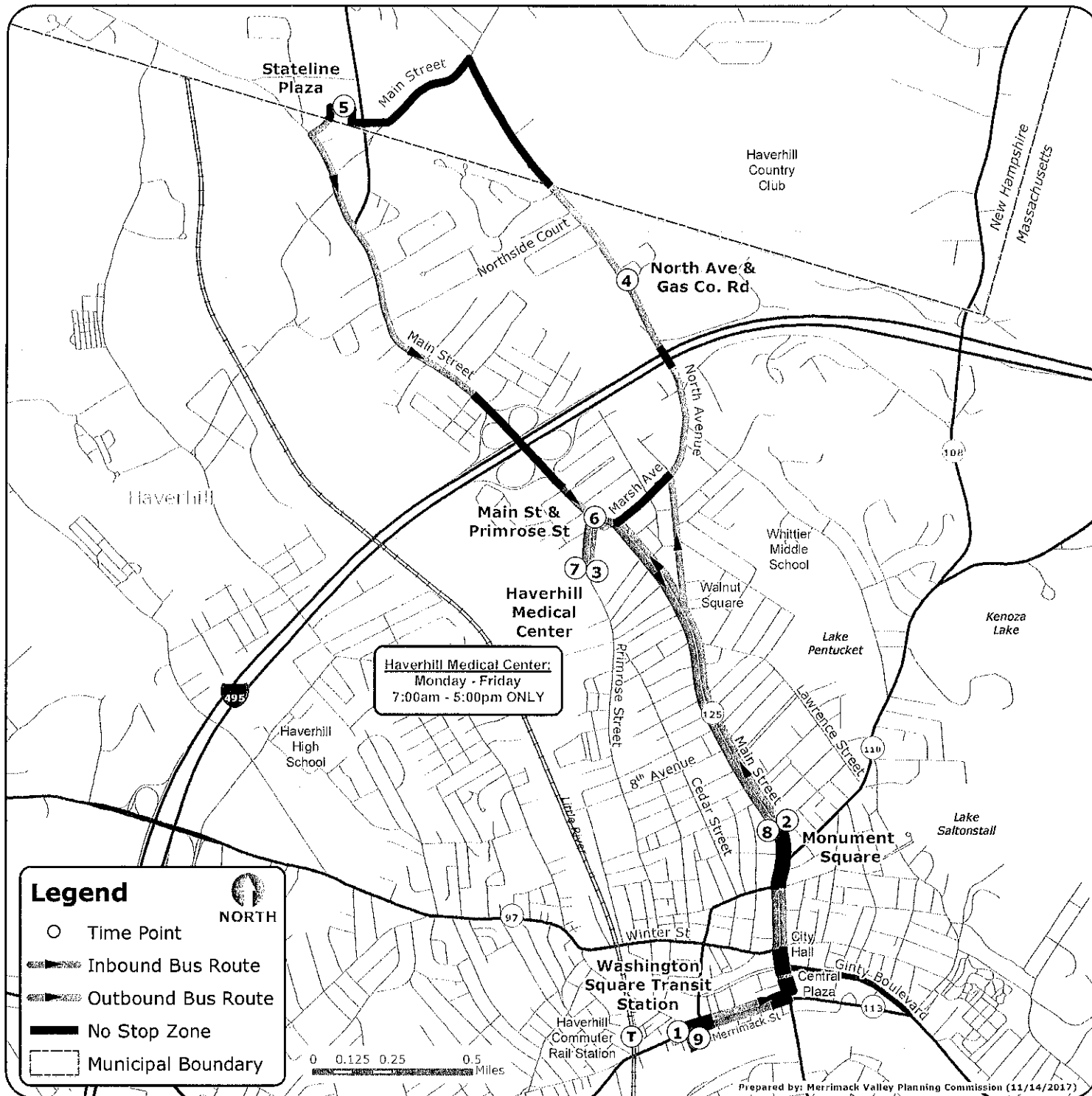
Wash hands before and after riding

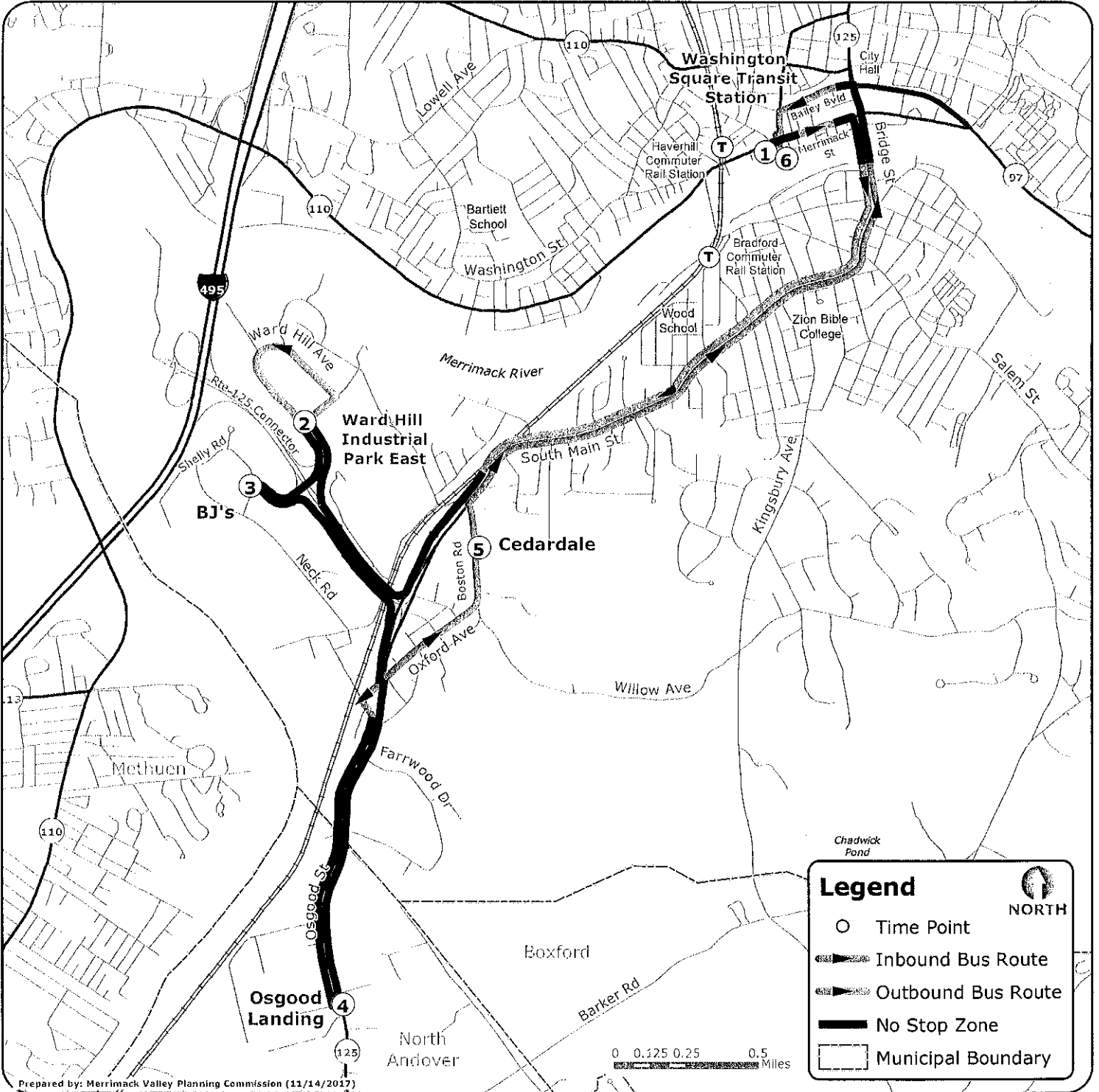


Socially distance whenever possible









TRIP GENERATIONS CALCULATIONS

Institute of Transportation Engineers (ITE)
Trip Generation, 10th Edition
Land Use Code (LUC) 221 - Multifamily Housing (Mid-Rise)

Average Vehicle Trips Ends vs: Dwelling Units
Independent Variable (X): 113

AVERAGE WEEKDAY DAILY

$T = 5.44 * (X)$
 $T = 5.44 * 113$
 $T = 614.72$
 $T = 614.00$
 $T = 614$ vehicle trips
with 50% (307 vpd) entering and 50% (307 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$T = 0.36 * (X)$
 $T = 0.36 * 113$
 $T = 40.68$
 $T = 41$ vehicle trips
with 26% (11 vph) entering and 74% (30 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$T = 0.44 * (X)$
 $T = 0.44 * 113$
 $T = 49.72$
 $T = 50.00$
 $T = 50$ vehicle trips
with 61% (31 vph) entering and 39% (19 vph) exiting.

