



**CITY OF HAVERHILL
CITY COUNCIL AGENDA –**

Tuesday, September 22, at 7:00 PM

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

In-Person/Remote Meeting: <https://meet.google.com/fpn-zkxh-xax>

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

1. OPENING PRAYER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES OF PRIOR MEETING

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

5. COMMUNICATIONS FROM THE MAYOR:

SEP 18 PM 12:15
HAVERHILL CLERK

5.1. Mayor Barrett submits an ordinance relating to amending Chapter 222 Article XI Recreational Motorized Vehicles of the Haverhill City Ordinance restricting the use of motorized bicycles and scooters

File 10 Days

5.2. Mayor Barrett submits an order relating to the Water Use Restriction Ordinance – Ch. 250 Article VI of the Code of the City of Haverhill

5.2.1. Order- That the City Council hereby votes to repeal and replace Chapter 250, Article VI of the Code of the City of Haverhill, entitled Water Restriction, in its entirety, with the following revised ordinance

File 10 Days

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

7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28:

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

8.1. Angel A. Perkins, *City Auditor and Chief Financial Officer*, submits the revenue and expense reports for the month of August 2026

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

10. PUBLIC HEARINGS AND RELATED ORDERS:



CITY OF HAVERHILL
CITY COUNCIL AGENDA –

Tuesday, September 22, at 7:00 PM

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

In-Person/Remote Meeting: <https://meet.google.com/fpn-zkxh-xax>

- 10.1. **Doc 21-D - CCSP-26-3** - Attorney Jonathan Stark-Sachs for Maryam Salehi-Ala-Yamin requests approval to operate “Mariam’s Cottage” a family run bed and breakfast at 421 East Broadway allowed with a special permit in the RR (Rural Residential) zoning district and seeks to host small-scale weddings and similar outdoor events of up to 50 guests packaged with overnight stays

Continued from August 25, 2026

11. APPOINTMENTS:

11.1. **Confirming Appointments:**

Haverhill Cultural Council, expires on September 30, 2029

- 11.1.1. Tatana Burgos-Espinal, 16 Chandler St
Nicole Heena, 49 Mount Vernon St
Nancy Zlotsky, 70 Washington St Unit 502
Emilee Hopkins, 28 Haverhill St

11.2. **Non-Confirming Appointments:**

12. PETITIONS:

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

12.2. **Amusement/Event Application:** *with Police approval*

- 12.2.1. **EVNT-26-29-** Anastasia Dimopoulos for the *Hellenic Orthodox Community* located at 154 Winter St requests to hold a two-day Annual festival fundraiser on Friday, November 6th, 2026 from 11:00AM - 10:00 PM & Saturday November 7th from 11:00 AM - 1:00AM

- 12.2.2. **EVNT-26-26** - Cynthia Graham for the *Haverhill Firefighting Museum* located at 75 Kenoza Ave to hold a Chili/ Chowder Cookoff on Sunday October 25th, 2026 from 5:00 -10:00 PM

12.3. **Auctioneer License:**

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

12.5. **One Day Liquor License –with Police and License Commission approval**

12.6. **ANNUAL LICENSE RENEWALS:**

- 12.6.1. **Hawker Peddlers License- Fixed location** – *w/Police approval*
12.6.2. **Coin-Op License Renewals** – *with Police approval*
12.6.3. **Christmas Tree Vendor** – *with Police approval*

- 12.6.3.1. **TREE-26-1** – Charles Hibbert of *Hibberts Plantation, LLC* at 297 Lincoln Ave, Monday through Sunday 9 AM to 9 PM from November 26th through December 24th



**CITY OF HAVERHILL
CITY COUNCIL AGENDA –**

Tuesday, September 22, at 7:00 PM

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

In-Person/Remote Meeting: <https://meet.google.com/fpn-zkqh-xax>

12.6.3.2. **TREE-26-2** – Maria Hibbert of *Hibberts Plantation, LLC* at 30 Cushing Ave, Monday through Sunday 9 AM to 9 PM from November 26th through December 24th

- 12.6.4. **Taxi Driver Licenses:** *with Police approval*
- 12.6.5. **Taxi/Limousine License** *with Police approval*
- 12.6.6. **Junk Dealer /Collector License** - *with Police approval*
- 12.6.7. **Pool/Billiard**
- 12.6.8. **Bowling**
- 12.6.9. **Sunday Bowling**
- 12.6.10. **Buy & Sell Secondhand Articles** *with Police approval*
- 12.6.11. **Buy & Sell Secondhand Clothing** *with Police approval*
- 12.6.12. **Pawnbroker license** - *with police approval*
- 12.6.13. **Fortune Teller** *with - Police approval*
- 12.6.14. **Buy & Sell Old Gold** – *with Police approval*
- 12.6.15. **Roller Skating Rink**
- 12.6.16. **Sunday Skating**
- 12.6.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
- 12.6.18. **Limousine/Livery License/Chair Cars** *with Police approval*

13. MOTIONS AND ORDERS:

14. ORDINANCES (FILE 10 DAYS):

15. COMMUNICATIONS FROM COUNCILORS:

- 15.1. Per the 2026 State Cannabis Reform Law (H. 5350), Councilors Diodati, Ferreira and LePage propose a zoning amendment be drafted to consolidate the city's existing Medical Marijuana Overlay District (MMOD) and Licensed Marijuana Establishment Overlay Zone (LMEOZ) be drafted and sent to the Council's next Planning and Development subcommittee meeting for discussion and recommendation to Council

16. UNFINISHED BUSINESS OF PRECEDING MEETING:

17. RESOLUTIONS AND PROCLAMATIONS:

- 17.1. Mayor Barrett requests to present a proclamation recognizing September 15th to October 15th, 2026, as Hispanic Heritage Month

18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS:

19. DOCUMENTS REFERRED TO COMMITTEE STUDY:

20. LONG TERM MATTERS STUDY LIST:

21. ADJOURN:

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

5.1

File 10 days

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

September 18, 2026

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

From: Mayor Melinda E. Barrett

Re: E-Bike Ordinance

Dear Mr. President and Members of the City Council:

I respectfully submit An Ordinance Relating to Amendment to Chapter 222
Article XI Recreational Motorized Vehicles of the Haverhill City Ordinance
restricting the use of motorized bicycles and scooters.

I recommend approval.

Very truly yours,

Melinda E. Barrett
Mayor



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

**TO: MELINDA E. BARRETT, MAYOR
TIM JORDAN, CITY COUNCIL PRESIDENT**

**FROM: LISA MEAD AND ELIZABETH LYDON
CITY SOLICITORS**

RE: E-BIKE ORDINANCE

DATE: September 11, 2026

I. Introduction

Reference is made to the above captioned matter. In that connection, you have requested that we provide an updated opinion regarding the City of Haverhill's authority to regulate electric bicycles ("e-bikes") and motorized bicycles and scooters, and an ordinance regulating the same. Massachusetts law authorizes municipalities to regulate e-bikes and motorized bicycles and scooters in limited circumstances, provided the City conducts a public hearing and provides adequate notice to its residents. Although certain restrictions are not currently allowed by ordinance, the proposed Ride Safe Act would expand and clarify the Commonwealth's regulatory framework and the scope of municipal authority.

II. Current Municipal Authority

M.G.L. c. 90 authorizes motorized bicycles and scooters on public ways with certain restrictions and in accordance with all traffic laws unless expressly prohibited. M.G.L. c. 85, §11B $\frac{3}{4}$ (b) provides that *"electric bikes are afforded the same rights and privileges, and are subject to the same duties, as traditional bicycles, and shall be subject to all of the duties, of the operator of a bicycle or duties related to a bicycle set forth in sections 11B and 11B1/2, any general or special law, regulation or local ordinance."* Chapter 85 § 11B $\frac{3}{4}$ authorizes municipalities, after notice and a public hearing, to adopt ordinance or regulations prohibiting or otherwise regulating electric bicycle use on bike paths, bikeways, and natural surfaces trails including those imposing speed limits.

State law is preemptive in the areas of motorized scooters and bicycles or class 1 and 2 electric bicycles. Therefore, the City's ordinance and regulations are limited to the confines of what the statute specifically authorizes the City to regulate as set forth above. The draft revised ordinance, attached as Exhibit A, mimics the applicable statutes which require operators to use a helmet and follow traffic safety laws and imposing fines and operational restrictions, and adds language specific to your requests

restricting use of such vehicles on public sidewalks, bike paths, bikeways and trails, playgrounds and public property.

Driving under the influence and impoundment of vehicles cannot be addressed by ordinance as these areas are preempted by statute and specific to motor vehicles. M.G.L. Chapter 90, Section 24 is specific to operating a motor vehicle under the influence, which definition under Section 1 specifically states, "The definition of "Motor vehicles" shall not include electric bicycles or motorized bicycles." Similarly, M.G.L. c. 159B related to towing and impoundment is also specific to motor vehicles. Therefore, restrictions related to motorized recreational vehicles cannot be enacted by ordinance in these subject areas.

III. Proposed Safe Ride Act

Although not yet enacted, the proposed Ride Safe Act (S. 3077), entitled *An Act to Enhance the Safe Use of Micromobility Devices*, would significantly revise the Commonwealth's regulations of e-bikes and other micromobility devices. If enacted, the bill would establish a maximum designed Speed Tier classification system, allowing operational and safety requirements to vary based upon a device's maximum manufacturer designed speed. The proposed legislation provides greater flexibility in regulating higher-speed devices.

If enacted in its current form, many of the bill's substantive regulatory provisions would not become effective until January 1, 2028.

Conclusion

The draft ordinance restricts use of motorized bicycles and scooters and ebikes on bike paths, bikeways, and natural surface trails pursuant to G.L. c. 85, §§ 11B ¾ and G.L. c. 90. The City may not, however, prohibit their operation on public ways. If S. 3077 is enacted, the City may amend any adopted ordinance to reflect the new statutory framework and additional regulatory authority granted by the legislation.

Article XI Recreational Motorized Vehicles

§ 222-62 Definitions.

As used in this article, the following terms shall have the meanings indicated:

RECREATIONAL MOTORIZED VEHICLES

Recreational motorized vehicles are described as the following: motorized scooters or motorized bicycles, or class 1 or class 2 electric bicycles all as defined in M.G.L. c. 90, § 1.

§ 222-63 Operating restrictions.

It shall be unlawful for any person to operate or permit to operate recreational motorized vehicles within the City of Haverhill under any of the following circumstances:

- A. On public sidewalks.
- B. On public bike paths, bikeways or natural surface trails.
- C. In public parks and public conservation and recreational areas.
- D. On public playgrounds or school property.
- E. On private property without the prior written consent of the owner or occupant of said property. No written consent shall be required for operation of any recreational motorized vehicle upon the property of any private club or other organization that permits the use of similar recreational vehicles by the club members.
- F. No person shall operate a motorized scooter upon any way at any time after sunset or before sunrise.
- G. To have a second rider on the same scooter.
- H. Failing to wear protective headgear conforming to Registry of Motor Vehicles standards and/or noncompliance with the helmet requirements of MGL c. 85, § 11B ½, as may be amended from time to time.
- I. Recreational motorized vehicles, excluding electric bicycles, shall not be operated on any way by a person under sixteen years of age, nor a person not possessing a valid driver's license or learner's permit, nor shall any operator permit any other person to ride as a passenger, and shall not operate at a speed in excess of the limit established by M.G.L. c. 90.

§ 222-64 Legal operation to conform with traffic regulations.

Any person legally entitled to operate a recreational motorized vehicle, as set forth herein, must conform with all traffic laws and regulations of the Commonwealth.

§ 222-65 The parent or guardian of a person under 18 years of age shall not authorize or knowingly permit that person to violate this ordinance. A violation by a person under 18 years of age shall not affect any civil right or liability nor shall the violation be a criminal offense.

§ 222-66 Violations and penalties.

Any violation of said article shall be subject to a fine of \$25 for the first offense and no more than a fine of \$50 for subsequent offenses. Ticketing procedures for traffic violations shall be issued in accordance with M.G.L. c. 90C. All fines collected by a city or town pursuant to Section 11E of M.G.L. c. 85 shall be used by the City for the development and implementation of bicycle safety programs. If the offender is under 16 years of age, the officer may give notice to the parent or guardian of the offender.



Document

CITY OF HAVERHILL

In Municipal Council

CONFIDENTIAL

Ordered:

MUNICIPAL ORDINANCE

CHAPTER 222

**AN ORDINANCE RELATING TO AMENDMENT TO CHAPTER 222 OF THE
HAVERHILL CITY ORDINANCES**

BE IT ORDAINED by the City Council of the City of Haverhill Chapter 222 – **STREETS AND SIDEWALKS**, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows:

Article XI Recreational Motorized Vehicles

§ 222-62 Definitions.

As used in this article, the following terms shall have the meanings indicated:

RECREATIONAL MOTORIZED VEHICLES

Recreational motorized vehicles are described as the following: motorized scooter, unregistered, two wheels, with handle grips, powered by a gasoline two-stroke or four-stroke engine or motorized bicycles, or class 1 or class 2 electric bicycles, all. A motorized bicycle or motorcycle, as defined in M.G.L. c. 90, § 1, is not a motorized scooter. Electric scooters, electric unicycles, electric skateboards, any other electrically powered personal transportation device not otherwise regulated as a motor vehicle under the General Laws.

§ 222-63 Operating restrictions.

It shall be unlawful for any person to operate or permit to operate the defined motorized scooter recreational motorized vehicles within the City of Haverhill under any of the following circumstances:

- A. On public sidewalks.
- B. On public and private roadways by a person not possessing a valid driver's license or learner's permit bike paths, bikeways or natural surface trails.
- C. In public parks and public conservation and recreational areas.
- D. On public playgrounds or school property.
- E. On private property without the prior written consent of the owner or occupant of said property. No written consent shall be required for operation of any recreational motorized scooter vehicle upon the property of any private club or other organization that permits the use of similar recreational vehicles by the club members.
- F. In such a manner as to create loud or unnecessary noise as to unreasonably disturb or interfere with persons in the peaceful and quiet enjoyment of their property. To this end, no

person shall operate a scooter before the hour of 9:00 a.m. and after the hour of 7:00 p.m.
person shall operate a motorized scooter upon any way at any time after sunset or before sunrise.

G. To have a second rider on the same scooter.

H. Failing to wear protective headgear conforming to Registry of Motor Vehicles standards and/or noncompliance with the helmet requirements of MGL c. 85, § 11B 1/2, as may be amended from time to time.

I. Children age 12 and under shall not be allowed to drive motorized scooters. Recreational motorized vehicles, excluding electric bicycles, shall not be operated on any Way, as defined by M.G.L. Chapter 90, Section 1, by a person under sixteen years of age, nor a person not possessing a valid driver's license or learner's permit, nor shall any operator permit any other person to ride as a passenger, and shall not operate at a speed in excess of the limit established by M.G.L. c. 90.

§ 222-64 Legal operation to conform with traffic regulations.

Any person legally entitled to operate a recreational motorized vehicle, as set forth herein, must conform with all traffic laws and regulations of the Commonwealth.

§ 222-65 The parent or guardian of a person under 18 years of age shall not authorize or knowingly permit that person to violate this ordinance. A violation by a person under 18 years of age shall not affect any civil right or liability nor shall the violation be a criminal offense.

§ 222-665 Violations and penalties.

1. Any violation of said article shall be subject to a fine of \$250 for the first offense and no more than a fine of \$50 for subsequent offenses. Ticketing procedures for traffic violations shall be issued in accordance with M.G.L. c. 90C. All fines collected by a city or town pursuant to Section 11E of M.G.L. c. 85 shall be used by the City for the development and implementation of bicycle safety programs.
2. If the offender is under 16 years of age, the officer may give notice to the parent or guardian of the offender and may immediately seize and impound any Recreational Motorized Vehicle where the juvenile offender:
 - A. Fails to wear a properly fitted helmet as required by Massachusetts law and this ordinance.
 - B. Fails to obey any traffic control device, sign, signal, crosswalk law, or other rule of the road.
 - C. Operates the device recklessly, negligently, or in a manner that endangers any person or property.
 - D. Operates the device on a sidewalk, recreational path, park, school property, conservation area, or other location where operation is prohibited.
 - E. Fails to stop upon the lawful order of a police officer.
 - F. Participates in racing, speed contests, stunt riding, wheelies in traffic, or similar hazardous conduct.
 - G. Operates a modified device that exceeds manufacturer specifications or lawful speed limitations.

H. Operates the device during the commission of any criminal offense or municipal ordinance violation.

3. A seized Recreational Motorized Vehicle shall not be released to the juvenile operator. Release shall be made only to a parent, legal guardian, or lawful owner, other than the juvenile, upon:

1. Proof of ownership;
2. Proof of the juvenile's identity;
3. Payment of all applicable fines and impoundment fees; and
4. A written acknowledgment of receipt and notice of future penalties.

4. In addition to the Penalties set forth in section 222-66.1 above, as to juvenile offenders:

1. First Violation: Device may be impounded for up to seven (7) days.
2. Second Violation within twelve (12) months: Device may be impounded for up to thirty (30) days.
3. Third or Subsequent Violation within twelve (12) months: Device may be impounded for up to ninety (90) days.



Document

CITY OF HAVERHILL

In Municipal Council

Ordered:

MUNICIPAL ORDINANCE

CHAPTER 222

AN ORDINANCE RELATING TO AMENDMENT TO CHAPTER 222 OF THE
HAVERHILL CITY ORDINANCES

BE IT ORDAINED by the City Council of the City of Haverhill Chapter 222 – STREETS AND SIDEWALKS, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows:

Article XI Recreational Motorized Vehicles

§ 222-62 Definitions.