AVERAGE SATURDAY

$T = 4.91 * (X)$
 $T = 4.91 * 113$
 $T = 554.83$
 $T = 554.00$
 $T = 554$ vehicle trips
with 50% (277 vpd) entering and 50% (277 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$T = 0.44 * (X)$
 $T = 0.44 * 113$
 $T = 49.72$
 $T = 50$ vehicle trips
with 49% (25 vph) entering and 51% (25 vph) exiting.

U.S. CENSUS DATA

9/14/2020

<https://data.census.gov/cedsci/table?q=S08&g=1600000US2529405&tid=ACST5Y2018.S0801&hidePreview=true>

COMMUTING CHARACTERISTICS BY SEX



Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Haverhill city, Massachusetts						
Total		Male		Female		
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
▼ Workers 16 years and over	32,464	±792	16,417	±692	16,047	±549
▼ MEANS OF TRANSPORTATION TO WORK						
▼ Car, truck, or van	88.7%	±1.4	89.5%	±1.8	87.9%	±2.1
Drove alone	77.5%	±2	78.6%	±2.3	76.3%	±2.6
▼ Carpooled	11.2%	±1.8	11.0%	±1.9	11.5%	±2.4
In 2-person carpool	9.8%	±1.7	9.3%	±1.6	10.4%	±2.3
In 3-person carpool	0.6%	±0.3	0.6%	±0.4	0.7%	±0.3
In 4-or-more person carpool	0.8%	±0.5	1.1%	±0.9	0.5%	±0.4
Workers per car, truck, or van	1.07	±0.01	1.07	±0.01	1.07	±0.02
Public transportation (excluding taxicab)	4.2%	±1.1	3.9%	±1.3	4.6%	±1.6
Walked	2.2%	±0.7	2.6%	±1	1.9%	±0.9
Bicycle	0.1%	±0.1	0.2%	±0.2	0.0%	±0.2
Taxicab, motorcycle, or other means	1.3%	±0.5	1.3%	±0.6	1.4%	±0.8
Worked at home	3.4%	±0.8	2.5%	±1	4.3%	±1.2
► PLACE OF WORK						
▼ Workers 16 years and over who did not work at home	31,362	±838	15,999	±697	15,363	±622
▼ TIME LEAVING HOME TO GO TO WORK						
12:00 a.m. to 4:59 a.m.	4.2%	±0.9	5.8%	±1.4	2.6%	±0.9

<https://data.census.gov/cedsci/table?q=S08&g=1600000US2529405&tid=ACST5Y2018.S0801&hidePreview=true>

Comments received from City Staff re 85 Water St.:

The Water Pressure in that area is good for this type of project.

A Flow Test will need to be conducted to ensure that there is adequate water flow for this size project.

The 10" Cast Iron Water Main across the front of this property that was installed at the turn of the Last Century (1900) that has had a number of breaks.

Water Review - PRELIMINARY Project Review PPR-20-3

Tom Bridgewater

Dec 1, 2020 at 9:47am

Please clarify how you came up with the unit count. WD_D zone 30 units per acre. 9.3.12 Density Bonuses allow 70 per acre with public access and a public park approved by the planning director

Please clarify building type

i will be requesting a 3rd party structural and code review on the building

please have a GEO Tech review soil conditions

I will have more comments at a later time

Building Review - PRELIMINARY Project Review PPR-20-3

Robert Moore

Nov 30, 2020 at 2:03pm

The project will require an Order of Conditions from the Conservation Commission, making it exempt from the requirement of an individual stormwater permit under the City's Stormwater Ordinance.

Storm Water Review - PRELIMINARY Project Review PPR-20-3

Robert Moore

Nov 30, 2020 at 2:02pm

Project is similar to those previously approved by the Conservation Commission for this site. Project will require the filing of a new Notice of Intent to demonstrate compliance with the MA Stormwater Management Standards, the performance standards for bordering land subject to flooding, and the regulations for redeveloping riverfront area. The Commission requires an escrow be posted to conduct a peer review of the stormwater design. With respect to open space, this new project lacks the synergy proposed in the 2015 project. This was a key point in the 2015 discussions with the City. The 2015 proposal included the shortening of Wall Street and the merging of open space with the abutting River Rest Park to create a signature riverfront green space serving the downtown and presenting an opportunity for on-site performances.

Conservation Review - PRELIMINARY Project Review PPR-20-3

Eric Tarpy

Nov 17, 2020 at 11:37am

see fire 1 comments

Fire2 Review - PRELIMINARY Project Review PPR-20-3

Eric Tarpy

Nov 17, 2020 at 11:36am

The planning, design and construction of new buildings, renovation of existing buildings and structures to provide egress facilities, fire protection and built-in fire protection

equipment shall be in accordance with 780 CMR; and any alterations, additions or changes in buildings required by the provisions of 527 CMR which in the scope of 780 CMR, 9th edition, shall be made in accordance therewith. (527 CMR 1.04(4) and 780 CMR 101.2). Additionally, 780 CMR (901.2.1) Document Submittal Process will be required.

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

A third party review of the fire protection systems in this building will be required.

Fire Protection systems will need to be permitted before the building permit will be issued.

BDA- for public safety communications may be required with this project

Fire Review - PRELIMINARY Project Review PPR-20-3

Bonnie Dufresne

Nov 17, 2020 at 8:43am

Private refuse and recycling services will be required. The location and permitting of on site dumpster(s) must be approved by the Health Dept. If the units are rental units - occupancy permits must be obtained prior to tenancy. It also appears by the attached plan there will be a semi-public swimming pool which will require plan approval, design approval and permitting by the Health Dept. I have attached the dumpster, refuse and semipublic pool lifeguard regulation for your review.

Health Review - PRELIMINARY Project Review PPR-20-3

Paul Jessel

Nov 17, 2020 at 6:54am

Civil plans do not show connection in to City sewer system provide this detail

Architectural Plans Sheet A 0.0 shows a building with a flat roof. All roof drains shall be connected into the City' drain system at DMH-1157

Architectural Plans show stairs and planting structures on the City's drain easement a deed reference must be included that if the City makes repair to this 36"-drain, these structures will be repair at the owner's costs sheet A 0.2

Sheet piles shall be required near the building foundation as the building is less than 12 feet from the 36"-drain. This is necessary should an excavation be required to repair the 36"-drain See sheet A 1.0 B This sheet pile shall be design by a structural engineer with stamp plan.

Details plans with elevations showing the garage, existing 36"-drain, building foundation and sheet piles must be provided

Wastewater Review - PRELIMINARY Project Review PPR-20-3

Tom Bridgewater

Nov 16, 2020 at 8:58pm

I am moving zoning along so other department heads to make comments. I will make zoning comments at a later time

Zoning Review - PRELIMINARY Project Review PPR-20-3

MEMORANDUM

DRAFT FOR REVIEW

Date: June 23, 2021

To: Mayor Fiorentini, City of Haverhill
William Pillsbury, Economic Development & Planning Director

Re: Park Design, 85 Water Street Project, Haverhill
Comments and Recommendations

Copies: Michael Radner ASLA

From: Steve Cecil FAIA ASLA

This memorandum summarizes our review and includes recommendations concerning the design of the public waterfront park and related site plan elements for the proposed project at 85 Water Street in Haverhill. The design that we reviewed is a final draft prior to its formal submittal and may be subject to further revisions and refinements that should be reviewed relative to consistency with these findings and associated recommendations that are included in this memorandum.

I believe that the project, as designed and in view of the recommendation listed below, will be an excellent and appropriate addition to the Haverhill's riverfront. This is based on the draft plan drawings and discussions with the Landscape Architect (Michael Radner ASLA), which have been significantly advanced from the preliminary plans for the open space that had been provided by the project's proponents. Subject to several recommendations provided in this memorandum, it would fulfill the criteria of the City's Zoning Ordinance for this district that allows a development density bonus if accompanied by public access and open space meeting the zoning criteria, and if approved by the Director of Community Development.

A draft plan is provided for your information and reference, prepared by Michael Radner ASLA. As a draft plan may be modified and refined prior to its final submittal for formal review and approval.

In sum, this design:

- Provides a **generous public park** and re-organizes vehicle access and parking on the site to **optimize green space, views, and useable public open space**
- Includes **terracing using natural stone** and **multiple paths** that will provide diverse areas for **walking, sitting, informal events, access to the public boating facility**
- Provides for **public parking** and **maintains vehicle access** for maintenance and other functions along the waterfront and public right of way adjacent to the river's edge
- Adds a **well-designed public/private entrance plaza** that complements the park and will enhance the park-like character of the project landscaping
- **Well-placed planted buffering** along the edge of the proposed new buildings

Water Street MF Haverhill, MA

Owner

Minco Development Corporation

231 Sutton St., Suite 137
North Andover, MA 01845

Landscape Architect



Radner Design Associates, LLC
3 Alford Drive, Suite 303
Dorham, MA 02026
508-755-6444
www.radnerdesign.com

Revision:

Drawn: *mt*

Scale: 1"=20'-0"
Issue:

PROGRESS

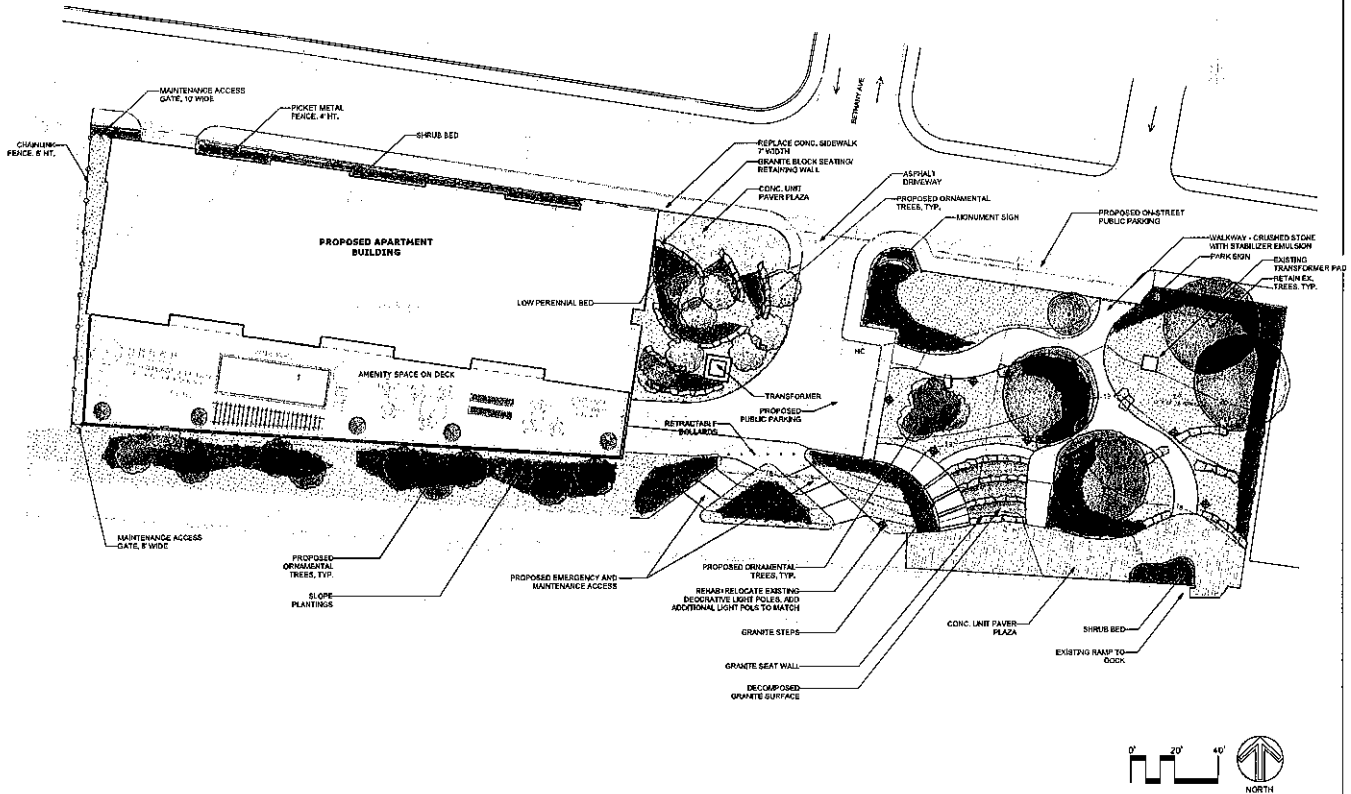
Sheet Name:
Site Plan

Project No.:
21-11

Issue Date:
06.15.2021

Sheet No.:

Radner and Design, LLC - Radner Design Associates, LLC



Additional Recommendations

Based on the current design, we provide the following associated recommendations.

- The final design should be reviewed relative to its general consistency with the draft plan.
- The final design should indicate the location, type and illumination of the street lighting/park lighting including a plan showing the ground level illumination levels that are intended.
- The design would benefit the public with specifically designed seating to complement the informal seating along the large stone terraces by adding a few bench tops fixed to the stone, perhaps using composite materials that can easily be replaced in the event of vandalism, or steel bar that can be repainted.
- The formal submittal should include the design intent regarding materials such as the paving, plantings, features and the rough stone walls and terraces, which can double as benches with many seating opportunities.
- The final submittals should clearly indicate the park, public access and site improvements that will be the responsibility of the proponent, and those that will be provided and maintained by the City.

Findings: Design Qualities and Public Benefits

This design will substantially upgrade the existing park and public access to the waterfront and add adjacent landscape open space that provides amenities and supports multiple community interests. Its characteristics and benefits include:

- Provision and enhancement access to the water edge for pedestrians, bicyclists and for maintenance along the existing public way
 - A design that preserves and enhances public views of the river from Water Street.
 - The Provision of multiple locations for people to enjoy the park, view the waterfront, and move to and from the sidewalk
 - Access to the boat float and gangway at the corner of the park, with a large adjacent paved area that provides for maintenance and access to the facility
 - A network of walkways and terraces that provide alternate routes along the slope from the street to the water's edge
 - Use of large stone blocks to form terraces and provide for informal seating throughout the design
 - The configuration of terraces, stones and paving to create a small "amphitheater" area which could be used for seasonal performances or special events, but which is integrated into the more informal park design
 - An entrance plaza for the building that complements the park design
 - Public parking both along the street and adjacent to the park
-

- Configuration of the project driveway and paved access to the waterfront that provides an island of landscaping, creating a more interesting and park-like view from the street
- The landscaping buffers the new buildings and its electrical transformer equipment from the sidewalk, revitalized park and from the public access along Water Street
- Plantings include varieties that will be relatively easy to maintain and retains large existing trees where feasible