As used in this article, the following terms shall have the meanings indicated:

RECREATIONAL MOTORIZED VEHICLES

Recreational motorized vehicles are described as the following: ~~motorized scooter, unregistered, two wheels, with handle grips, powered by a gasoline two-stroke or four-stroke engine~~ **or motorized bicycles, or class 1 or class 2 electric bicycles, all** ~~A motorized bicycle or motorcycle, as defined in M.G.L. c. 90, § 1, is not a motorized scooter.~~ **Electric scooters, electric unicycles, electric skateboards, any other electrically powered personal transportation device not otherwise regulated as a motor vehicle under the General Laws.**

§ 222-63 Operating restrictions.

It shall be unlawful for any person to operate or permit to operate ~~the defined motorized scooter~~ **recreational motorized vehicles** within the City of Haverhill under any of the following circumstances:

- A. On public sidewalks.
- B. On public and private roadways by a person not possessing a valid driver's license or learner's permit **bike paths, bikeways or natural surface trails.**
- C. In public parks and **public conservation and** recreational areas.
- D. On public **playgrounds or** school property.
- E. On private property without the prior written consent of the owner or occupant of said property. No written consent shall be required for operation of any **recreational** motorized ~~scooter~~ **vehicle** upon the property of any private club or other organization that permits the use of similar recreational vehicles by the club members.
- F. In such a manner as to create loud or unnecessary noise as to unreasonably disturb or

~~interfere with persons in the peaceful and quiet enjoyment of their property. To this end, no person shall operate a scooter before the hour of 9:00 a.m. and after the hour of 7:00 p.m.~~
person shall operate a motorized scooter upon any way at any time after sunset or before sunrise.

G. To have a second rider on the same scooter.

H. Failing to wear protective headgear conforming to Registry of Motor Vehicles standards and/or noncompliance with the helmet requirements of MGL c. 85, § 11B 1/2, ***as may be amended from time to time.***

I. ~~Children age 12 and under shall not be allowed to drive motorized scooters~~ ***Recreational motorized vehicles, excluding electric bicycles, shall not be operated on any Way, as defined by M.G.L. Chapter 90, Section 1, by a person under sixteen years of age, nor a person not possessing a valid driver's license or learner's permit, nor shall any operator permit any other person to ride as a passenger, and shall not operate at a speed in excess of the limit established by M.G.L. c. 90.***

§ 222-64 Legal operation to conform with traffic regulations.

Any person legally entitled to operate a recreational motorized vehicle, as set forth herein, must conform with all traffic laws and regulations of the Commonwealth.

§ 222-65 The parent or guardian of a person under 18 years of age shall not authorize or knowingly permit that person to violate this ordinance. A violation by a person under 18 years of age shall not affect any civil right or liability nor shall the violation be a criminal offense.

§ 222-66 ~~65~~ Violations and penalties.

1. Any violation of said article shall be subject to a fine of ~~\$250~~ for the first offense and no more than a fine of \$50 for subsequent offenses. ***Ticketing procedures for traffic violations shall be issued in accordance with M.G.L. c. 90C. All fines collected by a city or town pursuant to Section 11E of M.G.L. c. 85 shall be used by the City for the development and implementation of bicycle safety programs.***
2. ***If the offender is under 16 years of age, the officer may give notice to the parent or guardian of the offender and may immediately seize and impound any Recreational Motorized Vehicle where the juvenile offender:***
 - A. ***Fails to wear a properly fitted helmet as required by Massachusetts law and this ordinance.***
 - B. ***Fails to obey any traffic control device, sign, signal, crosswalk law, or other rule of the road.***
 - C. ***Operates the device recklessly, negligently, or in a manner that endangers any person or property.***
 - D. ***Operates the device on a sidewalk, recreational path, park, school property, conservation area, or other location where operation is prohibited.***
 - E. ***Fails to stop upon the lawful order of a police officer.***
 - F. ***Participates in racing, speed contests, stunt riding, wheelies in traffic, or similar hazardous conduct.***

G. Operates a modified device that exceeds manufacturer specifications or lawful speed limitations.

H. Operates the device during the commission of any criminal offense or municipal ordinance violation.

3. A seized Recreational Motorized Vehicle shall not be released to the juvenile operator. Release shall be made only to a parent, legal guardian, or lawful owner, other than the juvenile, upon:

- 1. Proof of ownership;*
- 2. Proof of the juvenile's identity;*
- 3. Payment of all applicable fines and impoundment fees; and*
- 4. A written acknowledgment of receipt and notice of future penalties.*

4. In addition to the Penalties set forth in section 222-66.1 above, as to juvenile offenders:

- 1. First Violation: Device may be impounded for up to seven (7) days.*
- 2. Second Violation within twelve (12) months: Device may be impounded for up to thirty (30) days.*
- 3. Third or Subsequent Violation within twelve (12) months: Device may be impounded for up to ninety (90) days.*

File 10 days

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

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

September 18, 2026

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

From: Mayor Melinda E. Barrett

Re: An Order Relating to the Water Use Restriction Ordinance –
Chapter 250 Article VI of the Code of the City of Haverhill

Dear Mr. President and Members of the City Council:

I respectfully submit An Order Relating to the Water Use Restriction
Ordinance - Chapter 250 Article VI of the Code of the City of Haverhill for
water conservation and drought management.

I recommend approval.

Very truly yours,

Melinda E. Barrett
Mayor



City of Haverhill

Massachusetts

Water and Wastewater Divisions

Date: September 17, 2026

To: The Honorable Melinda E. Barrett
Mayor of Haverhill

From: Robert E. Ward *REW*
DPW Director - Water/Wastewater

Subject: Proposed City Council Order to Amend § 250-22 through § 250-30 Water Use Restriction of the City Code

Attached is a City Council Order to amend § 250-22 through § 250-30 Water Use Restriction of the City Code by repealing and replacing the ordinance in its entirety. The revised ordinance was prepared by my office, in consultation with the City Solicitor's Office, and incorporates items discussed during the City Council Planning and Development Committee meeting on this ordinance. The new ordinance also includes updates based on the Massachusetts Water Management Act (M.G.L. c. 21G and implementing regulations, 310 CMR 36.00) and MassDEP permit requirements. A copy of the existing ordinance is attached for reference.

The new ordinance modernizes and strengthens the City's legal and regulatory framework for water conservation and drought management. The substantive updates to the ordinance are as follows:

- Alignment with MassDEP and Water Management Act requirements - The revised ordinance fully integrates state drought guidance, required nonessential water use restrictions, and notification protocols mandated under 310 CMR 22.15(8) and 310 CMR 36.07 throughout various sections of the ordinance.
- Clarified authority and applicability – A new § 250-23.1 of the ordinance now explicitly applies the restrictions to all water customers and all water users, including those drawing from private wells within City limits, ensuring consistent community-wide compliance.
- Updated definitions and expanded exemptions – The definitions included in § 250-24, and as expanded upon in § 250-26, have been updated to match state regulations, including revisions to “nonessential outdoor water use,” “automatic irrigation system,” and permitted exemptions for agriculture, certain commercial operations, and public facilities.
- Irrigation system requirements - A new § 250-24.1 requires soil moisture sensors, rain sensors, and flow sensors on all newly installed or repaired in-ground irrigation systems to reduce unnecessary outdoor water use.

- New baseline seasonal conservation standards - A new § 250-25 establishes standard seasonal outdoor water use limitations applicable annually from May 15 through September 30.
- Revised drought trigger levels and response actions - Trigger thresholds and associated restrictions have been updated in § 250-25.2 to comply with Water Management Act permit conditions, including new multi-level drought stages (Watch, Mild, Significant, Critical, Emergency).
- Suspension of deduct meter credits – A new § 250-25.2(C) suspends deduct-meter credits applicable to sewer bills for participating individuals and businesses during a Level 3 or Level 4 drought condition.
- Strengthened enforcement provisions - Penalties have been revised in § 250-29 to provide more effective enforcement, with increased fine amounts for repeat violations and provisions for termination of service in emergency conditions.

These revisions ensure that the City of Haverhill remains compliant with state law while better protecting public health, safety, and the long-term resiliency of the municipal water supply—particularly in light of increasingly frequent drought conditions. The updated ordinance reflects best practices recommended by MassDEP and aligns the City’s regulatory language with current water management requirements.

Pending your approval, the revised ordinance can be forwarded to the full City Council for consideration and adoption. As noted above, the Council must place the ordinance on file for ten days prior to final action.

Please let me know if you would like any further revisions or supporting documentation.

If you need additional information, please call or email.

Attachments

City Council Order
Current Ordinance

Cc: Christine Lindberg, Chief of Staff
Lisa Mead, City Solicitor

	Document CITY OF HAVERHILL In Municipal Council	
---	---	---

ORDERED:

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

CITY OF HAVERHILL

CITY COUNCIL

AN ORDER RELATING TO THE WATER USE RESTRICTION ORDINANCE

BE IT ORDERED by the City Council of the City of Haverhill that the City Council hereby votes to repeal and replace Chapter 250, Article VI of the Code of the City of Haverhill, entitled Water Use Restriction, in its entirety, with the following revised ordinance:

Article VI

Water Use Restriction

[Adopted 2-3-1998 by Doc. 31; amended in its entirety 8-23-2016 by Doc. 92-B]

§ 250-22. Authority.

This ordinance is adopted by the City under its police powers to protect public health and welfare and its powers under M.G.L. c. 40, § 21 et seq. This ordinance also implements the City's authority under M.G.L. c. 40, § 41A, conditioned upon a declaration of water supply emergency issued by the Commonwealth of Massachusetts Department of Environmental Protection (MassDEP). This ordinance is also intended to implement other water conservation requirements of M.G.L. c. 21G, the "Massachusetts Water Management Act" and its regulations promulgated under 310 CMR 36.00.

§ 250-23. Purpose.

The purpose of this ordinance is to protect, preserve and maintain the public health, safety and

welfare whenever there is in force a State of Water Supply Conservation or State of Water Supply Emergency by providing for enforcement of any duly imposed restrictions, requirements, provisions or conditions imposed by the City or by the Massachusetts Department of Environmental Protection.

§ 250-23.1. Applicability.

All Water Customers and Water Users shall be subject to this ordinance, which shall be in effect year-round.

§ 250-24. Definitions.

As used in this ordinance, the following terms shall have the meanings indicated:

AGRICULTURE — Farming in all its branches as defined at M.G.L. c. 128, § 1A.

AUTOMATIC IRRIGATION SYSTEM — Any system, including sprinklers, for watering vegetation other than a hand-held hose or a bucket.

DIRECTOR — means the position responsible for oversight of the water division and may be the Director of Public Works, Deputy Director of Public Works, or the head of the water division.

NONESSENTIAL OUTDOOR WATER USE — means any outdoor water use that is not specified in 310 CMR 36.03, as may be amended by § 250-26, as an exempted outdoor water use.

PERSON — Any individual, corporation, trust, partnership or association, or other entity.

STATE OF WATER SUPPLY CONSERVATION — A State of Water Supply Conservation declared by the City pursuant to § 250-25 of this ordinance.

STATE OF WATER SUPPLY EMERGENCY — A state of water supply emergency declared by the Massachusetts Department of Environmental Protection under M.G.L. c. 21G, §§ 15 through 17.

SUPPLY CAPACITY — A specific relationship between a reservoir's level and storage capacity expressed in percent.

WATER CUSTOMERS — All persons using the public water supply, irrespective of that person's responsibility for payment for use of the water.

WATER USERS — All persons using water from the City's public water supply or using privately-owned wells within the City's boundaries.

§ 250-24.1. Irrigation System Requirements.

- A. All in-ground irrigation systems installed after the date of effect of this ordinance shall be equipped with a soil moisture sensor and rain sensor to prevent the system from starting automatically when not needed, and a flow sensor for leak detection.
- B. Any service or repair to an existing in-ground irrigation system shall include the installation of an approved moisture sensor, rain sensor, and flow sensor, if the same is

not already installed and in good working condition.

- C. All in-ground irrigation systems shall be plumbed so that a shutoff valve is located outside the building and situated so that it may be shut off if found to be in violation of this ordinance. For the purposes of this section only, Police Officers of the City and/or Agents of the Board of Water Commissioners may enter upon any property to enforce this section.

§ 250-25. Baseline Seasonal Conservation.

From May 15 through September 30, nonessential outdoor water use shall be limited to before 9:00 a.m. and after 5:00 p.m., unless otherwise modified by the City. The City may further restrict such use in accordance with § 250-25.1 and § 250-25.2.

§ 250-25.1. Declaration of State of Water Supply Conservation.

The City, through its Water Division, shall declare a State of Water Supply Conservation upon a determination by the Director that a shortage of water exists and conservation measures are appropriate to ensure an adequate supply of water to all water consumers and to ensure compliance with the City's obligations under the Water Management Act. Public notice of a State of Water Supply Conservation shall be given under § 250-27 of this ordinance before it may be enforced.

§ 250-25.2. Method of Determining a State of Water Supply Conservation.

- A. The City, through its Water Division, shall monitor the state of the City's water supply. From May 15th through September 30th the City shall implement a State of Water Supply Conservation in stages based on trigger levels as set forth below and in accordance with 310 CMR 36.07 as applicable which shall be applicable to all Water Users.

Drought Status	Trigger Level	Action
Drought Watch	5% reduction in Kenoza Lake supply capacity	From May 15 through September 30, nonessential outdoor water use may be limited to before 9:00 a.m. and after 5:00 p.m
Level 1 Mild Drought	10% reduction in Kenoza Lake supply capacity	All nonessential outdoor water uses are restricted to no more than one day per week, before 9 a.m. and after 5 p.m., except the watering of ornamentals and flower gardens with drip irrigation, hand-held hose, or watering cans.

Drought Status	Trigger Level	Action
Level 2 Significant Drought	20% reduction in Kenoza Lake supply capacity	All nonessential outdoor water uses are banned, except that watering of ornamentals and flower gardens with drip irrigation, hand-held hose, or watering can.
Level 3 Critical Drought	35% reduction in Kenoza Lake supply capacity	All nonessential outdoor water uses are banned.
Level 4 Drought Emergency	>35% reduction in Kenoza Lake supply capacity	All nonessential outdoor water uses are banned.

- B. In the event that the trend of the City's water supply is declining at a rate the Water Division deems concerning based on monitoring and forecasting by the Water Division, the City may elect to enact any one of the above drought status conditions at any time to preserve the condition of the water supply by providing notice as described in § 250-27.
- C. Upon declaration of a Level 3 Critical Drought or Level 4 Emergency Drought, no participating individuals or businesses shall be eligible to receive a deduct-meter credit, adjustment, or reduction to their sewer bill for water used through the deduct meter, regardless of meter readings or previous eligibility. This suspension shall apply to all outdoor irrigation systems, including inground sprinkler systems, automatic irrigation systems, hose bibs, and any metered device used to exclude outdoor water use from sewer billing. Deduct meter credits shall be reinstated once the Director terminates the Level 3 or Level 4 drought condition in accordance with § 250-27.1. Deduct-meter credits shall resume on the first billing cycle following public notice of termination. The suspension of deduct-meter credits shall be included in the public notice required under § 250-27 for a State of Water Supply Conservation and § 250-28 for a State of Water Supply Emergency.

§ 250-26. Nonessential Outdoor Water Use.

Nonessential outdoor water use means a use that is not required:

- A. for health or safety reasons, including public facilities used for cooling such as splash pads and swimming pools, and for washing of boats, engines, or marine equipment to prevent negative saltwater impacts or the transfer of invasive aquatic species;
- B. by permit, license, statute or regulation;
- C. for the production of food, including vegetable gardens, and fiber;
- D. for the maintenance of livestock;
- E. Irrigation with harvested and stored stormwater runoff;
- F. to meet the core functions (those functions essential to the commercial operations) of a business, including but not limited to:

- (1) plant nurseries as necessary to maintain stock;
 - (2) golf courses as necessary to maintain greens and tees, and limited fairway watering per 310 CMR 36.07(2)(c)2.a. through c.;
 - (3) venues used for weddings or similar special events that limit watering to hand-held hose or drip irrigation as necessary to maintain gardens, flowers and ornamental plants;
 - (4) professional washing of exterior building surfaces, parking lots, driveways and/or sidewalks as necessary to apply surface treatments such as paint, preservatives, stucco, pavement, or cement in the course of construction, reconstruction or renovation work;
- G. for irrigation of public parks before 9:00 A.M. and after 5:00 P.M.,
 - H. for irrigation of public and private recreation fields, including those operated by schools, colleges, universities and athletic associations, before 9:00 A.M. and after 5:00 P.M.,
 - I. for irrigation of publicly-funded shade trees and trees in the public right-of-way; or
 - J. to establish a new lawn as necessary to stabilize soil in response to new construction or following the repair or replacement of a Title 5 system.

§ 250-27. Public notification of State of Water Supply Conservation; notification of MassDEP.

- A. Notification of any provisions, restrictions, requirements or conditions imposed by the City as part of a State of Water Supply Conservation shall be published in a newspaper of general circulation within the City, or by such other means reasonably calculated to reach and inform all users of water of the State of Water Supply Conservation. Any restriction imposed under this section shall not be effective until such notification is provided, but no later than 48 hours after the declaration of a State of Water Supply Conservation. The City may also notify the public using other means determined to be appropriate. Notification may also include e-mail, websites, public service announcements on local media, or other such means.
- B. Submittal of MassDEP's form "Notification of Water Use Restriction" shall be provided to the Massachusetts Department of Environmental Protection per MassDEP regulations [310 CMR 22.15(8)].

§ 250-27.1. Termination of State of Water Supply Conservation; notice.

A State of Water Supply Conservation may be terminated by the Director or Deputy Director of Public Works of the Water Division upon a determination that the water supply shortage no longer exists. Public notification of the termination of a State of Water Supply Conservation shall be given in the same manner required by § 250-27 for notice of its imposition.

§ 250-28. State of Water Supply Emergency; compliance with MassDEP orders.