Review Process

We reviewed several iterations of the design along with design diagrams and images of the potential design character with Michael Radner ASLA and had a conference call to discuss various ideas and options. The initial design drawing had been prepared by the proponent's team, but the design evolved considerably and beneficially under the direction of Mr. Radner. We provided notes from our conversation and also forwarded informal input and suggestions to Mr. Radner prior to the preparation of the current design. He was thoughtful and responsive, and incorporated suggestions with refinements, including:

- The entrance area was reconfigured and will be more inviting and serve well as an intermediate space between the private residences and the public park. The curves and edging echo the park design.
 - The amended design split the pavement at the bottom of the access driveway to terminate the view with landscaping rather than pavement. There is still access and maneuvering for vehicles, but it is less street-like.
 - Moving the transformer from near the park edge closer to the building and taking advantage of the grade reduces its visual impact so that it is not a significant part of the view.
 - An updated approach to terracing provides a well-scale amphitheater and blends into the overall scheme using the rough stone to shape the grading.
 - The informal clustering of the trees along the water edge and in the open spaces will create a more varied visual impression and contrast well with the architecture.
 - The addition of a sidewalk along the eastern edge of the parking is a pragmatic solution providing a direct pedestrian route to complement the winding paths.
-

11.2

JAMES J. FIORENTINI
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

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

September 24, 2021


City Council President Melinda Barrett and Members of the Haverhill City Council

RE: Merrimack Street Redevelopment Project Advisory Committee

Dear Madame President and Members of the Haverhill City Council:

I hereby appoint Angelo Petrozzelli, President, Design Partnership Architects, Inc. to the Merrimack Street Redevelopment Project Advisory Committee. He is replacing Matt Juros who recently resigned from this committee. This is a non-confirming appointments and I recommend your approval.

Very truly yours,

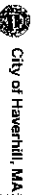


James J. Fiorentini
Mayor

JJF/lyf

9/8/21, 1:22 PM

OpenGov



09/08/2021

DL-21-12

Drainlayer's License

Status: Active

Date Created: Aug 26, 2021

Applicant

Peter Holland
spencercontracting@me.com
3 Ashland RD
Boxford, MA 01921
978 293 5770

Applicant Information

Are You a Licensed Drainlayer?

Yes

Applicant License Number
21750

License Type

Apprentice Plumber

Applicant Cellphone
978-767-0162

License Expiration Date

05/01/1998

License Status
Expired

Applicant City

Boxford

Applicant Address
3 Ashland Rd

Applicant Zip

01921

Applicant State
MA

Do You Work on City Property?

Yes

City Council Approval Date

Business Name

Business Name

Spencer Contracting

Business Phone
978-293-5770

Business Address

67 Foster St

Business City
Peabody

Business State

MA

Business Zip
01960

Business Fax

--

Type of License
Renewal

0A1D2104521046804331202

12.5.3.1

9/8/21, 1:22 PM

OpenGov

Are You Doing Work on City Property?

No

Taxpayer Identification Number (TIN)

Insurance Information

Bond Expiration Date

12/01/2021

Liability Insurance Expiration Date

09/01/2022

Right-of-Way Bond Expiration Date

01/23/2022

Workman's Compensation Expiration Date

09/01/2022

Attachments

- [pdf Haverhill Drainlayers Bond.pdf](#)
Uploaded by Peter Holland on Aug 26, 2021 at 3:37 pm
- [pdf Haverhill COI.pdf](#)
Uploaded by Peter Holland on Aug 26, 2021 at 3:37 pm
- [pdf Workers' Compensation Insurance Affidavit.pdf](#)
Uploaded by Peter Holland on Aug 26, 2021 at 9:44 am
- [pdf Haverhill Street Opening Bond.pdf](#)
Uploaded by Peter Holland on Aug 26, 2021 at 3:37 pm

History

Date	Activity
Dec 18, 2019 at 9:05 am	Peter Holland started a draft of Record DL-21-12
Aug 26, 2021 at 9:44 am	Peter Holland submitted Record DL-21-12
Aug 26, 2021 at 9:45 am	completed payment step Drainlayer License Fee on Record DL-21-12
Aug 26, 2021 at 9:45 am	approval step City Clerk Approval was assigned to Judy Siros on Record DL-21-12
Aug 26, 2021 at 3:37 pm	Peter Holland added attachment Haverhill Street Opening Bond.pdf to Record DL-21-12
Aug 27, 2021 at 10:02 am	Judy Siros approved approval step City Clerk Approval on Record DL-21-12
Aug 27, 2021 at 10:02 am	approval step City Engineer Approval was assigned to John Pettis on Record DL-21-12
Sep 3, 2021 at 8:56 am	Judy Siros changed Liability Insurance Expiration Date from "09/01/2021" to "09/01/2022" on Record DL-21-12
Sep 3, 2021 at 8:56 am	Judy Siros changed Workman's Compensation Expiration Date from "09/01/2021" to "09/01/2022" on Record DL-21-12
Sep 3, 2021 at 9:01 am	Judy Siros changed Bond Expiration Date from "09/01/2030" to "12/01/2021" on Record DL-21-12
Sep 3, 2021 at 9:02 am	Judy Siros changed Right-of-Way Bond Expiration Date from "09/01/2030" to "01/23/2022" on Record DL-21-12
Sep 8, 2021 at 12:29 pm	John Pettis approved approval step City Engineer Approval on Record DL-21-12
Sep 8, 2021 at 12:29 pm	approval step City Council Approval was assigned to Judy Siros on Record DL-21-12

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
<input checked="" type="checkbox"/> Drainlayer License Fee	Paid	Aug 26, 2021 at 9:44 am	Aug 26, 2021 at 9:45 am	-	-

0A1D2104521046804331202



Document
CITY OF HAVERHILL
In Municipal Council

13.1

Ordered:

That the City transfer the sum of \$17,424 from the Capital Budget to:
Assessor's Digital Aerial Photography Fly Over

JAMES J. FIORENTINI
MAYOR



**CITY OF HAVERHILL
MASSACHUSETTS**

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

September 24, 2021

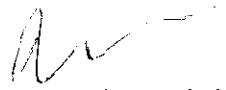
City Council President Melinda Barrett and Members of the Haverhill City Council

RE: Order to transfer \$17,424.00 from Capital Budget to Assessor's Digital Aerial
Photography Flyover Account

Dear Madame President and Members of the Haverhill City Council:

Please see attached an order to transfer \$17,424.00 from Capital Budget to Assessor's
Digital Aerial Photography Flyover Account to fund software that will detect professional
changes in structures for the Assessor's office in Haverhill. I recommend approval.

Very truly yours,


James J. Fiorentini
Mayor

JJF/lyf



Document

CITY OF HAVERHILL

In Municipal Council

13.2

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:

<u>Vendor</u>	<u>Amount</u>	<u>Account</u>
Sherwin Williams Co	\$ 88.41	School Department
LAZ Parking Associates	\$13,333.00	Highway Department
John M Burke	\$ 652.50	Highway Department
New England Gang School	\$ 500.00	Police Department
Demers Plate Glass Co	\$ 4,280.00	Police Department
CN Wood	\$ 5,500.39	Highway Department
Shoe City Hardware	\$ 20.97	School Department

JAMES J. FIORENTINI
MAYOR



**CITY OF HAVERHILL
MASSACHUSETTS**

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

September 24, 2021

City Council President Barrett and Members of the Haverhill City Council

RE: FY2021 Bills

Dear Madame President and Members of the Haverhill City Council:

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

Vendor	Amount	Account
Sherwin Williams Co.	\$ 88.41	School Department
LAZ Parking Associates	\$13,333.00	Highway Department
John M Burke	\$ 652.50	Highway Department
New England Gang School	\$ 500.00	Police Department
Demers Plate Glass Co.	\$ 4,280.00	Police Department
CN Wood	\$ 5,500.39	Highway Department
Shoe City Hardware	\$ 20.97	School Department
TOTAL	\$ 24,375.27	

I recommend approval.

Very truly yours,


James J. Fiorentini, Mayor

JJF/lyf

THE SHERWIN WILLIAMS CO.
400 LOWELL AVE #12
HAVERHILL MA 01832 3725



SHERWIN-WILLIAMS.

ACCOUNT: **6724-4635-8**

Visit www.sherwin-williams.com
Store 705494
(978) 373-1579
Fax: (978) 373-7668

**CHARGE
INVOICE
No. 6083-4**

JOB 1 HAVERHILL PUBLIC SCHOOL DEPT 6

TRC# 268381
PAGE 1 OF 1
PO# 210012

SHIPPED TO:

HAVERHILL PUBLIC SCHOOL DEPT 6
4 SUMMER ST
HAVERHILL MA 01830 5836

DATE: 06/30/2021
TIME: 11:23 AM
2-4604
E60/11233

(978) 374-3400

FY 21

(978) 374-3400

* INDICATES SALE PRICE

TERMS: NET PAYMENT DUE ON JULY 20th

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
171-5135	9 INCH	105160900	FRAME 9" HD PRO	1	6.99	6.99N
			DISCOUNT (% 15.00)			-1.05
180-1497	9 INCH	99076890	9" HEAVY DUTY 5-WIRE	1	4.99	4.99N
			DISCOUNT (% 15.00)			-0.75
173-1660	9 INCH	10870390	S-W 8703 SIX PACK CO	1	13.99	13.99N
			DISCOUNT (% 15.00)			-2.10
813-0312	2 INCH	144152320	2 XL-GLIDE	2	15.69	31.38N
			DISCOUNT (% 15.00)			-4.71
163-6133	EACH		5PK BLUE TRAY LNRS	1	6.99	6.99N
			DISCOUNT (% 15.00)			-1.05
			MFG NBR:00286-2400			
813-6863	2 1/2"	144152325	2 1/2 XL-GLIDE	2	17.79	35.58N
			DISCOUNT (% 15.00)			-5.34
173-5349	9 INCH	10534990	S-W 5349 TRAY	1	3.49*	3.49N

Thank You
receipt required for refund

SUBTOTAL BEFORE TAX
6.250% SALES TAX: 1-220183200
CHARGE

88.41
0.00
\$88.41

MERCHANDISE RECEIVED IN GOOD ORDER BY:

ED SIMPSON

STORE HOURS

SUNDAY: CLOSED
MONDAY - FRIDAY: 7:00 AM - 7:00 PM
SATURDAY: 8:00 AM - 5:00 PM

1010000 4 4220 6640 53 755 0020

SEP 2 2021

City Council



INVOICE NO. INV0116474		APPLY TO INV0116474	
		CUSTOMER NO. 05000202	
INVOICE DATE 6/1/2021		PO #	
PAGE NO. 1		TOTAL AMOUNT DUE \$13,333.00	

INVOICE

SOLD TO:

City of Haverhill
Purchasing Department
Four Summer Street
City Hall, Room 105
Haverhill, MA 01830-5875

REMIT TO:

LAZ KARP Associates LLC
PO Box 782252
Philadelphia, PA 19178-2252

INVOICE DATE 6/1/2021	DATE DUE 7/1/2021	PURCHASE ORDER	TERMS Net 30 Days
--------------------------	----------------------	----------------	----------------------

ITEM NO. / DESCRIPTION	QUANTITY	PRICE
Monthly Parking Services	ORD: 1.00	UNIT: \$13,333.00
	Amount Tax: 0.00	DISC: \$0.00
	Tax Rate: Exempt	TOTAL: \$13,333.00

NET \$13,333.00		GROSS \$13,333.00
	AMOUNT TAX \$0.00	PAID \$0.00
Monthly Fix Fee for June 2021		DUE \$13,333.00

City Council *

John M. Burke, PE, CAPP
Independent Consulting
Parking, Transit & Downtown Development

Parking/Consultant
481-5306

June 1, 2021

Michael Stankovich
Director of Public Works
500 Primrose Street
Haverhill, MA 01830-2660

RE: **Invoice No. 21-5: On-Call Parking Services**
Proposed Parking Program Expansion and Rate Increases
June 1, 2021 through August 31, 2021

Dear Mike:

Please accept this invoice in the amount of **\$652.50** for on-call parking services for the months of June, July and August 2021. A detailed description of the work completed during this period including labor and expenses is as follows:

Completed Work/Hours:

6/1 - 8/31 - **4.5 hours** - Reviewed 6/4 inventory of signs and photos resulting from May site walk for new pay station locations, 6/14, LAZ confirmed sign inventory/proofs, and 6/21 final order. Provided 7/1 written response to City question on virtual parking permit roll-out. On 8/10, provided written response to City's question on potential for consolidating contract parking citation issuance and processing function under current parking mobile app vendor. On 8/23, reviewed City Councilor referral on resident permit parking request and draft PW Director written response with follow-up phone call discussion with PW Director. 8/30 follow-up emails to LAZ Parking on 8/23 PW Director emails to them to conduct annual parking occupancy counts. Discussed need for expanded permit/pay vs. pay only occupancy counts in lots and expanded geographic area for counts.

Total Labor: 4.5 hours

Fee:

Labor: 4.5 hours labor x \$145/hour =

\$ 652.50

Expenses:

\$ 0.00

Total Invoice:

\$ 652.50

Payment due 30 days from Invoice Date. A hardcopy has also been mailed to you.

Thank you for the opportunity to assist the City of Haverhill in this endeavor. If I can be of further assistance to you, please call me at (413) 627-7902.

Sincerely,

John M. Burke

John M. Burke, P.E., CAPP



INVOICE

Invoice #: 0367
Invoice Date: May 16, 2021
Due date: May 16, 2021

New England Gang School, LLC

125 Pearl Street
Box 850911
Braintree, MA 02185
United States

Amount due:
\$500.00

Tax ID: 82-2470061 / MA Vendor #VC0000917414

Phone: 888-634-2647
Fax: 1(888)634-2647 (same)
negangschool@gmail.com
www.newenglandgangschool.com

Bill To:

Haverhill PD

nbrown@haverhillpolice.com
Seat for: Marshall and Mills

Description	Quantity	Price	Amount
2-Day Gangs and Characteristics (June 28th-29th, 2021) at Wakefield, NH. Police Dept	2	\$250.00	\$500.00
		Subtotal	\$500.00
		Discount (0%)	\$0.00
		Total	\$500.00 USD

Attachments 2020 - W9.pdf

Notes

Checks may be made payable to:
"The New England Gang School, LLC."

Terms and Conditions

Mail to: The New England Gang School
125 Pearl Street, Box 850911, Braintree, MA. 02185

DEMERS PLATE GLASS CO.

PO Box 1298, 373 River Street, Haverhill MA 01830

Phone (978) 374-6387



Q#	ACCOUNT	BLSMN	TERMS	INVOICE DATE	INVOICE NUMBER
	2774	MS	CHARGE-NET 30	5/17/2021	RT94425

BILL TO: HAVERHILL POLICE DEPARTMENT
BAILEY BOULEVARD

SHIP TO: SAME

HAVERHILL, MA. 01830

CONT

PHONE 1

TEL. 978-361-6375

PHONE 2 978-373-1212

CONTACT SCOTT ZIMINSKI

EMAIL sziminski@haverhillpolice.com

D-PO	CUST-PO	DEL BY	INSTALL BY	DATE	HOURS
	SCOTT				

FOR THE SUPPLY OF LABOR AND MATERIALS TO REPLACE TWELVE (12) PIECES OF 1/2" POLYCARBONATE ON CELL DOORS. FASTENED WITH TAMPERED PROOF SCREWS.