- A. Upon notification to the public that a declaration of a State of Water Supply Emergency has been issued by MassDEP, no person shall violate any provision, restriction, requirement, or condition of any order approved or issued by MassDEP intended to bring about an end to the state of emergency.
- B. Notification of any provisions, restrictions, requirements or conditions imposed by the declaration of a State of Water Supply Emergency shall be published in a newspaper of general circulation within the City, or by such other means reasonably calculated to reach and inform all users of water of the State of Water Supply Emergency as soon as possible but not later than 48 hours after the City receives notice of such declaration. The City may also notify the public using other means determined to be appropriate. Notification may also include e-mail, websites, public service announcements on local media or other such means.

§ 250-28.1. Termination of State of Water Supply Emergency; compliance with MassDEP orders.

Upon notification to the City that the declaration of a State of Water Supply Emergency has been terminated by MassDEP, the public will be notified of the termination in the same manner as is required by § 250-28 for notice of its imposition.

§ 250-29. Violations and penalties.

- A. Any person violating this ordinance shall be liable to the City in the amount listed below:
 - (1) First violation: warning.
 - (2) Second violation: \$100.
 - (3) Third violation: \$200.
 - (4) Fourth violation and subsequent violations: \$300 and may be subject to termination of water service.
- B. Fines shall inure to the City for such uses as the Director or Deputy Director of Public Works may direct. Each day of violation shall constitute a separate offense. Fines shall be recovered by indictment, or by complaint before the District Court, or by noncriminal disposition in accordance with M.G.L. c. 40, § 21D. For purposes of noncriminal disposition, the enforcing person shall be any police officer of the City or the Director or Deputy Director of Public Works or their designee. If a State of Water Supply Emergency has been declared, the Water Division may, in accordance with M.G.L. c. 40, § 41A, shut off the water at the meter or the curb stop.

§ 250-30. Severability.

The invalidity of any portion or provision of this ordinance shall not invalidate any other portion or provision thereof.

APPROVED AS TO LEGALITY:

City Solicitor

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor

ARTICLE VI
Water Use Restriction

[Adopted 2-3-1998 by Doc. 31; amended in its entirety 8-23-2016 by Doc. 92-B]

§ 250-22. Authority.

This article is adopted by the City under its police powers to protect public health and welfare and its powers under MGL c. 40, § 21 et seq., and implements the City's authority to regulate water use pursuant to MGL c. 41, § 69B. This article also implements the City's authority under MGL c. 40, § 41A, conditioned upon a declaration of water supply emergency issued by the Commonwealth of Massachusetts Department of Environmental Protection (MassDEP).

§ 250-23. Purpose.

The purpose of this article is to protect, preserve and maintain the public health, safety and welfare whenever there is in force a State of Water Supply Conservation or State of Water Supply Emergency by providing for enforcement of any duly imposed restrictions, requirements, provisions or conditions imposed by the City or by the Department of Environmental Protection.

§ 250-24. Definitions.

As used in this article, the following terms shall have the meanings indicated:

AGRICULTURE — Farming in all its branches as defined at MGL c. 128, § 1A.

AUTOMATIC SPRINKLER SYSTEM — Any system for watering vegetation other than a hand-held hose or a bucket.

NONESSENTIAL OUTDOOR WATER USE — Those uses that are not required:

- A. For health or safety reasons;
- B. By regulation;
- C. For the production of food and fiber;
- D. For the maintenance of livestock; or
- E. To meet the core functions of a business (for example, irrigation by golf courses as necessary to maintain tees and greens, and limited fairway watering, or irrigation by plant nurseries or agricultural operations as necessary to maintain stock or establish new plantings, wash equipment to prevent damage and/or maintain performance, pest management and plant cooling).

PERSON — Any individual, corporation, trust, partnership or association, or other entity.

STATE OF WATER SUPPLY CONSERVATION — A State of Water Supply Conservation declared by the City pursuant to § 250-25 of this article.

STATE OF WATER SUPPLY EMERGENCY — A state of water supply emergency declared by the Department of Environmental Protection under MGL c. 21G, §§ 15 through 17.

SUPPLY CAPACITY — A specific relationship between a reservoir's level and storage capacity

expressed in percent.

WATER CONSUMERS — All public and private users of the City's public water system, irrespective of any person's responsibility for billing purposes for water used at any particular facility.

§ 250-25. Declaration of State of Water Supply Conservation.

The City, through its Water Division, may declare a State of Water Supply Conservation upon a determination by the Director or Deputy Director of Public Works that a shortage of water exists and conservation measures are appropriate to ensure an adequate supply of water to all water consumers and to ensure compliance with the City's obligation under the Water Management Act. Public notice of a State of Water Supply Conservation shall be given under § 250-27 of this article before it may be enforced.

§ 250-25.1. Method of determining a State of Water Supply Conservation.

- A. The City, through its Water Division, shall monitor the state of water supply. The City shall implement water conservation measures in stages based on trigger levels as set forth below.

Drought Status	Trigger Level	Trigger Action
Watch	5% reduction in Kenoza Lake supply capacity	Notice may be issued to all water consumers of the drought watch condition in accordance with § 250-27.
Warning	10% reduction in Kenoza Lake supply capacity	Notice shall be issued to all water consumers of the drought warning status in accordance with § 250-27. All water consumers may be requested to enact water conservation measures as described in § 250-26 on a voluntary basis.
Emergency	20% reduction in Kenoza Lake supply capacity	Notice shall be issued to all water consumers of the drought emergency status in accordance with § 250-27. All water consumers shall be required to comply with mandatory water conservation measures as described in § 250-26. All water consumers shall also be required to comply with any additional mandatory water conservation measures as may be mandated by the city through its Water Division.

§ 250-25.1

Drought Status	Trigger Level	Trigger Action
Critical	35% reduction in Kenoza Lake supply capacity	Notice shall be issued to all water consumers of the critical drought status in accordance with § 250-27. All water consumers shall be required to comply with mandatory water conservation measures as described in § 250-26 in addition to those additional measures enacted to preserve the public water supply.

- B. In the event that the trend of the City's water supply is declining at a rate, as monitored and forecast by the Water Division, the City may elect to enact any one of the above drought status conditions to preserve the condition of the water supply.

§ 250-26. Restricted nonessential outdoor water uses.

A declaration of a State of Water Supply Conservation shall include one or more of the following restrictions, conditions, or requirements limiting the use of water as necessary to protect the water supply. The applicable restrictions, conditions or requirements, as determined by the Director or Deputy Director of Public Works, shall be included in the public notice required under § 250-27.

- A. Nonessential outdoor water use days. Nonessential outdoor water use, by water users, is permitted only on the days per week specified in the State of Water Supply Conservation or State of Water Supply Emergency and public notice thereof.
- B. Nonessential outdoor water use ban. Nonessential outdoor water use is prohibited at all times.
- C. Nonessential outdoor water use hours. Nonessential outdoor water use is permitted only during the hourly periods specified in the declaration of a State of Water Supply Conservation and public notice thereof.
- D. Automatic sprinkler use. The irrigation of lawns via sprinklers or automatic irrigation systems is prohibited.
- E. All other nonessential outdoor water use not specifically mentioned above as specified in the State of Water Supply Conservation or State of Water Supply Emergency and public notice thereof.

§ 250-26.1. Exceptions to nonessential outdoor water use.

- A. Unless the drought status reaches emergency or critical, as certified by the Water Division and the Director of Public Works or Deputy Director of Public Works, then the following items may be exempted as nonessential outdoor water use.
 - (1) Irrigation with harvested and stored stormwater runoff;
 - (2) Water use for the purposes of agriculture;
 - (3) To meet the core functions of a business (for example, irrigation by golf courses as necessary to maintain tees and greens, and limited fairway watering, or irrigation by

§ 250-26.1

plant nurseries or agricultural operations as necessary to maintain stock or establish new plantings, wash equipment to prevent damage and/or maintain performance, pest management and plant cooling).

- B. The following outdoor water uses are subject to review and approval by the City, through its Water Division:
- (1) Irrigation of public parks and recreation fields by automatic sprinkler before 7:00 a.m. and after 7:00 p.m.;
 - (2) Irrigation to establish replanted or resodded lawn or plantings during the months of May and September;
 - (3) Irrigation of newly planted lawns (seeded or sodded) in the current calendar year for homes or businesses newly constructed in the previous 12 months;
 - (4) Irrigation of gardens, flowers and ornamental plants by means of hand-held hose or drip irrigation systems; and
 - (5) Irrigation of established lawns by means of a hand-held hose only.

§ 250-27. Public notification of State of Water Supply Conservation; notification of MassDEP.

- A. Notification of any provisions, restrictions, requirements or conditions imposed by the City as part of a State of Water Supply Conservation shall be published in a newspaper of general circulation within the City, or by such other means reasonably calculated to reach and inform all users of water of the State of Water Supply Conservation. Any restriction imposed under this section shall not be effective until such notification is provided, but no later than 48 hours after the declaration of a State of Water Supply Conservation. The City may also notify the public using other means determined to be appropriate. Notification may also include e-mail, websites, public service announcements on local media or other such means.
- B. Submittal of MassDEP's form "Notification of Water Use Restriction" shall be provided to the Massachusetts Department of Environmental Protection per MassDEP regulations [310 CMR 22.15(8)].

§ 250-28. Termination of State of Water Supply Conservation; notice.

A State of Water Supply Conservation may be terminated by the Director or Deputy Director of Public Works of the Water Division upon a determination that the water supply shortage no longer exists. Public notification of the termination of a State of Water Supply Conservation shall be given in the same manner required by § 250-27 for notice of its imposition.

§ 250-29. State of Water Supply Emergency; compliance with MassDEP orders.

- A. Upon notification to the public that a declaration of a State of Water Supply Emergency has been issued by the Department of Environmental Protection, no person shall violate any provision, restriction, requirement, condition of any order approved or issued by the Department intended to bring about an end to the state of emergency.

- B. Notification of any provisions, restrictions, requirements or conditions imposed by the declaration of a State of Water Supply Emergency shall be published in a newspaper of general circulation within the City, or by such other means reasonably calculated to reach and inform all users of water of the State of Water Supply Emergency. Any restriction imposed under this section shall not be effective until such notification is provided, but no later than 48 hours after the declaration of a State of Water Supply Emergency. The City may also notify the public using other means determined to be appropriate. Notification may also include e-mail, websites, public service announcements on local media or other such means.

§ 250-29.1. Termination of State of Water Supply Emergency; compliance with MassDEP orders.

Upon notification to the City that the declaration of a State of Water Supply Emergency has been terminated by the Department of Environmental Protection, the public will be notified of the termination in the same manner as is required by § 250-29 for notice of its imposition.

§ 250-30. Violations and penalties.

- A. Any person violating this article shall be liable to the City in the amount listed below:
- (1) First violation: warning.
 - (2) Second violation: \$50.
 - (3) Third and subsequent violations: \$100 and may be subject to termination of water service.
- B. Fines shall inure to the City for such uses as the Director or Deputy Director of Public Works may direct. Each day of violation shall constitute a separate offense. Fines shall be recovered by indictment, or by complaint before the District Court, or by noncriminal disposition in accordance with MGL c. 40, § 21D. For purposes of noncriminal disposition, the enforcing person shall be any police officer of the City or the Director or Deputy Director of Public Works or their designee. If a State of Water Supply Emergency has been declared, the Water Division may, in accordance with MGL c. 40, § 41A, shut off the water at the meter or the curb stop.

§ 250-30.1. Severability.

The invalidity of any portion or provision of this article shall not invalidate any other portion or provision thereof.



8.1

Haverhill

Office of the City Auditor, Room 106
Phone: 978-374-2306 Fax: 978-373-8476
aperkins@cityofhaverhill.com

September 15, 2026

SEP 16 PM3:59
HAUCITYCLERK

To The Honorable City Council

Attached are the revenue and expense reports through August 2026.

The general fund revenue shows a year-over-year increase of 3.6%, which is down from 7.24% in August of last year. As anticipated, investment income has decreased due to the reduction in invested ARPA funds and borrowing proceeds. This decline in investment earnings was incorporated into the 2027 operating budget, so year-to-date results are on target. Overall, the general fund revenue is slightly below its year-to-date collection benchmark of 20%, currently standing at 19.9%.

The general fund operating budget is progressing as planned; however, in 2027, the city has significantly reduced its operating reserves due to budget constraints. As we navigate these challenging financial conditions, it is essential for all city departments to manage budgets accurately, given the limited capacity to accommodate unexpected expenses.

As discussed in the recent department head meeting, the Mayor has extended the budget freeze on all discretionary purchases until further notice. To support this process, we have implemented a prior-approval system for all travel and training initiatives, managed through an electronic approval system. City departments have shown remarkable collaboration during this time, resulting in exceptional outcomes across the board. In 2026, \$2.2 million in combined departmental appropriations was returned, which will contribute to the city's free cash to be certified in the coming months. As with previous years, a portion of this free cash will be allocated to fund high-priority capital projects, as reviewed during the 2027 budget process.

Sincerely,

Angel A. Perkins, CPFO, CGA, CFE
Chief Financial Officer & City Auditor

Year to Date Benchmark

17.31%

City Department	Budget	Expended as of 8/31/26	Unexpended as of 8/31/26	% Expended
Council Salaries	\$ 236,676	\$ 40,305	\$ 196,371	17.03%
Council Expenses	\$ 6,600	\$ 314	\$ 6,286	4.76%
Mayor Salaries	\$ 446,004	\$ 67,840	\$ 378,164	15.21%
Mayor Expenses	\$ 206,750	\$ 10,499	\$ 196,251	5.08%
Auditor's Office Salaries	\$ 406,751	\$ 71,542	\$ 335,209	17.59%
Auditor's Office Expenses	\$ 148,100	\$ 605	\$ 147,495	0.41%
Assessors Salaries	\$ 310,083	\$ 54,237	\$ 255,846	17.49%
Assessors Expenses	\$ 171,079	\$ 30,542	\$ 140,537	17.85%
Treasurer/Collector Salaries	\$ 428,727	\$ 69,559	\$ 359,168	16.22%
Treasurer/Collector Expenses	\$ 250,300	\$ 31,537	\$ 218,763	12.60%
Constituent Services Salaries	\$ 105,672	\$ 16,721	\$ 88,951	15.82%
Constituent Services Expenses	\$ 7,500	\$ -	\$ 7,500	0.00%
Purchasing Salaries	\$ 102,632	\$ 18,497	\$ 84,135	18.02%
Purchasing Expenses	\$ 15,050	\$ 2,837	\$ 12,213	18.85%
Law Department Salaries	\$ 47,754	\$ 8,402	\$ 39,352	17.60%
Law Department Legal	\$ 425,000	\$ 32,981	\$ 392,019	7.76%
Human Resources Salaries	\$ 331,555	\$ 58,594	\$ 272,961	17.67%
Human Resources Expenses	\$ 130,300	\$ 33,801	\$ 96,499	25.94%
MIS Salaries	\$ 211,100	\$ 34,574	\$ 176,526	16.38%
MIS Expenses	\$ 641,809	\$ 211,736	\$ 430,073	32.99%
MIS Capital	\$ 50,000	\$ 6,019	\$ 43,981	12.04%
City Clerk Salaries	\$ 612,582	\$ 99,539	\$ 513,043	16.25%
City Clerk Expenses	\$ 154,380	\$ 33,802	\$ 120,578	21.90%
TOTAL GENERAL GOVERNMENT	\$ 5,446,404	\$ 934,482	\$ 4,511,922	17.2%
Building Maint. Salaries	\$ 26,000	\$ 4,500	\$ 21,500	17.31%
Building Maint. Expenses	\$ 373,500	\$ 44,706	\$ 328,794	11.97%
Inspectional & Health Services Salaries	\$ 1,271,710	\$ 219,802	\$ 1,051,908	17.28%
Inspectional & Health Services Expenses	\$ 45,450	\$ 6,432	\$ 39,018	14.15%

Expense Report as of 8/31/2026

City Department	Budget	Expended as of 8/31/26	Unexpended as of 8/31/26	% Expended
Public Health Salaries	\$ 254,291	\$ 51,753	\$ 202,538	⊗ 20.35%
Public Health Expenses	\$ 7,000	\$ 155	\$ 6,845	⊙ 2.22%
Economic Development Salaries	\$ 366,920	\$ 37,665	\$ 329,255	⊙ 10.27%
Economic Development Expenses	\$ 52,370	\$ 1,518	\$ 50,852	⊙ 2.90%
TOTAL COMMUNITY & ECONOMIC DEVELOPMENT	\$ 2,397,241	\$ 366,532	\$ 2,030,709	⊙ 15.3%
Police Salaries	\$ 15,215,388	\$ 2,408,131	\$ 12,807,257	⊙ 15.83%
Police Expenses	\$ 1,876,608	\$ 322,451	\$ 1,554,157	⊙ 17.18%
Police Capital	\$ 410,000	\$ -	\$ 410,000	⊙ 0.00%
Fire Salaries	\$ 14,883,477	\$ 2,459,966	\$ 12,423,511	⊙ 16.53%
Fire Expenses	\$ 1,006,973	\$ 103,758	\$ 903,215	⊙ 10.30%
Fire Capital	\$ 29,522	\$ 26,164	\$ 3,358	⊗ 88.62%
TOTAL PUBLIC SAFETY	\$ 33,421,968	\$ 5,320,469	\$ 28,101,499	⊙ 15.9%
Whittier Regional School Assessment	\$ 9,469,211	\$ 2,367,303	\$ 7,101,908	⊗ 25.00%
North Shore Essex Tech. Assessment	\$ 690,625	\$ -	\$ 690,625	⊙ 0.00%
School Department	\$ 136,998,618	\$ 4,661,356	\$ 132,337,262	⊙ 3.40%
TOTAL EDUCATION	\$ 147,158,454	\$ 7,028,659	\$ 140,129,795	⊙ 4.8%
Public Works Administration Salaries	\$ 297,318	\$ 37,209	\$ 260,109	⊙ 12.51%
Public Works Administration Expenses	\$ 37,165	\$ 1,444	\$ 35,721	⊙ 3.89%
Public Works Highways Salaries	\$ 1,127,200	\$ 190,585	\$ 936,615	⊙ 16.91%
Public Works Highways Expenses	\$ 712,800	\$ 94,570	\$ 618,230	⊙ 13.27%
Public Works Highways Capital	\$ 100,000	\$ -	\$ 100,000	⊙ 0.00%
Public Works Solid Waste/Recycling Salaries	\$ 219,899	\$ 37,719	\$ 182,180	⊙ 17.15%
Public Works Solid Waste/Recycling Expenses	\$ 5,898,252	\$ 10,657	\$ 5,887,595	⊙ 0.18%
Public Works Parking Area Salaries	\$ 51,726	\$ 10,864	\$ 40,862	⊗ 21.00%
Public Works Parking Area Expenses	\$ 396,670	\$ 25,213	\$ 371,457	⊙ 6.36%
Public Works Street Marking Expenses	\$ 200,000	\$ 5,853	\$ 194,147	⊙ 2.93%
Public Works Fleet Maint. Salaries	\$ 281,158	\$ 25,985	\$ 255,173	⊙ 9.24%
Public Works Fleet Maint. Expenses	\$ 76,260	\$ 2,571	\$ 73,689	⊙ 3.37%
Public Works Park Dept. Salaries	\$ 587,791	\$ 90,142	\$ 497,649	⊙ 15.34%
Public Works Park Dept. Expenses	\$ 285,871	\$ 35,149	\$ 250,722	⊙ 12.30%

Expense Report as of 8/31/2026

City Department	Budget	Expended as of 8/31/26	Unexpended as of 8/31/26	% Expended
Public Works Street Lighting Expenses	\$ 753,608	\$ 84,945	\$ 668,663	⊗ 11.27%
Public Works Snow & Ice Removal Salaries	\$ 229,330	\$ 1,656	\$ 227,674	⊗ 0.72%
Public Works Snow & Ice Removal Expenses	\$ 980,670	\$ -	\$ 980,670	⊗ 0.00%
TOTAL PUBLIC WORKS	\$ 12,235,718	\$ 654,563	\$ 11,581,155	⊗ 5.3%
Citizens Center Salaries	\$ 317,822	\$ 62,993	\$ 254,829	⊗ 19.82%
Citizens Center Expenses	\$ 168,610	\$ 17,872	\$ 150,738	⊗ 10.60%
Veterans Services Salaries	\$ 131,645	\$ 22,134	\$ 109,511	⊗ 16.81%
Veterans Services Expenses	\$ 533,250	\$ 69,933	\$ 463,317	⊗ 13.11%
Senior Services Salaries	\$ 12,100	\$ 1,731	\$ 10,369	⊗ 14.30%
Senior Services Expenses	\$ 2,400	\$ -	\$ 2,400	⊗ 0.00%
Stadium Commission	\$ 61,600	\$ 4,601	\$ 56,999	⊗ 7.47%
Recreation Salaries	\$ 235,397	\$ 132,825	\$ 102,572	⊗ 56.43%
Recreation Expenses	\$ 85,000	\$ 3,540	\$ 81,460	⊗ 4.17%
Public Library Salaries	\$ 1,711,916	\$ 277,087	\$ 1,434,829	⊗ 16.19%
Public Library Expenses	\$ 298,134	\$ 92,982	\$ 205,152	⊗ 31.19%
TOTAL HUMAN SERVICES	\$ 3,557,874	\$ 685,697	\$ 2,872,177	⊗ 19.3%
Debt Service	\$ 8,834,819	\$ 208,640	\$ 8,626,179	⊗ 2.36%
TOTAL DEBT SERVICE	\$ 8,834,819	\$ 208,640	\$ 8,626,179	⊗ 2.4%
Retirement Fund	\$ 23,838,461	\$ 23,838,461	\$ -	⊗ 100.00%
Unemployment Compensation	\$ 280,000	\$ 4,366	\$ 275,634	⊗ 1.56%
Group Insurance	\$ 31,583,332	\$ 965,880	\$ 30,617,452	⊗ 3.06%
Payroll Taxes (FICA/Medicare)	\$ 2,207,955	\$ 191,943	\$ 2,016,012	⊗ 8.69%
Workers Compensation	\$ 890,000	\$ 150,972	\$ 739,028	⊗ 16.96%
Injured on Duty Claims	\$ 210,000	\$ 153,795	\$ 56,205	⊗ 73.24%
Sick Leave Bank	\$ 182,934		\$ 182,934	⊗ 0.00%
Vacational Buyback	\$ 50,000		\$ 50,000	⊗ 0.00%
Retiree Medical Claims	\$ 85,000	\$ 2,355	\$ 82,645	⊗ 2.77%
TOTAL EMPLOYEE BENEFITS	\$ 59,327,682	\$ 25,307,772	\$ 34,019,910	⊗ 42.7%
General Liability Insurance	\$ 1,381,899	\$ 849,054	\$ 532,845	⊗ 61.44%
Salary Reserve	\$ 388,666		\$ 388,666	⊗ 0.00%

Expense Report as of 8/31/2026

City Department	Budget	Expended as of 8/31/26	Unexpended as of 8/31/26	% Expended
Budget Reserve	\$ 600,000	\$ 14,745	\$ 585,255	2.46%
State Assessments (Cherry Sheets)	\$ 10,271,435	\$ 1,720,154	\$ 8,551,281	16.75%
Reserve for Abatement & Exemption (Overlay)	\$ 250,000		\$ 250,000	0.00%
TOTAL OTHER CITY EXPENSES	\$ 12,892,000	\$ 2,583,954	\$ 10,308,046	20.0%
TOTAL GENERAL FUND	\$ 285,272,160	\$ 43,090,767	\$ 242,181,393	15.1%

Water Department Salaries	\$ 4,021,835	\$ 614,381	\$ 3,407,454	15.28%
Water Department Expenses	\$ 10,313,361	\$ 3,710,204	\$ 6,603,157	35.97%
Water Department Capital	\$ 451,000	\$ -	\$ 451,000	0.00%
Water Department Indirect	\$ 254,221	\$ -	\$ 254,221	0.00%
TOTAL WATER DEPARTMENT	\$ 15,040,417	\$ 4,324,585	\$ 10,715,832	28.8%
Wastewater Salaries	\$ 3,189,677	\$ 531,053	\$ 2,658,624	16.65%
Wastewater Expenses	\$ 12,411,268	\$ 2,409,686	\$ 10,001,582	19.42%
Wastewater Capital	\$ 1,102,000	\$ 88,118	\$ 1,013,882	8.00%
Wastewater Indirect	\$ 718,418	\$ -	\$ 718,418	0.00%
TOTAL WASTEWATER DEPARTMENT	\$ 17,421,363	\$ 3,028,857	\$ 14,392,506	17.4%

	FY '25 through 8/31/24	FY '26 through 8/31/25	FY '27 through 8/31/26	Trendline
TOTAL GENERAL GOVERNMENT	\$ 845,941	\$ 873,146	\$ 934,482	
TOTAL COMMUNITY & ECONOMIC DEVELOPMENT	\$ 316,357	\$ 320,318	\$ 366,532	
TOTAL PUBLIC SAFETY	\$ 4,584,182	\$ 4,859,536	\$ 5,320,469	
TOTAL EDUCATION	\$ 9,982,990	\$ 7,388,461	\$ 7,028,659	
TOTAL PUBLIC WORKS	\$ 1,022,396	\$ 678,773	\$ 654,563	
TOTAL HUMAN SERVICES	\$ 628,957	\$ 651,053	\$ 685,697	
TOTAL DEBT SERVICE	\$ 238,808	\$ -	\$ 208,640	
TOTAL EMPLOYEE BENEFITS	\$ 23,531,291	\$ 24,424,509	\$ 25,307,772	
TOTAL OTHER CITY EXPENSES	\$ 627,142	\$ 2,568,051	\$ 2,583,954	
TOTAL CITY EXPENDITURES	\$ 41,778,064	\$ 41,763,847	\$ 43,090,767	
TOTAL WATER DEPARTMENT	\$ 3,974,765	\$ 1,784,094	\$ 4,324,585	
TOTAL WASTEWATER DEPARTMENT	\$ 2,969,386	\$ 1,787,198	\$ 3,028,857	

City of Haverhill
Revenue Report
Period Ending 8/31/26

Year to Year Comparison

Revenue Source	8/31/2024	8/31/2025	8/31/2026	FY 26 to 27 % Change	FY 26 to 27 \$ Change	FY 25-27 Trendline
Real Estate & Pers Property	\$ 31,573,093	\$ 34,356,865	\$ 35,717,102	3.96%	↑ \$ 1,360,237	↗
Motor Vehicle Excise	\$ 800,471	\$ 740,037	\$ 784,752	6.04%	↑ \$ 44,715	↗
Meals Excise					⇒ \$ -	
Hotel / Room Excise					⇒ \$ -	
Boat & Other Excise					⇒ \$ -	
Cannabis Excise	\$ 399	\$ 1,134	\$ 398	-64.92%	↓ \$ (736)	↘
Waste Disposal Facility Program					⇒ \$ -	
PILOT	\$ 509,367	\$ 235,977	\$ 579,882	145.74%	↑ \$ 343,905	↗
Penalties & Interest	\$ 16,249		\$ 26,473		↑ \$ 26,473	↗
Fees	\$ 110,082	\$ 173,377	\$ 201,063	15.97%	↑ \$ 27,686	↗
Rentals	\$ 182,813	\$ 194,969	\$ 222,691	14.22%	↑ \$ 27,722	↗
Departmental Revenue	\$ 37,333	\$ 17,916	\$ 57,147	218.97%	↑ \$ 39,231	↗
License & Permits	\$ 205,167	\$ (23,764)	\$ 111,577	-569.52%	↓ \$ 135,341	↘
Fines & Forefits	\$ 328,366	\$ 253,122	\$ 293,051	15.77%	↑ \$ 39,929	↗
Investments	\$ 106,002	\$ 94,099	\$ 101,091	7.43%	↑ \$ 6,992	↗
Medicaid Reimbursement	\$ 418,536	\$ 986,429	\$ 229,214	-76.76%	↓ \$ (757,215)	↘
*Misc Revenue	\$ 66,985	\$ 6,156	\$ 1,936	-68.55%	↓ \$ (4,220)	↘
Comm of MA Cherry Sheet	\$ 16,978,658	\$ 18,015,321	\$ 18,410,314	2.19%	↑ \$ 394,993	↗
Wastewater Enterprise Fund	\$ 2,342,512	\$ 1,951,510	\$ 2,217,749	13.64%	↑ \$ 266,239	↗
Water Enterprise Fund	\$ 1,918,250	\$ 2,008,654	\$ 2,182,810	8.67%	↑ \$ 174,156	↗
Other GF Rev - Trnsf From Sp Rev & Free Cash					⇒ \$ -	
Total Revenue	\$ 55,594,283	\$ 59,011,802	\$ 61,137,250	3.60%	↑ \$ 2,125,448	↗
Total Revenue without Enterprise Funds	\$ 51,333,521	\$ 55,051,638	\$ 56,736,691	3.06%	↑ \$ 1,685,053	↗
Total Local Receipts	\$ 2,781,770	\$ 2,679,452	\$ 2,609,275	-2.62%	↓ \$ (70,177)	↘
Total Local Receipts not including Investments	\$ 2,363,234	\$ 1,693,023	\$ 2,380,061	40.58%	↑ \$ 687,038	↗

City of Haverhill
Revenue Report
Period Ending 8/31/26

Collections as a Percent of Budget					
Revenue Source	FY 27 Estimated Revenue	FY 27 Actual Revenue Collections	\$ Surplus / (Deficit)	YTD Benchmark	Actual Revenue Benchmark
Real Estate & Pers Property	\$ 146,107,374	\$ 35,717,102	\$ (110,390,272)	25%	○ 24.4%
Motor Vehicle Excise	\$ 9,025,789	\$ 784,752	\$ (8,241,037)	1%	⦿ 8.7%
Meals Excise	\$ 1,300,000	\$ -	\$ (1,300,000)	0%	⦿ 0.0%
Hotel / Room Excise	\$ 310,000	\$ -	\$ (310,000)	0%	⦿ 0.0%
Boat & Other Excise	\$ 8,400	\$ 398	\$ (8,002)	0%	⦿ 4.7%
Cannabis Excise	\$ 1,133,040	\$ -	\$ (1,133,040)	0%	⦿ 0.0%
Waste Disposal Facility Program	\$ 3,023,244	\$ 579,882	\$ (2,443,362)	17%	⦿ 19.2%
PILOT	\$ 281,555	\$ 26,473	\$ (255,082)	17%	● 9.4%
Penalties & Interest	\$ 742,000	\$ 201,063	\$ (540,937)	17%	⦿ 27.1%
Fees	\$ 998,900	\$ 222,691	\$ (776,209)	17%	⦿ 22.3%
Rentals	\$ 198,450	\$ 57,147	\$ (141,303)	17%	⦿ 28.8%
Departmental Revenue	\$ 555,000	\$ 111,577	\$ (443,423)	17%	⦿ 20.1%
License & Permits	\$ 2,300,000	\$ 293,051	\$ (2,006,949)	17%	● 12.7%
Fines & Forefits	\$ 625,000	\$ 101,091	\$ (523,909)	17%	○ 16.2%
Investments	\$ 1,000,000	\$ 229,214	\$ (770,786)	17%	⦿ 22.9%
Medicaid Reimbursement	\$ 1,000,000	\$ -	\$ (1,000,000)	17%	● 0.0%
*Misc Revenue		\$ 1,936	\$ 1,936	0%	100.0%
Comm of MA Cherry Sheet	\$ 110,453,103	\$ 18,410,314	\$ (92,042,789)	17%	○ 16.7%
Wastewater Enterprise Fund	\$ 17,421,363	\$ 2,217,749	\$ (15,203,614)	17%	● 12.7%
Water Enterprise Fund	\$ 15,040,417	\$ 2,182,810	\$ (12,857,607)	17%	● 14.5%
Other GF Rev - Trnsf From Sp Rev & Free Cash	\$ 6,210,304	\$ -	\$ (6,210,304)	0%	⦿ 0.0%
Total	\$ 317,733,939	\$ 61,137,250	\$ (256,596,689)	20%	○ 19.2%
Estimated General Fund Revenue	\$ 285,272,159	\$ 56,736,691	\$ (228,535,468)	20%	○ 19.9%
Estimated Local Receipts	\$ 22,501,378	\$ 2,609,275	\$ (19,892,103)	8%	⦿ 11.6%

10.1

Document # 21-D

CCSP-26-3 - Attorney Jonathan Stark-Sachs of Johnson and Borenstein, LLC on behalf of client, Maryam Salehi-Ala-Yamin, requests approval to operate "Mariam's Cottage" a family run bed and breakfast at 421 East Broadway allowed with a special permit in the RR (Rural Residential) zoning district and seeks to host small-scale weddings and similar outdoor events of up to 50 guests packaged with overnight stays

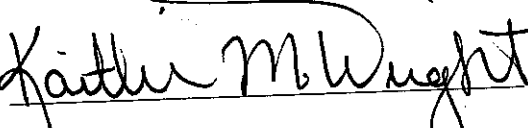
IN CITY COUNCIL: April 14, 2026

Hearing scheduled for June 2, 2026

11 YEAS, 0 NAYS

IN CITY COUNCIL: AUGUST 25 2026
CON'T TO SEPTEMBER 22 2026
10 YEAS, 0 NAYS, 1 ABSENT

Attest:


Kaitlin M. Wright, CMC
City Clerk

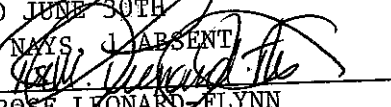
ATTEST:


KAITLIN M. WRIGHT ESPOSITO, CMC
CITY CLERK

IN CITY COUNCIL: JUNE 2, 2026
CONT'D TO JUNE 30TH

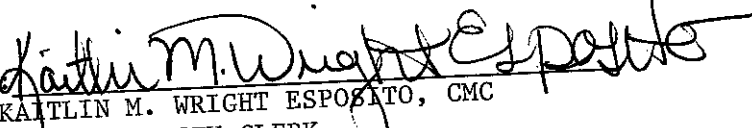
10 YEAS, 0 NAYS, 1 ABSENT

ATTEST:


ROSE LEONARD FLYNN
ASSISTANT CITY CLERK

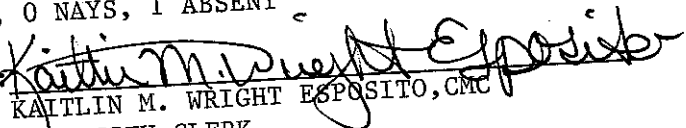
IN CITY COUNCIL: JUNE 30, 2026
~~HEARING SCHEDULED~~ ^{continued} FOR JULY 28, 2026
11 YEAS, 0 NAYS, 0 ABSENT

ATTEST:


KAITLIN M. WRIGHT ESPOSITO, CMC
CITY CLERK

IN CITY COUNCIL: JULY 28, 2026
HEARING CONTINUED FOR AUGUST 25
10 YEAS, 0 NAYS, 1 ABSENT

ATTEST:


KAITLIN M. WRIGHT ESPOSITO, CMC
CITY CLERK

City Council Special Permit

CCSP-26-3

Submitted On: Mar 24, 2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Print dept comments
prior to hearing/agenda
for June 2nd

Important: Please Read Before Starting Your Application

APR 8 PM 3:17
HVCITYCLERK

Applicant Information

What is Your Role in This Process?