6 1/2" AR2 POLYCARBONATE: 29" X 36 1/4"
6 " : 29" X 25 1/2"
6 #10-24 X 3/4" S.S. TAMPER PROOF SCREWS
6 #10-24 X 1 1/4" S.S TAMPER PROOF SCREWS

CASH <input type="checkbox"/>	CHECK <input type="checkbox"/>	VISA <input type="checkbox"/>	MASTER CARD <input type="checkbox"/>	DISCOVER <input type="checkbox"/>	DEBIT <input type="checkbox"/>
-------------------------------	--------------------------------	-------------------------------	--------------------------------------	-----------------------------------	--------------------------------

RECEIVED BY _____ **DATE** _____ **SUBTOTAL** \$4,280.00

* Not responsible for breakage after receipt of materials in good order.
* We do not itemize again.
* Any returns or claims must be accompanied by this receipt.
* Glazing Compound in window sashes MUST be painted by owner to prevent damage due to weather.

FREIGHT
TAX
TOTAL \$4,280.00
DEPOSIT

RT94425

BALANCE DUE \$4,280.00

C.N. WOOD
C.N. Wood Enviro, LLC.
 an affiliate of C.N. Wood Co., Inc.

Woburn, MA
 (781) 936-1919
 Whitely, MA
 (413) 865-7008

Avon, MA
 (508) 584-8484
 North Haven, CT
 (203) 848-6735

Johnston, RI
 (401) 942-9191
 Westbrook, ME
 (207) 854-0815

C.N. Wood Enviro, LLC.
 208 Merrimac St.
 Woburn, MA 01801

Ship To: IN STORE PICKUP

Invoice To: CITY OF HAVERHILL -HWY DEPT
 500 PRIMROSE STREET
 HAVERILL MA 01830

Attention: MARIE BOISSELLE .

Branch WOBURN 0102		
Date 06/17/21	Time 22:18:55 (B)	Page 03
Account No. HAVER003	Phone No 9783742364	Inv. No W00831
Ship Via	Purchase Order 148	
Tax ID No		
		Salesperson 407

SERVICE INVOICE

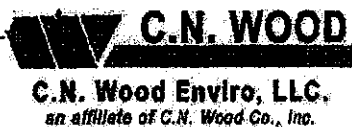
STK#/FLEET#	HRS	PIN/EIN	WARRANTY DATE	HRS
EG1818		ELGIN PELICAN NP D		
		PELICAN NP		
		X NP-30070		
MK			SUBLET	1005.71
			CHARGE SALE	5500.39

X

Received By

Thank You For Your Business!

req 2201632 - Attached



Woburn, MA
(781) 938-1919

Avon, MA
(508) 884-8484

Johnston, RI
(401) 942-9181

Whately, MA
(413) 665-7009

North Haven, CT
(203) 848-8735

Westbrook, ME
(207) 854-0615

C.N. Wood Enviro, LLC.
200 Merrimac St.
Woburn, MA 01801

Ship To: IN STORE PICKUP

Invoice To: CITY OF HAVERHILL -HWY DEPT
500 PRIMROSE STREET
HAVERILL MA 01830

Attention: MARIE BOISSELLE .

Branch WOBURN 0102			*REPRINT*		
Date 06/17/21	Time 22:18:55 (B)	Page 01			
Account No HAVER003	Phone No 9783742364	Inv No W00831			
Ship Via	Purchase Order 148				
Tax ID No					
		Salesperson 407			

SERVICE INVOICE

STK#/FLEET#	HRS	PIN/BIN	WARRANTY DATE	HRS
EG1818	ELGIN PELICAN NP D	X NP-30070		
	PELICAN NP			

SEGMENT# 1 C 1684 NA 06/09/21 06/09/21

OIL LEAK

COMPLAINT:

OIL LEAK- BLOWN HOSE TO CONVEYOR MOTOR.

TECH NOTICED CONV BELT SPLIT, CONVEYOR SPROCKET LOOSE ON
TOP ROLLER SHAFT.-CUSTOMER TO REPAIR.
REAR WHEEL BEARINGS LOOSE.-CUSTOMER OK REPAIR.

CORRECTION:

6/9/21 GOT MACHINE INTO SHOP STARTED DIAGNOSING HYDRAULIC
LEAK FOUND CONVEYOR MOTOR HOSES RUBBING AND LEAKING, REMOVE
MAIN BROOM, REMOVE CONVEYOR MOTOR REMOVE MAIN BROOM
CURTIN. STARTED TO REMOVE DAMAGED HOSES.

6/10/21 REMOVE TWO CONVEYOR MOTOR HOSES AND ONE DRIVE MOTOR
HOSE, HAD ALL THREE HOSES MADE AT HYDRAULIC SHOP. STARTED
INSTALLING HOSES. DRAIN HYDRAULIC TANK.

6/11/21

FINISHED INSTALLING HYDRAULIC HOSES, FILL HYDRAULIC TANK,
REINSTALL ALL PANELS, REINSTALL MAIN BROOM COVER, REINSTALL
MAIN BROOM CURTIN, REINSTALL MAINBROOM, STEPS AND MAIN
BROOM WEIGHT.

FILL HYDRAULIC TANK, CLEAN AREA AND RUN MACHINE.

RECHECK- LEAKS ARE ALL SET.

FRTI	FREIGHT IN	1	88.16	88.16
SUBLETP	P06206/HOSES	1	1005.71	1005.71
42257-55ZX	55gal hv68	32	22.06	705.92
	PARTS			794.08
	LABOR			2735.75

CONTINUED ON PAGE 02

X

Received By

Thank You For Your Business!



Woburn, MA
(781) 935-1919

Avon, MA
(508) 884-8484

Johnston, RI
(401) 942-9191

Whately, MA
(413) 885-7009

North Haven, CT
(203) 848-6735

Westbrook, ME
(207) 854-0815

C.N. Wood Enviro, LLC.
200 Merrimac St.
Woburn, MA 01801

Ship To: IN STORE PICKUP

Invoice To: CITY OF HAVERHILL -HWY DEPT
500 PRIMROSE STREET
HAVERILL MA 01830

Attention: MARIE BOISSELLE .

Branch WOBBURN 0102		
Date 06/17/21	Time 22:18:55 (B)	Page 02
Account No HAVER003	Phone No 9783742364	Inv No W00831
Ship Via	Purchase Order 148	
Tax ID No		
		Salesperson 407

SERVICE INVOICE

STR#/FLEET#	HRS	PIN/EIN	WARRANTY DATE	HRS
EG1818	ELGIN PELICAN NP D	X NP-30070		
	PELICAN NP			

10200000	SUBLET	1005.71
	SEGMENT TOTAL==>	4535.54

SEGMENT# 2 C 1694 NA 06/09/21 06/09/21

Wheel Bearings

CORRECTION:

STARTED WORKING ON THE TILLER BEARINGS. 6/14/21 FINISHED
INSTALLING TILLER WHEEL BEARINGS PACK WITH GREASE INSTALL ON
E NEW WHEEL STUD.

ADDITIONAL DESCRIPTION:

PO 148

REPLACE REAR WHEEL BEARINGS.

6183819	BEARING, CUP	2	25.02	50.04
7077503	OUTER BEARING C	2	15.68	31.36
7077504	OUTER BEARING C	2 S	39.73	79.46
7077505	INNER BEARING C	2	74.34	148.68
7077506	WHEEL STUD	1 N	5.89	5.89
7077507	WHEEL NUT	1	3.64	3.64
7077509	GREASE SEAL	2	19.09	38.18
	PARTS			357.25
	LABOR			607.60
10200000	SEGMENT TOTAL==>			964.85

***** WORK ORDER TOTALS *****

PARTS	1151.33
LABOR	3343.35

CONTINUED ON PAGE 03

X

Received By

Thank You For Your Business!

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2021 SEP 17 AM 9:46 AM CITY



CITY OF HAVERHILL
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1511

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September 16, 2021

To: President and Members of the City Council:

Councillor Michael McGonagle requests would like to discuss the safety concerns with the intersection of Carleton and Broadway (Rte. 97) and refer to the Traffic and Safety Committee to address at the next meeting.