Attorney/Agent

Applicant Business/Firm Phone

978-269-6751

Applicant Business/Firm City

Andover

Applicant Business/Firm Zip

01810

Client Business Name

Miriam's Cottage

Client Email

maryamsalehia@yahoo.com

Client City

Haverhill

Client Zip

01830

Client Business Structure

Sole Proprietorship

Applicant Business/Firm Name

Johnson & Borenstein LLC

Applicant Business/Firm Address

12 Chestnut Street

Applicant Business/Firm State

MA

Client Name

Maryam Salehi-Ala-Yamin

Client Phone

978-764-1014

Client Address

423 East Broadway

Client State

MA

Client County

Essex

New Field

--

Property Information

Proposed Housing Plan Name

N/A

How Long Owned by Current Owner?

3-4 Years

Lot Dimension(s)

2.450 acres

Zoning District Where Property Located

RR - Residential Rural

Deed Recorded in Essex South Registry: Page

Proposed Street Name(s)

N/A

Type of Dwelling(s) Planned in Project

Single Family

Registry Plat Number, Block & Lot

461-3-1A

Deed Recorded in Essex South Registry: Block Number

41545

Does the Property Have Multiple Lots?

270

No

Thoroughly Describe the Reason(s) for thre Special Permit

See narrative attached

Property Description

See narrative attached

Current Property Use

Residential Housing

TOTAL Number of Units Planned

1

TOTAL Number of Parking Spaces Planned

12

Planned Lot Use

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

true

Other

--

Hearing Waiver

Agrees

No

Agreement & Signature

Agrees

true

PLEASE READ



City of Haverhill, MA

May 28, 2026

City Clerk Review – Hearing Dates Set

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 @ maryamsalehia@yahoo.com
 423 E Broadway
Haverhill, MA 01830

Messages

Jonathan Stark-Sachs

May 22, 2026 at 9:32 am

Dear Clerk Wright,

I just spoke to Maryam. She has requested that the hearing date be moved to June 30th.

Thank you,

Jonathan

Kaitlin Wright

April 22, 2026 at 2:25 pm

Yes, it is still available and at this time, I do anticipate all councilors to be present on June 30th.

Jonathan Stark-Sachs

April 22, 2026 at 1:39 pm

Thank you for letting us know Clerk Wright. We will get back to you soon on whether we'd like to keep the date or delay. Is the June 30th date still available as a fallback where all the councilors will be present?

Kaitlin Wright

April 22, 2026 at 10:56 am

Hi Attorney Stark-Sachs, I have just been informed by Councilor Ferreira that she will not be in attendance at the June 2nd meeting. As far as I am aware, she is the only person absent that evening. Would you still like to proceed with the date of June 2nd as scheduled?

Kaitlin Wright

April 14, 2026 at 3:23 pm

Hi Attorney Stark-Sachs, to be honest, I have not encountered a special permit applicant hosting an open house before. My initial thought would be to contact @Lori Robertson, the Council Administrative Assistant, who can work with you to schedule a time to meet. It would be helpful to offer two dates to avoid a quorum and have any issues with the open meeting law. Lori's email is lrobertson@haverhillma.gov.

Jonathan Stark-Sachs

April 14, 2026 at 2:35 pm

Thank you Clerk Wright. Can you please advise on the process you'd recommend for holding an open house for the council members to visit the property?

Kaitlin Wright

April 14, 2026 at 1:20 pm

Thank you! We will announce the hearing date of June 2nd at the Council meeting tonight.

Jonathan Stark-Sachs

April 8, 2026 at 10:12 am

Clerk Wright, its no problem. Please put us on for June 2nd so we have ample time to address any department comments and organize an open house if the councilors would like to visit the Property. Thank you.

Kaitlin Wright

April 8, 2026 at 8:28 am

Hi Attorney Stark-Sachs, Apologies, but I spoke with the Council President last night and he reminded me that we have another hearing on the night of May 19th that is expected to be quite lengthy. This would be a bit of a tight turnaround time, but I could offer you May 12th instead? Or June 2nd? Please let me know as soon as possible.

Jonathan Stark-Sachs

April 7, 2026 at 5:43 pm

Please put us on the agenda for May 19. Thank you.

Kaitlin Wright

April 7, 2026 at 3:55 pm

Maryam and Attorney Stark-Sachs, I have the following dates available for a hearing before Council for a hearing: May 19th (would need confirmation by Thursday if you want this date), June 2nd, or June 30th. Please let me know what date you would prefer and then I can announce the hearing date before Council. At this time, I expect a full Council on the abovementioned dates.



City Council Admin Notified

Record No.CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Lori Robertson

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill , MA 01830

Messages

No comments yet.



Assessor for Abutter's List

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Chris Loughnane

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 @ maryamsalehia@yahoo.com
 423 E Broadway
Haverhill, MA 01830

Messages

Chris Loughnane

April 8, 2026 at 9:20 am

Please see the attached abutters and mailing labels for 421 East Broadway
461.3.1A

Chris Loughnane  Internal

April 8, 2026 at 9:20 am

Please see the attached abutters and mailing labels for 421 East Broadway
461.3.1A



Conservation Department Review

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill, MA 01830

Messages

Robert Moore

April 13, 2026 at 11:48 am

The application questions the applicability of the Performance Standards outlined under section 6.3.3, as this project may not meet the definition for applicability under 6.3.2. The applicant is advised to review the Development Review procedures under section 10.1.4, specifically 10.1.4.1.2 and 10.1.4.1.4, which note the applicability of Development Review to a "change in use in an existing structure" and "the development of three or more parking space", respectively. Both are applicable to the applicant's project.

Additionally, with the requirement for Development Review, Section 10.1.4.2 requires "the proposed development...will comply with...the performance standards set forth in section 6.3. That said, there should be reasonable application of the Performance Standards under section 6.3.3 to this project.

Robert Moore

April 13, 2026 at 11:39 am

Applicant requests a waiver to Performance Standard 6.3.3.4, pertaining to the Wetlands Protection Act. Although not pertinent to this particular request, I recommend declining the waiver request. With the passage of time, I wouldn't want such a waiver to be applied to more pertinent wetland concerns in the future, such as installation of a dock or reuse of the riverfront area. Otherwise, as noted above, I have no objections to the granting of the special permit.

Robert Moore

April 13, 2026 at 11:17 am

Floodplain, 200'-Riverfront Area, and Rare Species Habitat are mapped across the rear (east) half of the lot. However, the site plan shows work will be well outside these resource areas. No formal permitting with the Conservation Commission appears necessary. Applicant is advised to provide appropriate sediment control barriers on the east side of the limit of work to protect these resources during parking and related construction.

Applicant is also advised that any future amenities within areas subject to the Commission's jurisdiction, such as a boat dock, may be subject to formal permitting requirements with the Commission.

I have no objections to the granting of the special permit.



City of Haverhill, MA

June 26, 2026

DPW Review

Record No. CCSP-26-3

Status Skipped

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill, MA 01830

Messages

Kaitlin Wright Esposito

June 16, 2026 at 10:58 am

@Robert Ward please review ASAP as this is coming before Council on June 30th. Thank you!



City of Haverhill, MA

June 26, 2026

Engineering Department Review

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Lisa Demeo

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill , MA 01830

Messages

No comments yet.



City of Haverhill, MA

June 26, 2026

Fire1 Department Review

Record No.CCSP-26-3

Status Skipped

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Justin Borden

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill , MA 01830



City of Haverhill, MA

June 26, 2026

Fire2 Department Review

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Robert Irvine

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill, MA 01830

Messages

Robert Irvine

April 7, 2026 at 3:58 pm

This project shall require an NFPA 13 compliant sprinkler system.



City of Haverhill, MA

June 26, 2026

Health Department Review

Record No. CCSP-26-3

Status Completed

Became Active April 10, 2026

Type Approval

Due Date None

Assignee Mark Tolman

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant



Maryam Yamin



978-764-1014



maryamsalehia@yahoo.com



423 E Broadway

Haverhill, MA 01830

Messages

Mark Tolman

April 10, 2026 at 8:49 am

To City Council:

The following is the conversation I had with the Attorney & Owner regarding this Special Permit.

Hi Jonathan,

As per our conversation / meeting the following was discussed:

1) The house has a septic system designed and installed for 4 bedrooms. The house has city water.

View the location of the septic system which I attached for viewing. Make sure no one drives over or parks on the leach field.

2) Kitchen will not be licensed because you currently do not meet the definition of a licensed kitchen for a Bed & Breakfast.

If you change your business plan and meet or exceed the following definition of a licensed kitchen, then you must license your kitchen:

(1) A residential kitchen, such as a family daycare provider; or a bed-and-breakfast operation that prepares and offers food to guests if the home is owner occupied, the number of available guest bedrooms does not exceed six, breakfast is the only meal offered, the number of guests served does not exceed 18, and the consumer is informed by statements contained in published advertisements, mailed brochures, and placards posted at the registration area that the food is prepared in a kitchen that is not regulated and inspected by the FC-regulatory authority; (2) A private home that receives catered or home-delivered food; and (3) Cooking classes that are held for educational purposes only.

Because of the septic system you are only allowed to use single service disposal items; ie paper & plastic plates, cups, utensils etc..

3) 1 Regular and 1 handicap porta potty must be placed in an accessible area and used During outside spring, summer, and fall events.

An agreement that porta potties will be used and an invoice from a porta potty company must be uploaded.

6/26/26, 1:06 PM

Approval Step: Health Department Review

4) Because you are a business and have 4 units or more in the house you must get a rubbish container and have it contracted with a private rubbish company for pickup. A rubbish contract must be uploaded.

Any other questions or comments let me know.

Mark



City of Haverhill, MA

June 26, 2026

Police Department Review

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Kevin Lynch

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill , MA 01830

Messages

No comments yet.



City of Haverhill, MA

June 26, 2026

School Department Review

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee HPS Superintendent

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 @ maryamsalehia@yahoo.com
 423 E Broadway
Haverhill , MA 01830

Messages

No comments yet.



City of Haverhill, MA

May 28, 2026

Storm Water Review

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 @ maryamsalehia@yahoo.com
 423 E Broadway
Haverhill , MA 01830

Messages

Robert Moore

April 13, 2026 at 12:11 pm

255-6.3.3.3 Landscaping – I typically comment in regard to this Performance Standard, as landscaping can influence stormwater management. The applicant appears to be making a concerted effort to preserve much of the site landscaping. During my site visit with the applicant, we particularly viewed a row of mature winged euonymus (burning bush), which is an invasive species. These are labelled on the April 6th site plan as "bushes" along the southern edge of the driveway. I would support removing and destroying these shrubs, with an equivalent or more robust planting installed in their stead. The driveway is favorably located on the outside of a bend in East Broadway, but I would defer to the Police Department on any street plantings under Section 6.3.3.3.a. @Kevin Lynch

6.3.3.4 Stormwater Management – The applicant proposes a gravel driveway & parking area, which should minimize alterations to runoff. Sediment control is proposed to be applied during the grading of same. The total area of disturbance falls well under the 1-acre permitting threshold found under City Code C.219; a stormwater permit is not required.

I have no stormwater-related objections to the granting of the special permit.



City of Haverhill, MA

June 26, 2026

Water/Wastewater Review

Record No.CCSP-26-3

Status Active

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

Maryam Yamin

978-764-1014

maryamsalehia@yahoo.com

423 E Broadway
Haverhill , MA 01830

Messages

Kaitlin Wright Esposito

June 16, 2026 at 10:58 am

@Robert Ward please review ASAP as this is coming before Council on June 30th. Thank you!



City of Haverhill, MA

June 26, 2026

Water Supply Review

Record No. CCSP-26-3

Status Skipped

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill, MA 01830

Messages

Kaitlin Wright Esposito

June 16, 2026 at 10:58 am

@Robert Ward please review ASAP as this is coming before Council on June 30th. Thank you!



City of Haverhill, MA

June 26, 2026

Building Inspector Review

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Tom Bridgewater

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill, MA 01830

Messages

Kaitlin Wright Esposito

June 16, 2026 at 10:58 am

@Tom Bridgewater please review ASAP as this is coming before Council on June 30th. Thank you!

Tom Bridgewater

June 26, 2026 at 12:04 pm

A few comments,

421 East Broadway was a problem house for Inspectional Services where homeless where squatting, the house was in rough condition and after the applicant purchased the property these issues and others were resolved.

I see some comments about the sign from neighbors, which is correct the sign was put up without a permit and soon as i received a complaint and notified the applicant the sign was taken down immediately.

I will not give an opinion on supporting a Special Permit and it is up to the Council to approve or not and a Bread and Breakfast is allowed with a SP from CC in that Zone.



City of Haverhill, MA

August 11, 2026

First Ad Placement

Record No. CCSP-26-3

Status Completed

Became Active April 8, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill, MA 01830

Messages

Kaitlin Wright Esposito

April 8, 2026 at 3:29 pm

Advertise: May 14 and May 21, 2026

Haverhill Gazette



City of Haverhill, MA

August 11, 2026

Placed on Agenda

Record No. CCSP-26-3

Status Completed

Became Active April 8, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill, MA 01830

Messages

Kaitlin Wright Esposito

April 8, 2026 at 3:18 pm

Will announce hearing before Council at April 14th meeting, for hearing on
June 2nd.



Abutter Notification

Record No. CCSP-26-3

Status Completed

Became Active April 8, 2026

Type Approval

Due Date None

Assignee Natalia Hernandez

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant

 Maryam Yamin
 978-764-1014
 maryamsalehia@yahoo.com
 423 E Broadway
Haverhill, MA 01830

Messages

Kaitlin Wright Esposito

April 8, 2026 at 3:30 pm

Abutter notification to be mailed week of May 11, 2026



City of Haverhill, MA

August 11, 2026

Second Ad Placement

Record No. CCSP-26-3

Status Completed

Became Active April 8, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant



Maryam Yamin



978-764-1014



maryamsalehia@yahoo.com



423 E Broadway
Haverhill, MA 01830

Messages

Kaitlin Wright Esposito

April 8, 2026 at 3:29 pm

Advertise: May 14 and May 21, 2026

Haverhill Gazette



City of Haverhill, MA

August 11, 2026

City Council Meeting

Record No.CCSP-26-3

Status Active

Became Active June 26, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

YAMIN ARASH MARYAM SALEHI-
ALA YAMIN YAMIN SHERWIN YAMIN
NIKKA
EAST BROADWAY 423 HAVERHILL,
MA 01830

Applicant



Maryam Yamin



978-764-1014



maryamsalehia@yahoo.com



423 E Broadway
Haverhill , MA 01830

Messages

Kaitlin Wright Esposito

July 29, 2026 at 9:10 am

Applicant requested continuance. Council voted to continue to August 25th.

Kaitlin Wright Esposito

July 2, 2026 at 9:27 am

Council voted to continue hearing to July 28th.

Kaitlin Wright Esposito

June 8, 2026 at 1:10 pm

Postponed until June 30th.

I hereby authorize Johnson & Borenstein LLC to file for a special permit from the Haverhill City Council to operate a bed and breakfast at 421 East Broadway.

M. SALEHI-ALA

Maryam Salehi-Ala

3/23/26

Date



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700

www.mtclawyers.com

September 17, 2026

SEP 18 AM 10:16
HAYCITYCLERK

By [Electronic Delivery]

Tim Jordan, City President
Haverhill City Council
4 Summer Street, Room 204
Haverhill, MA 01830

Re: 421 East Broadway, Bed and Breakfast Special Permit Application

Dear Pres. Jordan and Members of the Council:

Reference is made to the above matter and the application you have before you for a Special permit for use as a Bed and Breakfast establishment at 421 East Broadway. In that connection, the Council was previously advised by correspondence dated August 20, 2026. This correspondence is intended as a supplement to address resident concerns raised since that time, that is, whether the activities being proposed are truly within the scope of (a) a permitted "bed-and-breakfast establishment" as a primary use or (b) a permitted accessory use. As is explained below, the concerns raised are reasonable and rooted in the language of the City's Zoning Ordinance, and ultimately, resolution of those concerns depends upon this Council's interpretation of the portions of the Zoning Ordinance governing accessory uses.

First, a concern was raised as to whether the hosting of events for up to 30 people is encompassed within a "bed-and-breakfast establishment" principal use permitted under the Haverhill Zoning Ordinance Table of Uses and Parking Regulations. As stated in the August 20, 2026 opinion, the Zoning Ordinance defines a "bed-and-breakfast establishment" as "[a]n owner-occupied dwelling with not more than six rooms available for overnight rental, with or without breakfast." (Zoning Ordinance § 11.1.) Zoning Ordinance § 3.1.1 provides:

"Except as provided in the Zoning Act or in this chapter, no building, structure or land shall be used except for the purposes permitted in the district as described in this section. Any use not listed shall be construed to be prohibited."

Clearly, the hosting of 30 or more people is not encompassed within the renting of six (6) overnight rooms and possibly serving the occupants of those rooms breakfast. Therefore, conducting such events is not permitted as part of an allowed "bed-and-breakfast establishment." Notably, the Applicant has not identified any other principal use which is permitted in the RR Zoning District allowing for such events. Therefore, it would appear the concerned citizens are correct that such events are not permitted within the scope of an allowed principal use.

Second, a concern was raised that the hosting of events of 30 or more people is not permitted as an accessory use within the RR zoning district. While it is true that there does not appear to be a single accessory use in the Zoning Ordinance's

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

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

Table of Use and Parking Regulations which corresponds to an event space, restaurant, or lounge/bar which is allowed in the RR Zoning District, the statement in the Zoning Ordinance that "[a]ny use not listed shall be construed to be prohibited" is set forth under the heading of "principal uses," albeit under a subheading of "applicability of use regulations," but in any event, not under the heading of "accessory uses." There is no similar statement under the heading of "accessory uses" that "[a]ny use not listed shall be construed to be prohibited." Therefore, there is an ambiguity in the Zoning Ordinance as to whether only the accessory uses listed in the use table are permitted, or if other uses which are not listed may also allowed as lawful accessory uses.

As with other questions of ordinance interpretation, local authorities are entitled to deference in their interpretations, so long as such interpretations are reasonable. Here, one possible interpretation is that the absence of a statement that "[a]ny use not listed shall be construed to be prohibited" under the heading of "accessory uses," where such a limitation is placed under the heading of "principal uses," means that such a limitation does not apply to accessory uses. A competing interpretation is that the absence of a definition of "accessory use" in the Zoning Ordinance, coupled with the fact that the limitation of "[a]ny use not listed shall be construed to be prohibited" is located under a subheading entitled "applicability of use regulations" (i.e., perhaps all use regulations, not only those governing principal uses), means that only the accessory uses listed within the use table are permitted, and that all other accessory uses are prohibited. Under applicable law, the Council is tasked with resolving this interpretive question in deciding the special permit application now before it.

If the City Council finds that only the accessory uses listed in the use table are permitted, then unless the Applicant is able to identify an applicable accessory use within the table, any Special Permit the City Council issues would only pertain to the strict definition of a "bed-and-breakfast establishment," that is, six rooms for rent with the possibility of serving guests breakfast. Alternatively, if the City Council finds that the Zoning Ordinance possibly allows for unlisted accessory uses, then the City Council must then determine the criteria for such uses under the Zoning Ordinance. The Ordinance does not define "accessory use," but does define an "accessory building" as "[a] detached building, the use of which is customarily incidental and subordinate to that of the principal building and which is located on the same lot as that occupied by the principal building...." Accordingly, to the extent the Council believes the Zoning Ordinance is intended to permit unlisted accessory uses, it would be reasonable to engage in an analysis if, when reading the entire Zoning Ordinance in context, 30-person events and/or dinner events are customarily incidental to the operation of a bed-and-breakfast establishment, whereby an affirmative answer would permit the Council to authorize such events within the scope of a special permit and a negative answer would require the Applicant to seek relief through other lawful means.

Finally, regardless, the Council may not permit uses otherwise prohibited under the Ordinance or which are subject to the review and approval of another permit granting authority.

Should you require any further information please let me know.

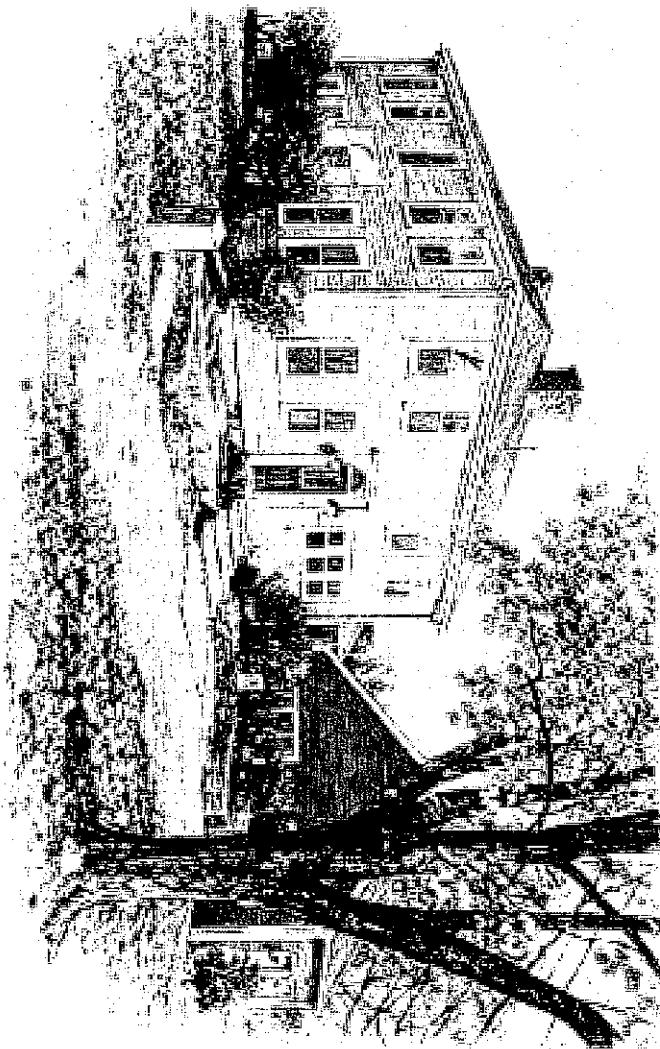
Sincerely,

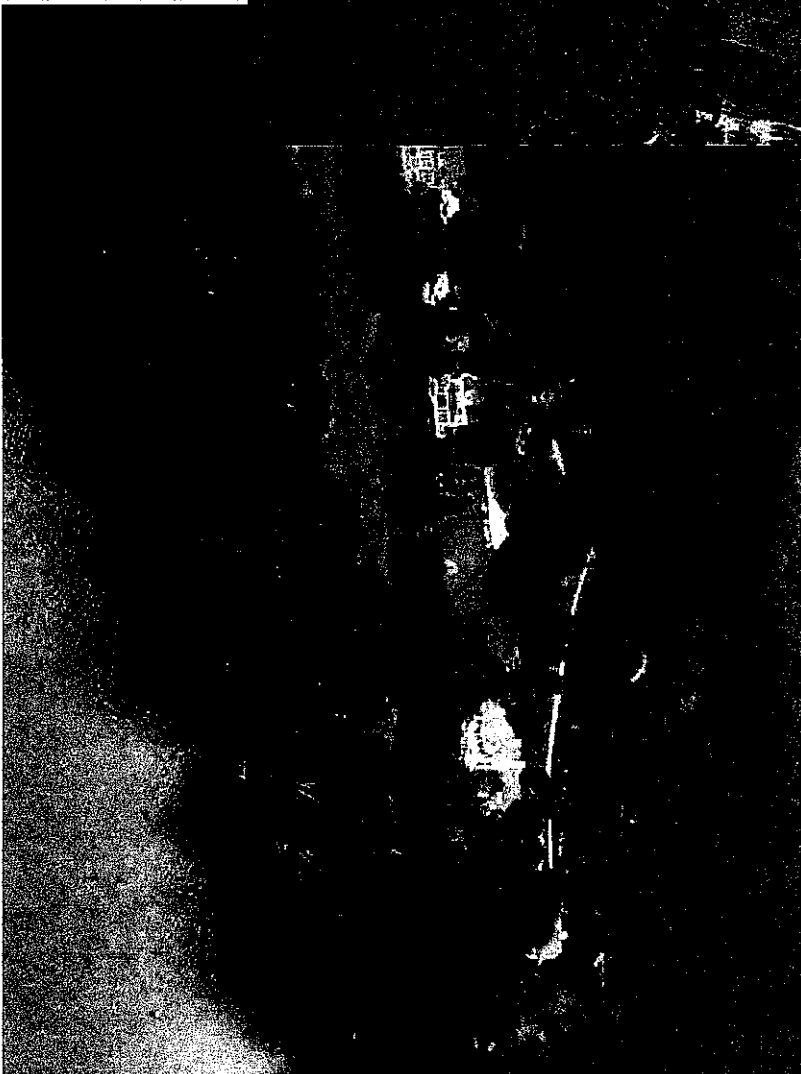
A handwritten signature in dark ink, appearing to read "Lisa Mead", written over a horizontal line.

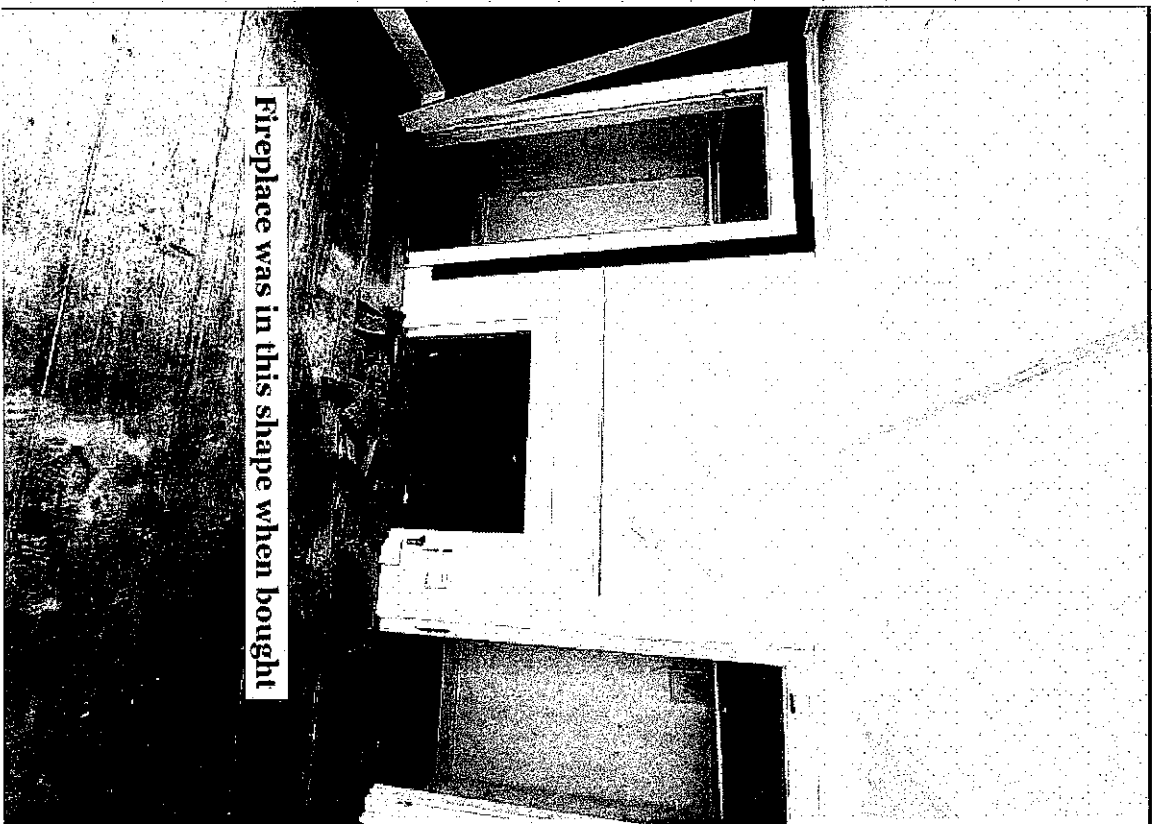
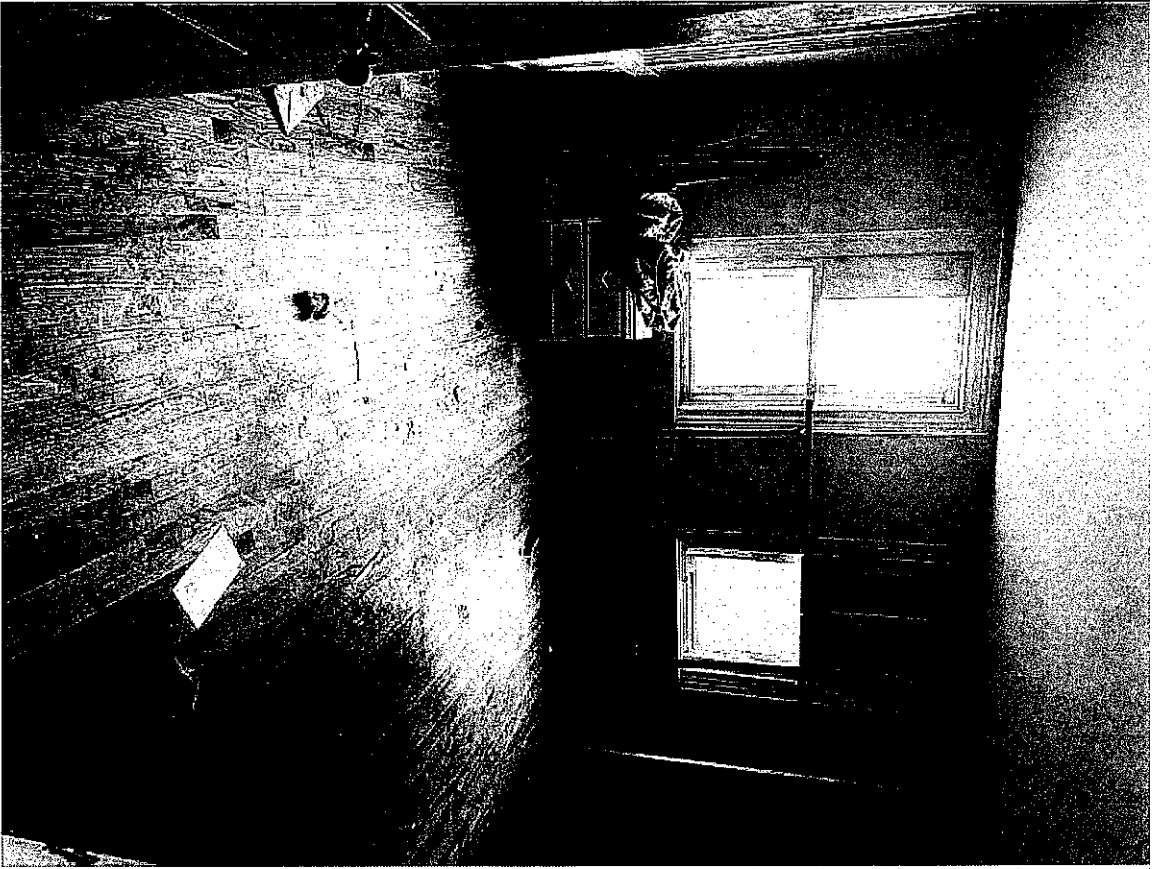
Atty. Lisa Mead, City Solicitor