Michael McGonagle

City Councillor Michael McGonagle

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202109280957:561702

September 21, 2021

To: President and Members of the City Council:

Council President Barrett would like to recognize October as Breast Cancer Awareness Month. Breast Cancer Awareness Month is an annual campaign that helps to increase attention and support for the awareness, early detection and treatment of breast cancer.


City Council President Melinda Barrett

(9/28/2021 meeting)

PROCLAMATION

WHEREAS, October 2021 is National Breast Cancer Awareness Month; and

WHEREAS, October 15, 2021 is National Mammography Day; and

WHEREAS, breast cancer is the most common cancer among women, except for skin cancer and breast cancer is the second leading cause of cancer death in women, after lung cancer;

WHEREAS, the chances of developing invasive breast cancer at some time in a woman's life is about 1 in 8; and

WHEREAS, the American Cancer Society estimates about 281,550 new cases of breast cancer will be diagnosed in 2021 and about 43,600 women will die from the disease; and

WHEREAS, Black women in the U.S. are more likely than any other racial group to die from breast cancer; and

WHEREAS, an estimated 2,650 cases of male breast cancer will be diagnosed in 2021 and about 530 men will die of the disease; and

WHEREAS, death rates from breast cancer have been declining, and this change is believed to be the result of earlier detection and improved treatment; and

WHEREAS, mammography—an "x-ray" of the breast—is recognized as the single most effective method of detecting breast changes that may be cancer long before physical symptoms can be seen or felt;

NOW, THEREFORE, I, JAMES J. FIORENTINI, Mayor of the City of Haverhill, do hereby proclaim the Month of October 2021 as,

NATIONAL BREAST CANCER AWARENESS MONTH

And furthermore proclaim October 15, 2021 as,

NATIONAL MAMMOGRAPHY DAY



IN WITNESS WHEREOF I have hereunto set my hand and caused the Seal of the City of Haverhill to be affixed this 28th day of September in the year of our Lord Two Thousand and Twenty-One.


JAMES J. FIORENTINI, MAYOR

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September 24, 2021

To: President and Members of the City Council:

City Councillor William J. Macek and City Council Vice President Colin LePage request to discuss and move to correct a procedural error that occurred at last week's City Council Meeting on September 21, 2021. The item to be discussed involved proposed additional language to be added to the Council's Rules and Regulations to direct how to handle an agenda item that prior to the close of an agenda deadline has multiple Councillors seeking to file the same or similar item for the next meeting's agenda.

Note: See attached Page 1 of the Rules and Regulations of The City Council, Organization, Rule 1, paragraph 5, second sentence.

William J. Macek /s/

City Councillor William J. Macek

Colin LePage /s/

City Council Vice President Colin LePage

RULES AND REGULATIONS OF THE CITY COUNCIL

ORGANIZATION

Rule 1. The City Council shall meet for organization at ten o'clock in the forenoon on the first Monday of January following the regular municipal election and the members of the City Council shall severally make oath, before the City Clerk or a justice of the peace, to perform faithfully the duties of their respective office, except any member-elect not present shall make oath at the first regular meeting of the City Council thereafter which s/he attends.

For the purpose of organization, the City Clerk shall be temporary Chair until the President and Vice President are elected. The City Clerk shall open nominations and each candidate shall be nominated by name only and require a second to be considered. No other comment or information shall be made during the open nomination period. Once completed, the City Clerk shall close nominations and call the roll for elections. President nominee(s) must have a minimum of one year's experience on the Haverhill City Council to qualify for election.

The City Council shall, by majority vote of all members elected, elect a President and Vice President from its own members; and the persons elected shall likewise make oath to perform faithfully the duties of the respective offices to which they are so elected at the same meeting, except any member-elect not present shall make oath at the first regular meeting of the City Council thereafter which s/he attends.

The following year, the first Tuesday of January at 7:00 o'clock P.M., the members of the City Council shall meet for the purpose of organization for the election of President and Vice President in the same manner as the inaugural election.

Under the direction of the Chairperson of the Administration & Finance Committee and within the first sixty (60) days of each calendar year, the members of the City Council shall vote to approve, amend, add, disapprove or delete from its Rules and Regulations. The City Council may also amend, add or delete from its rules throughout the year through a process of having an agenda item referred to Administration & Finance receiving Administration & Finance recommendation and majority approval of the full City Council.

REGULAR MEETINGS

Rule 2. Regular meetings of the City Council shall be held every Tuesday at 7:00 o'clock P.M. except in June there shall be a meeting on the first, third and fourth Tuesday except when June has five Tuesdays then it will be first, third and fifth. From July until the second Tuesday after Labor Day, the Council shall meet every other week beginning with the second Tuesday of July. In September, starting with the second Tuesday after Labor Day, the Council shall return to its regular weekly schedule. Additionally, in any year that the Mayor should choose to deliver his/her State of the City address on a Tuesday night at 7:00P.M., the City Council meeting scheduled for that week shall be appropriately cancelled in advance. The meeting(s) scheduled for the Tuesday before Thanksgiving and the Tuesday of the Christmas holiday week shall not be included in the Council's annual calendar of meetings. The meetings shall be held in the City Council Chambers, City Hall, unless a majority of the full Council votes to hold a meeting at an alternative location at least six days prior to such change. The City Council may at any meeting,

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HAVERHILL, MASSACHUSETTS 01830-5843

2021 SEP 24 PM 09:53 HAV CITY

15.4

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September 24, 2021

To: President and Members of the City Council:

Councillor LePage is requesting a progress update on the city's efforts of promoting the MassSaves energy efficiency program for the benefit of residents, a progress update on the Green Communities grant application and follow up on the City Council request of re-establishing the Mayor's Sustainability Advisory Committee.

Colin LePage /lat
City Council Vice President Colin LePage

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COLIN F. LePAGE

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Backup

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April 2, 2021

TO: Mayor James Fiorentini

RE: Re-Establish Sustainability Advisory Committee

Dear Mayor Fiorentini:

At the City Council meeting held on March 30th, you introduced All In Energy as the City's consultants to promote and assist residents to utilize the MassSaves program for residential energy efficiency savings. The Council appreciates and supports this endeavor for the benefit of our residents and businesses alike. We also respectfully suggest that you re-establish your Sustainability Advisory Committee to aid you and the City in the research, planning, and implementation of creating a greener Haverhill now and in the future.

Thank you for your consideration.

Sincerely yours,

Melinda E. Barrett, President

Haverhill City Council

MEB/bsa

c: Allison Heartquist, Chief of Staff
City Councillors

Green Communities 2021 Key Dates

- **Feb. 12-** prior grant close out, all funds expended, and Final Grant Report due (for Spring Block eligibility)
- **Mid-May** – Regional Energy Planning Assistance (REPA) PON posted on CommBuys
- **April 9** – Competitive Grant Spring Block applications due
- **July 1** – start accepting Designation applications (rolling decision)
- **July 9** – REPA applications due
- **Mid-August**– Municipal Energy Technical Assistance (META) PON posted on CommBuys
- **Sept 3** – prior grant close-out, all funds expended, and Final Grant Report due (for Fall Competitive Block eligibility)
- **Sept 24** – META applications due
- **Oct. 8** – Competitive Grant Fall Block applications due
- **Nov. 19** – FY21 Annual Reports due
- **Dec. 30** – Designation application deadline



*Helping Massachusetts Municipalities Create a Clean,
Affordable and Resilient Energy Future for the Commonwealth*



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2021 SEP 24 PM 08:55 PM CITYVC

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September 24, 2021

To: President and Members of the City Council:

Councillor Sullivan would like to request that Pentucket Players be granted a waiver for rental fees associated with using the city's auditorium for the period extending from 08/28/21-09/05/21 for the production of "Into the Woods".