cc: Melinda E. Barrett, Mayor
Thomas Bridgewater, Building Commissioner

MARIAM'S COTTAGE
PETITION FOR BED AND
BREAKFAST SPECIAL PERMIT
421 EAST BROADWAY

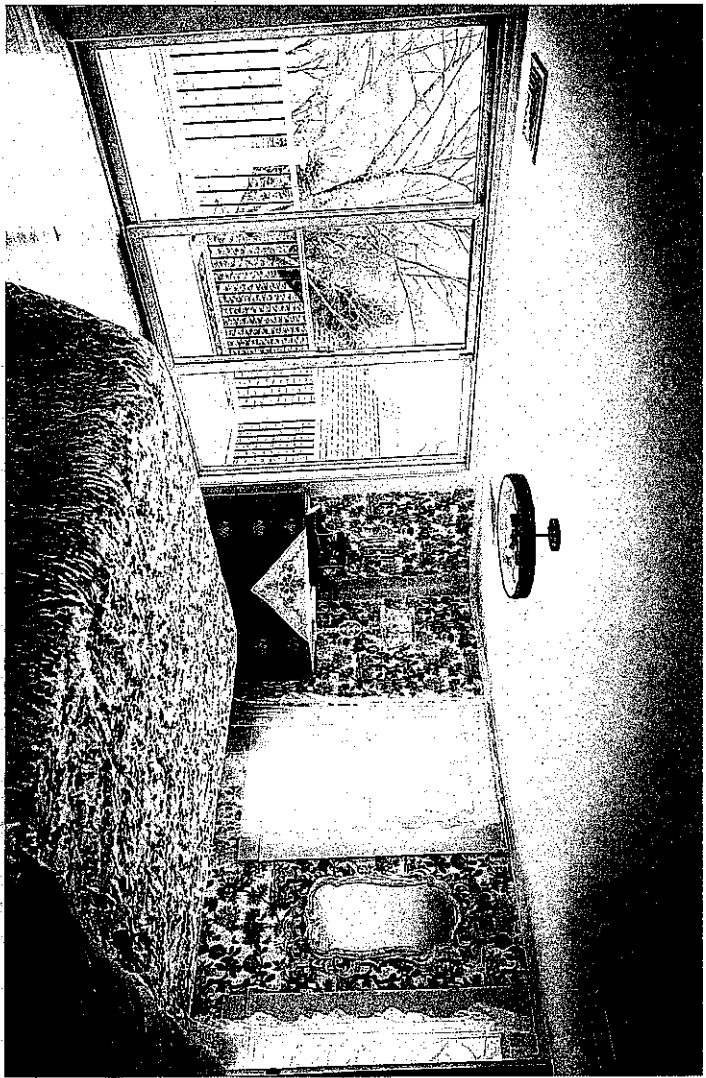


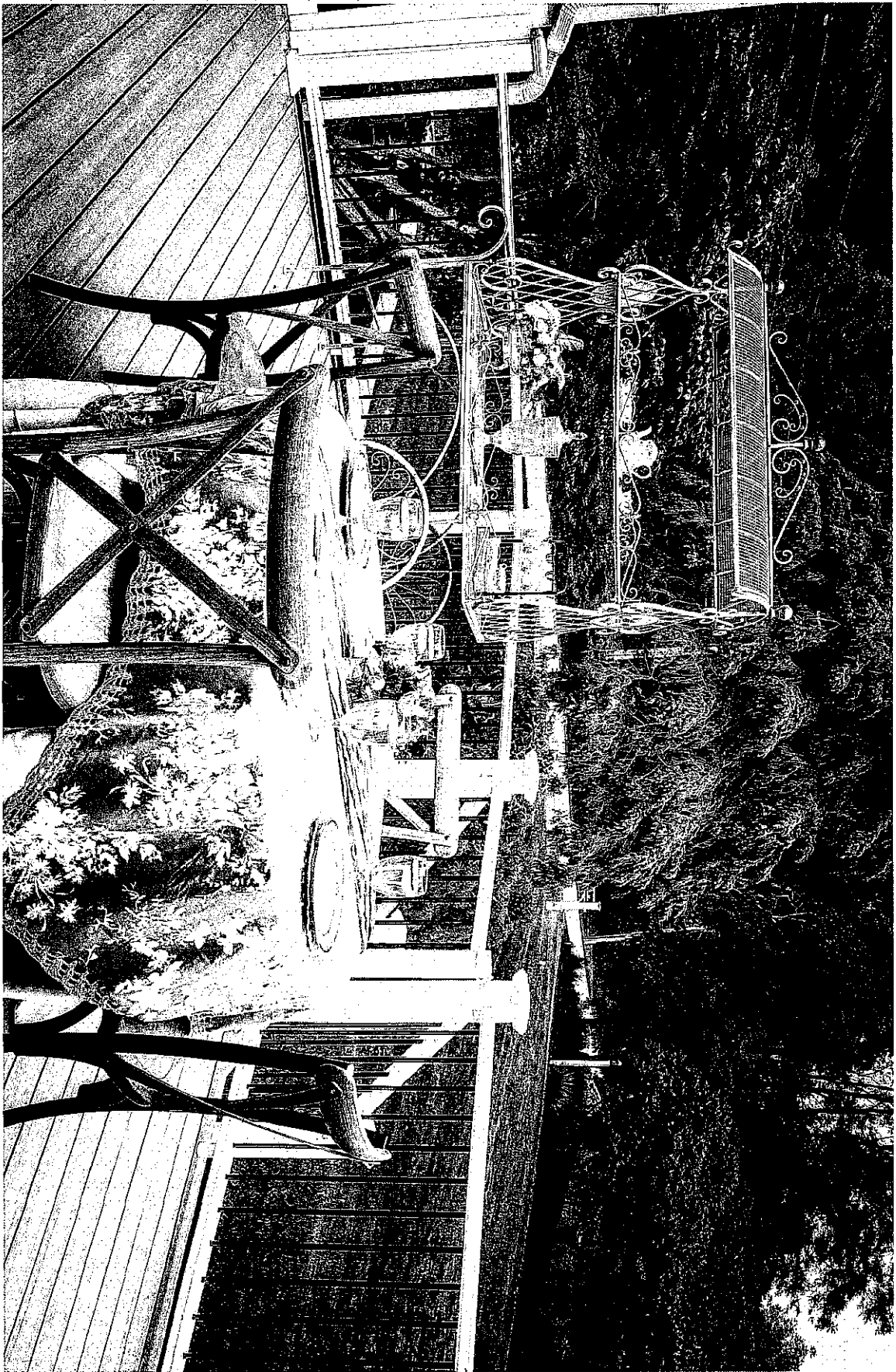




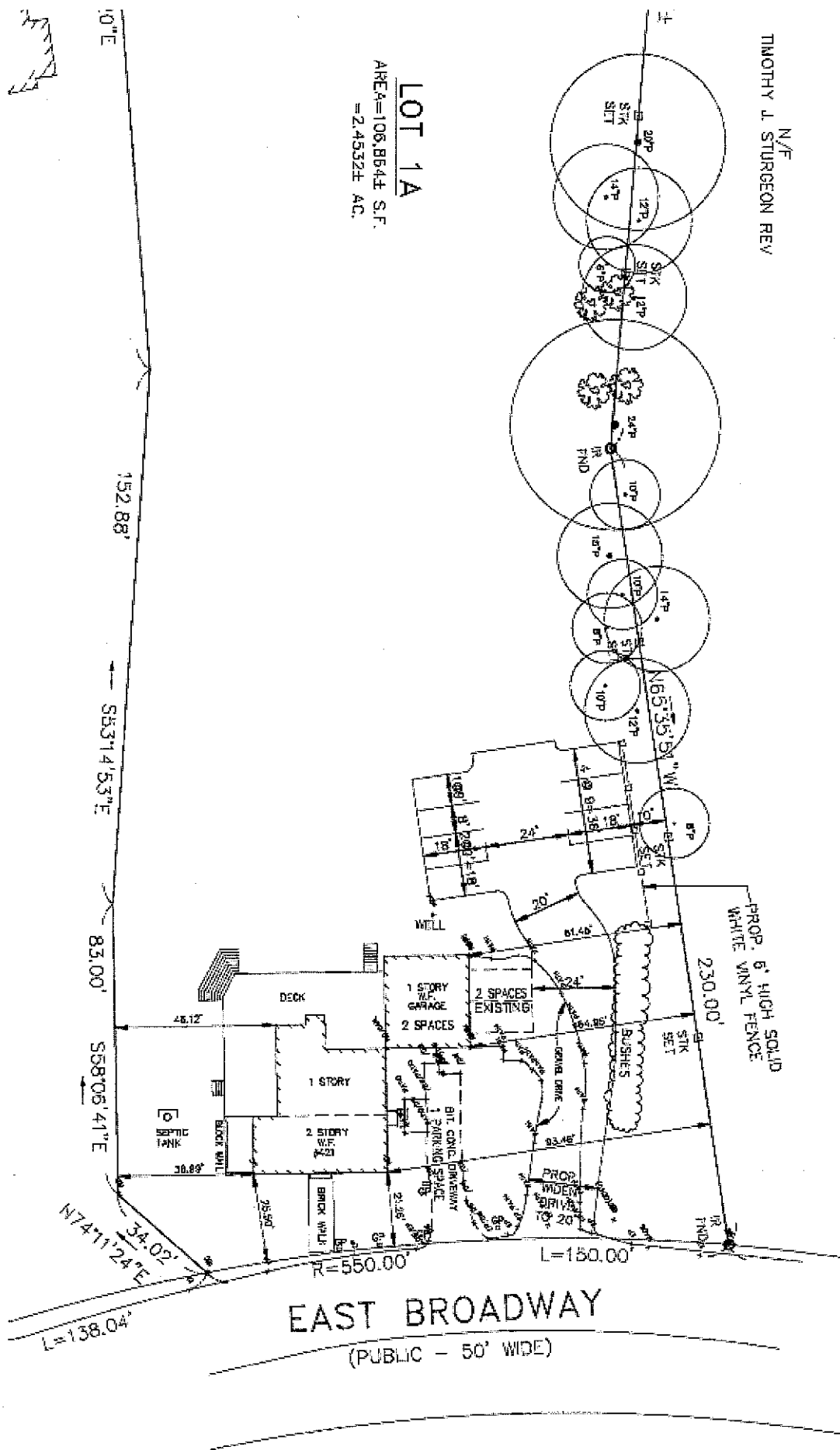
Fireplace was in this shape when bought



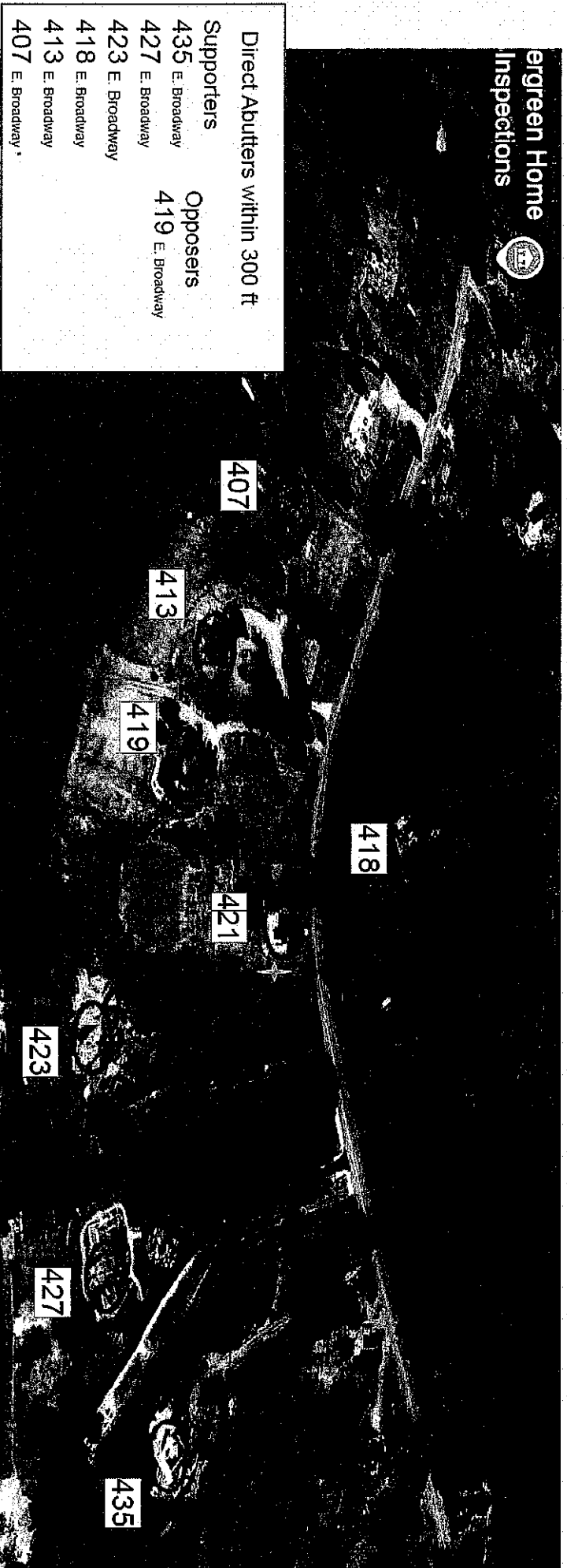




LOT 1A
AREA=106,854± S.F.
=2.4532± AC.



Abutters Entitled to Legal Notice, 300ft



407- signed petition and spoke on 6/30
413, 427- submitted unique letters
418, 435- signed newest petition, 7/22

Support or Oppose	Address	Name of Signee(s)	Lot Size (Acres)	Approx. Lot Frontage (Ft)
Support	435 E. Broadway	Alexander Burke	4.85	129
Support	427 E. Broadway	Philip Rice	4.45	149
Support	423 E. Broadway	Maryam Salehi-Ala Nikka Yamin	3.15	139
Support	421 E. Broadway	Address of Permit	2.45	158
Support	418 E. Broadway	Scott W. Sol	21.3	427
Support	413 E. Broadway	Denise Chesky	5.13	147
Support	407 E. Broadway	Acadia Leathe Dany Boulanger	3.23	155
Oppose	419 E. Broadway	Judith Biewener Tim Sturgeon Maxine Sturgeon Jordan Wolf	2.71	152

Revised Conditions

1. Small gatherings may take place primarily within the structure and/or on the porch but shall be limited to a maximum of thirty (30) guests.
2. No tents requiring a permit from the city shall be erected.
3. Gatherings shall not include bands or DJs, and gatherings must comply with the City's noise ordinance.
4. Gatherings shall be limited to the hours of 9:00 A.M. to 9:00 P.M., except for use of the house, porch, and grounds by overnight guests.
5. In addition to the privacy screening shown on the submitted site plan, additional screening panels shall be installed between the Property and the neighboring at 419 East Broadway where vegetation is thinner.
6. The applicant shall pay the cost of installation of road signage to notify drivers of the speed limit and curve on East Broadway, in such locations as determined in consultation with City staff.

GRAETERLAW LLC
P.O. Box 3229
Beverly, MA 01915
(617) 529-3271
philip@graeterlaw.com

August 20, 2026

AUG 21 PM 1:12
HAUGITVCLERK

By Email Only to citycouncil@haverhillma.gov

Timothy J. Jordan, President
Haverhill City Council
4 Summer Street
Haverhill, MA 01830

Re: CCSP-26-3 – Special Permit Application, 421 East Broadway

Dear President Jordan and Members of the Council:

In advance of the August 25th continued hearing on this matter, I write again on behalf of Timothy Sturgeon and Judith Biewener of 419 East Broadway, direct abutters to the property at 421 East Broadway (“Property”), on which the applicant, Maryam Salehi-Ala-Yamin (“Applicant”) seeks to operate a bed-and-breakfast establishment.

Since the June 30th hearing on the application, the Applicant has conceded that she must occupy the Property as her primary residence to operate a bed and breakfast. By letter dated August 18, 2026, from the Applicant’s counsel, she withdrew her request for a waiver of that requirement as a condition of a special permit and requested that the Council consider the application with the conditions she has previously proposed. The most recent version of the proposed conditions is stated in Applicant’s counsel’s letter dated July 24, 2026.

The Applicant’s proposed conditions include activities that far exceed the scope of the bed-and-breakfast establishment use, which the Zoning Ordinance defines as “[a]n owner-occupied dwelling with not more than six rooms available for overnight rental, with or without breakfast” (Ordinance, § 11.1). While the definition is short, it allows exactly two specific uses of a property as a B&B: (1) overnight rental of up to six rooms, and (2) optional meal service for those overnight guests limited to breakfast. It also implicitly limits the scope of the B&B use to the only type of structure in which it is permitted to operate, namely, an owner-occupied dwelling, i.e. a “home residence” as defined in the Ordinance.

The proposed use of the Property to host “small gatherings” for up to 30 guests as part of the B&B business is an effort to use the Council’s authority to impose conditions on a special permit to expand the scope of “bed-and-breakfast establishment” beyond what the Ordinance allows. Special permits are not a vehicle by which uses prohibited in a zoning district may be

allowed. The purpose of a special permit is to impose an orderly control on certain uses that are specifically allowed in a zoning district but not allowed as of right.¹ Conditions to a special permit are designed to ensure that the proposed activity is conducted in harmony with the Zoning Ordinance. Specifically, “[s]pecial permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the SPGA may deem necessary to serve the purposes of this chapter.” (Ordinance, § 10.4.4). There is no authority for the proposition that “reasonable conditions” can be read to include uses specifically prohibited in a zoning district.

In this case, bed-and-breakfast establishment is the use allowed by special permit in an RR district. That use is limited to the Ordinance’s definition of “bed-and-breakfast establishment,” as discussed above. As set forth in more detail in my July 27, 2026, letter, the Ordinance specifically prohibits the various business uses into which the Applicant’s proposed “small gatherings” for up to 30 guests might fit, including the uses in Sections D(8), I(3), G(1), G(5), F(1), I(4), I(19), and I(20) of the Table of Uses Appendix. Allowing these additional uses in the RR district as a condition to a special permit for a defined use is beyond the power of a special permit granting authority, particularly where the proposed business activities of hosting events and classes are not expressly permitted under the B&B use, are not residential in character, and are otherwise prohibited in the district, contrary to Section 3.1.1, which provides that “[a]ny use not listed shall be construed to be prohibited.”

To the extent the Applicant proposes to conduct classes, it is reasonable to assume that once she occupies it as her primary residence, she could hold the type of classes allowed as a home occupation under the Ordinance, which limits the number of students to five at any one time and must be “conducted solely within a dwelling [i.e., indoors] and solely by the person(s) occupying the dwelling as a primary residence.” (Ordinance, §§ 3.3.1 (as of right) & 3.3.2 (by special permit)). It would be reasonable to condition the special permit to ensure that the two separate uses of the Property, i.e. home occupation classes and B&B operation, adhere to the requirements of each use and do not overlap so as to expand the allowed scope of either or create additional vehicle trips to the Property.

Accordingly, and in light of the limits of the Zoning Ordinance discussed above, my clients request that the following conditions be included in any special permit granted to the Applicant to operate a bed-and-breakfast establishment on the Property:

1. The owner must occupy the Property as a primary residence, using at least one of the four available bedrooms;

¹ The Zoning Act provides that:

Zoning ordinances or by-laws shall provide for specific types of uses which shall only be permitted in specified districts upon the issuance of a special permit. Special permits may be issued only for uses which are in harmony with the general purpose and intent of the ordinance or by-law, and shall be subject to general or specific provisions set forth therein; and such permits may also impose conditions, safeguards and limitations on time or use. G.L. c. 40A, § 9.

2. No more than three (3) bedrooms may be offered for rent to overnight guests;
3. Meals may only be provided to overnight guests, limited to breakfast;
4. The bed-and-breakfast establishment use of the Property by the owner or guests cannot extend into the portion of the Property in the RS zoning district;
5. The bed-and-breakfast establishment use does not include the business of hosting, organizing, or catering indoor or outdoor parties, gatherings, or other events;
6. The bed-and-breakfast establishment use does not include the business of hosting or teaching classes;
7. If the owner of the Property occupying it as a personal residence elects to teach classes or engage in another home occupation allowed under §3.3.1, such classes may not be conducted while there are overnight guests on the Property; and
8. The Special Permit will expire if the Property is sold unless the owner, new owner or proposed owner timely applies for and obtains a special permit to extend or amend the special permit to allow the continued B&B use.

Thank you for your continued careful consideration of this application and the views of neighbors. Please do not hesitate to contact me with any questions.

Respectfully,

/s/ Philip H. Graeter

Philip H. Graeter

cc: Kaitlin M. Wright Esposito, City Clerk (by email only)
Lori A. Robertson, Administrative Assistant (by email only)
Timothy Sturgeon and Judith Biewener

JOHNSON &
BORENSTEIN, LLC
ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jbllclaw.com
jonathan@jbllclaw.com

Mark B. Johnson (MA, NH, DC)
Donald F. Borenstein (MA, ME, NH)

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
Philip J. Czarnec (MA)
Jonathan R. Stark-Sachs (MA, NH)
Briana R. McCarthy (MA, NH)

Of Counsel
Robert W. Lavoie (MA, NH)

Paralegals
Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Kristin L. Sayer

August 19, 2026

Timothy Jordan, President
Haverhill City Council
Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

AUG 20 AM 8:22
HAVCITYCLERK

Re: Request to Continue Hearing – Bed and Breakfast Special Permit 421 East Broadway

Dear President Jordan and members of the Council,

I write on behalf of Maryam Salehi (the “Applicant”) regarding the pending special permit application to operate “Mariam’s Cottage” bed and breakfast at 421 East Broadway to request the Council continue the hearing currently scheduled for August 25, 2026. The Applicant understands that one or more members of the Council will be absent at said meeting and desires her petition to be considered by the full Council. I understand that the next meeting where all councilors will be present is September 22, 2026, and respectfully request that the petition be heard on that date.