City Councillor Thomas Sullivan

JAMES J. FIORENTINI
MAYOR



**CITY OF HAVERHILL
MASSACHUSETTS**

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September 24, 2021

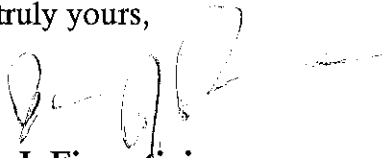
City Council President Melinda Barrett and Members of the Haverhill City Council

RE: Request to Waive Fees from Pentucket Players

Dear Madame President and Members of the Haverhill City Council:

Please see attached Chapter 36 Section 7 of the Haverhill City Code. John Buzzell from Pentucket Players is requesting to waive the Haverhill City Hall auditorium rental fee of \$860.00 for their production of "Into the Woods". I recommend approval.

Very truly yours,


James J. Fiorentini
Mayor

JJF/lyf

§ 36-7. Waiver of fee or charge. [Added 3-12-2013 by Doc. 22; amended 7-11-2017 by Doc. 82]

The City Council and Mayor shall have authority to waive fees or charges due to the City of Haverhill which are set by order, ordinance or state law. No fees or charges due to the City of Haverhill shall be waived where prohibited by state law. The waiving of any fee or charges by the City Council and Mayor shall be subject to the conditions below:

- A. Only nonprofit organizations seeking approval for projects or events for the benefit of the public where at least 80% of the labor is being performed by volunteers shall qualify.
- B. The applicant shall provide the name and address of the organization, along with the names of the executive officers and board members. The application shall include the specific fees or charges sought to be waived and a dollar total. The applicant shall provide any documentation or information requested, including but not limited to project and/or organizational financial information.

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DOCUMENTS REFERRED TO COMMITTEE STUDY

38-W	Communication from Councillor Barrett requesting to give an update on response from MBTA/Keolis & US EPA about idling trains in Bradford	Citizens Outreach	4/5/16 1/31/17
10-B	Communication from President Michitson asking to request from Mayor status of facility improvements to public buildings and parks to comply with American w/ Disabilities Act (ADA)	Citizens Outreach	1/3/17 1/31/17, 8/15/17
10-U	Communication from President Michitson requesting discussion on next steps to provide comprehensive long range plan for Haverhill	Citizens Outreach	1/31/17 8/15/17, 4/23/18
38-D	Communication from Councillors Sullivan and Barrett requesting an update on City's emergency management plan and status of working generators in all public building in City	Public Safety	3/20/18 1/23/19
79-F	Communication from Councillor Sullivan requesting to introduce Kathleen Fitts, Gale Park Assoc. to request the city replace the Gale Park Fountain in fiscal year 20	NRPP	6/25/19
79-T	Communication from Councillors Sullivan and Barrett re: discussion with VINFEN & Haverhill Police Dept. regarding incident in neighborhood of 20 Westland Ter. group home on 7/5 and steps being taken to better supervise residents and reduce police calls to residence	Public Safety	7/23/19
89-K	Communication from Councillor Macek requesting open discussion relative to the process for Establishing a Charter Commission to review the current City of Haverhill Charter	Citizens Outreach	8/6/19
89-U	Communication from Councillor LePage re: applying for Community Compact Best Practices Program grant for benefit of city and its residents	Citizens Outreach	9/17/19
89-V	Communication from Councillor McGonagle requesting a discussion about school bus safety	Public Safety	9/17/19
11	Communication from Councilor Jordan requesting to introduce Steve Costa of Citizens for Haverhill Fire to discuss Mayor's CIP and occupational cancer	Public Safety	1/7/20
34-P	Communication from Councillor Sullivan requesting a discussion regarding the disposal of cremated remains on public property	NRPP	3/17/20
58-M	Communication from Councillors LePage and Daly O'Brien re: the possible use of Hale Hospital Trust Funds for ongoing City health care programs and issues	A & F	4/21/20
69-O	Communication from President Barrett and Councillor Sullivan requesting discussion on illegal fireworks in the City	Public Safety	7/28/20
86-D	Communication from Councillor Michitson requesting to address economic development ideas resulting from the pandemic	Planning & Dev.	8/11/20
86-F	Communication from Council President Barrett and Councillor LePage requesting discussion pertaining to utilization of UV-C disinfection fixtures in public buildings	A & F	8/25/20
89-C	Mayor Fiorentini submits final recommendations of Matrix Company	NRPP	9/15/20

DOCUMENTS REFERRED TO COMMITTEE STUDY

91	Petition from Wady & Jewnifer Grullon requesting to purchase city property that abuts their property at 14 Silver Birch Ln; Assessor's Map 574, Block 1 Lot 7	NRPP	9/15/20
91-B	Petition from the Biggart Family requesting to purchase 2 parcels of land that abuts their property at 30 Belvidere Rd., Assessor's Map 409, Block 114, Lot 9; and Map 409, Block 1A, Lot 1 that includes conservation land, but only the portion zone RMD (Residential Medium Density)	"	9/22/20
86-S	Communication from Councillors LePage, Sullivan and Macek to discuss process for approval of development projects within the Waterfront District Ch. 255, Article XVI	A & F	10/6/20
55-I	Communication from Council President Barrett and Councillor McGonagle requesting to introduce Don Jarvis, Keith Gopsill and Mike Ingham to discuss becoming a Purple Heart Community	NRPP	12/15/20
91-C	Petition of Michael DeLuca requesting to purchase surplus city land on River St., Map 538, Block 419B, Lots 20, 21, 22, 23	NRPP	12/15/20
4-I	Communication from Councillor Michitson requesting to address the rising inequities between high and low paid occupations in the United States	Citizens Outreach	1/12/21
4-Q	Communication from Councillor Macek requesting discussion on parking space requirements per zoning regulations throughout City	A & F	2/2/21
27-E	Communication from Councillor Sullivan requesting to introduce Debbie Lyons, to explain having legal permitting system as it relates to establishing permitting/licensing process to allow for "Bow Hunter Tree Stands" to be placed on trees on City properties when hunting is allowed in season	NRPP	3/2/21
27-J	Communication from Councillor Michitson requesting to re-start discussion on way ahead for residential zoning in Haverhill	Planning & Dev.	3/9/21
50	Councillor Jordan requests on behalf of Tom Riley, 195 Kingsbury Ave., to have city surplus land that abuts his property, Map 768, Block 50, Lot 85A on Lincolnshire Ave.	NRPP	4/6/21
27-X	Councillor Daly O'Brien requests discussion re: cars parking on Concord St. sidewalks and possibility of city providing off-street parking	NRPP	4/6/21
50-U	President Barrett and Vice President LePage request discussion about composting options	Citizens Outreach	5/18/21
50-W	Councillor McGonagle requests to discuss an option to reward first responders and frontline workers to receive bonus for working through pandemic	Public Safety	5/18/21

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LONG TERM MATTERS STUDY LIST

- 38-F Communication from Councillors Barrett and LePage requesting to discuss double poles in the City
A & F 3/15/16, 9/6/16, 11/3/16, 1/17/17, 5/11/17, 10/24/17, 3/6/19
- 26E City of Haverhill – Mayor's Recommendations, Capital Improvement Program – 2016-2020
A & F 5/31/16, 11/3/16, 5/11/2017, 7/25/17, 2/15/18, 3/6/19, 4/17/19
- 93-L Communication from President Michitson requesting to introduce Dave Labrode to discuss street tree
plantings
NRPP 8/7/18, 2/28/19, 2/27/20
- 38-J Communication from Councillor Macek requesting a discussion about reserve parking spaces at City
Hall designated for Registry of Motor Vehicles
NRPP 3/19/19, 2/27/20
- 13-Y Communication from Councillor LePage to discuss accounting of revenue funds received from
Licensed Marijuana establishments & their allocation to mitigate costs and impacts to city
A & F 3/12/19, 8/5/19
- 89-D Communication from Councillors LePage, Michitson, Jordan requesting discussion on reducing
exposure of persons under 21 yrs. of age to outdoor advertising (billboards) of marijuana products and
zoning regulations pertaining to smoke and/or vapor stores in Haverhill
A & F 7/23, 19, 8/16/19