Thank you for your attention to this matter and do not hesitate to reach out with any questions.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

August 20, 2026

AUG 20 PM12:34
HVCITYCLERK

By [Electronic Delivery]

Tim Jordan, City Council President
Haverhill City Council
4 Summer Street,
Room 204
Haverhill, MA 01830

Re: 421 East Broadway, Bed and Breakfast Special Permit Application

Dear Pres. Jordan and Members of the Council:

Reference is made to the above captioned matter and the application you have before you for a Special Permit for use as a Bed and Breakfast establishment at 421 East Broadway Street. In that connection, the Council President has requested that I opine on the following question:

May the City Council issue a decision which includes the owner complying with all requirements of the qualification of a bed and breakfast establishment while at the same time or shortly thereafter the owner seeks a variance from the Zoning Board of Appeals to excuse her from not occupying the structure as a primary residence.

In short, if the Council finds that the Applicant complies with all requirements of the Special Permit to become a bed and breakfast establishment, including the requirement that the owner occupy the same structure as the bed and breakfast facility, they may, issue a special permit. The Applicant may thereafter or even simultaneously seek a variance from the Zoning Board of Appeals relative to the requirements of the Ordinance requiring the owner to occupy the residence

As you are aware, the property at issue is located in the RR zoning district where the use as a bed and breakfast establishment is permitted by Special Permit. The definition of a bed and breakfast establishment in the City of Haverhill includes the requirement that the owner occupy the residence.

Bed and Breakfast Establishment¹, An owner-occupied dwelling with not more than six rooms available for overnight rental, with or without breakfast.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054

Phone/Fax 508.376.8400

New Bedford Office

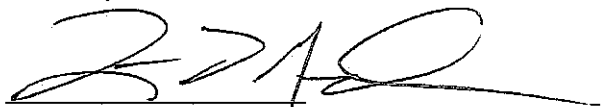
227 Union Street, Suite 606
New Bedford, MA 02740

¹ While there are definitions of bed and breakfast under G.L. c. 64G sec. 18 which are similar to the zoning ordinance, those definitions relate to room occupancy tax qualifications and not zoning requirements.

An Applicant may apply for a special permit from the City Council for this use. The City Council will exercise their jurisdiction over the issuance of a special permit or not, depending on whether the Applicant meets the requirements of the Special Permit in the Ordinance. The Applicant then or also has a statutory right to seek further or alternative relief from the Zoning Board of Appeals by way of a variance and as a separate matter and over which the Council does not have authority.

Should you require any further information please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Mead', with a long horizontal flourish extending to the right.

Atty. Lisa Mead, City Solicitor

cc: Melinda E. Barrett, Mayor
Thomas Bridgewater, Building Commissioner

JOHNSON & BORENSTEIN, LLC

ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jbllclaw.com
jonathan@jbllclaw.com

Mark B. Johnson (MA, NH, DC)
Donald F. Borenstein (MA, ME, NH)

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
Philip J. Czarnec (MA)
Jonathan R. Stark-Sachs (MA, NH)
Briana R. McCarthy (MA, NH)

Of Counsel

Robert W. Lavoie (MA, NH)

Paralegals

Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Kristin L. Sayer

August 18, 2026

Timothy Jordan, Chairperson
Haverhill City Council
Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

AUG 18 PM 3:35
HAVCITYCLERK

Re: Owner Occupancy – Mariam’s Cottage, 421 East Broadway

Dear Chair Jordan and members of the Council,

As you are aware, my office represents Maryam Salehi and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin (“Maryam” and the “Yamins”) regarding their pending application for a special permit to operate “Mariam’s Cottage” bed and breakfast at 421 East Broadway (the “Property”).

In light of the City Solicitor’s communication to the City Council on July 27, 2026, regarding application of the owner occupancy requirement for a “Bed and Breakfast Establishment,” the Yamins withdraw any request they have made to the Council to allow residence at their directly abutting 423 East Broadway property to satisfy said requirement. The Yamins will proceed with their application pending with the City Council with the understanding that they must comply with the Zoning Ordinance’s owner occupancy requirement in order to operate the bed and breakfast, unless and until they have obtained a validly issued variance from from the Haverhill Board of Appeals.

The Yamins request that the Council act on their special permit petition and vote on the request with all relevant conditions previously submitted, as presently scheduled on the agenda of

the Council's meeting on August 25, 2026. Based on my communication with the City Solicitor it is my understanding that it is entirely appropriate for the Council to render its decision on the pending special permit request and leave any consideration of a potential variance to the Board of Appeals at a later date.

Thank you for your time and continued attention to this matter.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Donald F. Borenstein

Donald F. Borenstein

DFB~klb

Cc: Client

JOHNSON &
BORENSTEIN, LLC
ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jbllclaw.com
jonathan@jbllclaw.com

Mark B. Johnson (MA, NH, DC)
Donald F. Borenstein (MA, ME, NH)

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
Philip J. Czarnec (MA)
Jonathan R. Stark-Sachs (MA, NH)
Briana R. McCarthy (MA, NH)

Of Counsel
Robert W. Lavoie (MA, NH)

Paralegals
Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Kristin L. Sayer

July 24, 2026

Timothy Jordan, Chairperson
Haverhill City Council
Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

Re: Revised Special Permit Conditions – Mariam’s Cottage, 421 East Broadway

Dear Chair Jordan and members of the Council,

I write on behalf of Maryam Salehi and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin (“Maryam” and the “Yamins”) regarding their pending application for a special permit to operate “Mariam’s Cottage” bed and breakfast at 421 East Broadway (the “Property”) to request certain conditions should the Council determine to issue the special permit. Following feedback from some Councilors regarding potential disruption from larger events, the Yamins have revised the scope of their proposal and requested conditions, to include:

(1) Small gatherings may take place primarily within the structure and/or on the porch but shall be limited to a maximum of thirty (30) guests. Examples of such gatherings include baby showers, wedding showers, cooking or flower arrangement classes, afternoon teas, and similar gatherings.

(2) No tents requiring a permit from the city shall be erected.

(3) Gatherings shall not include bands or DJs, and gatherings must comply with the City’s noise ordinance.

(4) Gatherings shall be limited to the hours of 9:00 A.M. to 9:00 P.M., except for use of the house, porch, and grounds by overnight guests.

(5) In addition to the privacy screening shown on the submitted site plan, additional screening panels shall be installed between the Property and the neighboring at 419 East Broadway where vegetation is thinner.

(6) The applicant shall pay the cost of installation of road signage to notify drivers of the speed limit and curve on East Broadway, in such locations as determined in consultation with City staff.

(7) It is determined that the Yamins' continued full time residence at the directly abutting Property at 423 East Broadway fulfills the owner occupancy requirement of the Ordinance, due to their unique ability to supervise and monitor the bed and breakfast from their abutting home. In the event the Yamins no longer reside at 423 East Broadway at least one Yamin family member active in the operation of the bed and breakfast shall reside at 421 Broadway whenever guests are present.

(8) One or more of the Yamins will be present at 421 East Broadway during all gatherings hosted at the property other than normal use by overnight guests.

(8) The Applicant shall notify the City Planner, Building Commissioner, and Clerk if either the Property or the Yamins' neighboring residence at 423 East Broadway is to be sold to anyone outside of the Yamin family.

(9) The special permit shall expire if either the Property or neighboring Property at 423 East Broadway is to be sold out of the Yamin family, except if the Yamins or their buyer receives a special permit modification allowing the special permit to continue after such sale.

The Yamins will also consider differing or additional conditions as the Councillors deem appropriate.

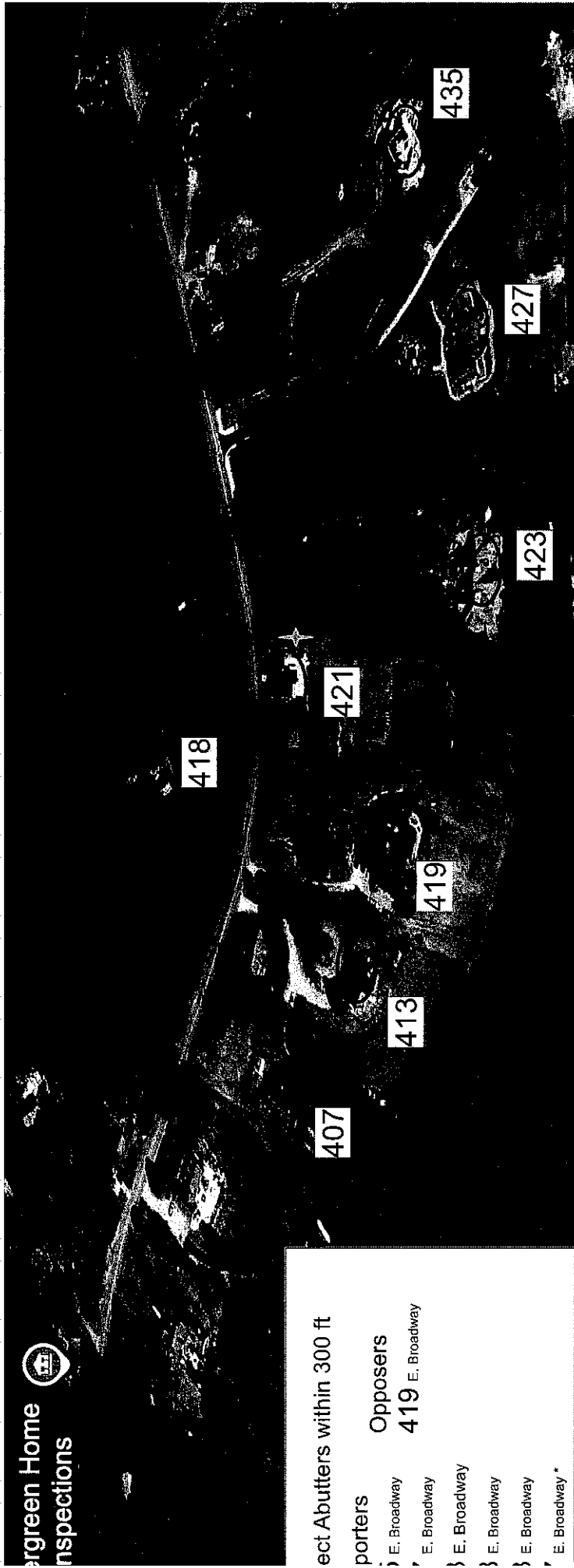
Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb



407 - signed petition and spoke on 6/30
 413, 427 - submitted unique letters
 418, 435- signed newest petition, 7/22

Support or Oppose	Address	Name of Signee(s)	Lot Size (Acres)	Approx. Lot Frontage (Ft)
Support	435 E. Broadway	Alexander Burke	4.85	129
Support	427 E. Broadway	Philip Rice	4.45	149
Support	423 E. Broadway	Maryam Salehi-Ala Nikka Yamin	3.15	139
Support	421 E. Broadway	Address of Permit	2.45	158
Support	418 E. Broadway	Scott W. Sol	21.3	427
Support	413 E. Broadway	Denise Chesky	5.13	147
Support	407 E. Broadway	Acadia Leathe Dany Boulanger	3.23	155
Oppose	419 E. Broadway	Judith Biewener Tim Sturgeon Maxine Sturgeon Jordan Wolff	4.85	152

**JOHNSON &
BORENSTEIN, LLC**
ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jbllclaw.com
jonathan@jbllclaw.com

Mark B. Johnson (MA, NH, DC)
Donald F. Borenstein (MA, ME, NH)

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
Philip J. Czarnec (MA)
Jonathan R. Stark-Sachs (MA, NH)
Briana R. McCarthy (MA, NH)

Of Counsel
Robert W. Lavoie (MA, NH)

Paralegals
Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Kristin L. Sayer

July 28, 2026

Timothy Jordan, Chairperson
Haverhill City Council
Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

FILED
JUL 29 2026
CLERK OF COURT
Haverhill, MA

**Re: Request to Continue Hearing – Bed and Breakfast Special Permit 421 East
Broadway**

Dear Chair Jordan and members of the Council,

I write on behalf of Maryam Salehi (the "Applicant") regarding the pending special permit application to operate "Mariam's Cottage" bed and breakfast at 421 East Broadway to request the Council continue the hearing to the next available meeting where all councilors will be present. The Applicant understands that one or more members of the Council will be absent at tonight's meeting and desires her petition to be considered by the full Council. I will contact Council clerk Kaitlin Wright Esposito to determine the next available meeting for the petition to be heard.

Thank you for your attention to this matter and do not hesitate to reach out with any questions.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client

JOHNSON & BORENSTEIN, LLC

ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jbllclaw.com
jonathan@jbllclaw.com

Mark B. Johnson (MA, NH, DC)
Donald F. Borenstein (MA, ME, NH)

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
Philip J. Czarnec (MA)
Jonathan R. Stark-Sachs (MA, NH)
Briana R. McCarthy (MA, NH)

Of Counsel

Robert W. Lavoie (MA, NH)

Paralegals

Karen L. Bussell
Lianne Patenaude
Ellen M. Melvin
Kristin L. Sayer

May 27, 2026

Timothy Jordan, Chairperson
Haverhill City Council
Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

MAY 27 PM 1:13
HAVCITYCLERK

Re: Request to Continue Hearing – Bed and Breakfast Special Permit 421 East
Broadway

Dear Chair Jordan and members of the Council,

I write on behalf of Maryam Salehi (the "Applicant") regarding the pending application for a special permit to operate "Mariam's Cottage" bed and breakfast at 421 East Broadway to request the Council continue the hearing to June 30th, 2026. The Applicant understands that one or more members of the Council will be absent during its June 2nd meeting and desires her petition to be considered by the full Council. We have been in communication with City Clerk Caitlin Wright who has informed us that all members of the Council are expected to be present at the June 30th meeting.

Additionally, the Applicant would like to thank the members of the Council who were able to visit the property over the last few weeks in anticipation of the upcoming hearing.

Thank you for your attention to this matter and do not hesitate to reach out with any questions.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client

Lori Robertson

From: Patti Rice <pr5920@gmail.com>
Sent: Tuesday, September 1, 2026 5:46 PM
To: City Council
Subject: Mariam's Cottage

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

Dear City Councilors,

I am writing to support the beautiful, new B&B on 421 E. Broadway.

Please vote yes to approve this project while supporting a small, woman owned business. This will help the local economy.

Thank you,

Patricia Rice

24 Jasper Street

Haverhill, MA

Sent from my iPhone

Lori Robertson

From: Donna Molina <missmolli48@yahoo.com>
Sent: Monday, August 24, 2026 9:39 PM
To: City Council
Subject: Miriam's Cottage

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

I am writing to the City Council to show my support to keep and maintain Miriam's Cottage. I think it is very important to preserve Haverhill's history especially since this historic site has undergone such a great renovation. Please approve this bed and breakfast so the citizens of Haverhill and other communities can enjoy it and so that a precious piece of our past continues to live on. Thank you so much for reconsidering.

Donna Molina

Lori Robertson

From: Jay Stephens <jstephens138@comcast.net>
Sent: Tuesday, August 18, 2026 2:51 PM
To: City Council
Subject: B&B proposal East Broadway

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

Dear City Council,

I moved to 138 E Broadway in 1989 and have watched a lot of development over the years....after years of heavy trucks hauling sand away from the sandpit.

I think it's a move in the right direction to have a place in town to enjoy the scenery and history of an old home and it's surroundings.

I wholeheartedly support the 'Bead and Breakfast' proposed on East Broadway and to be presented at the August 25 Council meeting.

Thank You,
Jay Stephens
138 East Broadway

Sent from my iPhone

Lori Robertson

From: Stephanie Dolloff <dolloff.stephanie00@gmail.com>
Sent: Tuesday, August 18, 2026 10:25 AM
To: City Council
Subject: Mariam's Cottage

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

Good morning! On Sunday I had the opportunity to view the historic property on Broadway here in Haverhill. First, let me say that Mariam and her two sons were just so welcoming. They are lovely people and good neighbors. Mariam has done a beautiful job restoring the home. Each room has been lovingly and painstakingly transformed into a serene and inviting retreat. This is in no way a party house. I envision my friends and I meeting there for a quiet little getaway. Haverhill is doing a fairly good job renewing downtown, and having small groups of visitors stay here and enjoy the fine restaurants, explore the museums, and all that Haverhill has to offer, can only be a plus for the small businesses and for attracting home buyers. Most people in the Merrimack Valley area and beyond are unaware of the many attributes of this wonderfully diverse city. I would hope that you all consider the many benefits of this historic beauty and also hope you have actually visited the property. The setting is gorgeous and there are no other homes visible or in close proximity. I'm asking you kindly and seriously to consider the possibilities of this tranquil property and grant its approval. Thank you.

Stephanie Dolloff
15 Strawberry Lane
978.809.8889

Lori Robertson

From: Bohemian Cove <bohemiancove@yahoo.com>
Sent: Monday, August 17, 2026 3:07 PM
To: City Council
Subject: RE: Support for Mariam's Cottage and Its Potential for Our Community
Attachments: 2093e4de-5e4f-4385-9119-7a685c5395dc.jfif; 4bdc2d7-57f0-4fa4-95e5-f50a67138516.jfif; 52a222eb-addd-4237-8fe2-a03a27f0ff58.jfif; e4c207cc-235d-425e-82bb-846ad5acef31.jfif; 32776bd6-bbbe-4ba4-aa0b-44a2da59d002.jfif; 1540eb29-7586-44b3-92d5-95c3dff26ef6.jfif; 9f5ea270-5640-4fe2-b772-b144a8818bad.jfif; b427194a-f674-4855-9d4f-ad025e6fe3b2.jfif; 91d03213-6c15-4a74-834c-48af2dfbf8f8.jfif

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

Dear Council Members,

I'm writing as the owner of Bohemian Cove (Haverhill's Most Unique Business 2026) to share my support for Mariam's Cottage and what I believe it could bring to Haverhill.

I recently had the opportunity to visit the property and immediately fell in love with its energy, whimsy, and charm. I've attached several photos because I think they help tell the story better than words alone.

Mariam's Cottage is not simply a bed and breakfast. It is a beautifully distinctive historic space with a whimsical Victorian feel that is truly magical. Walking through it feels a little like stepping into another time, where history, imagination, hospitality, and charm all meet.

What excites me most is the potential for collaboration.

As another local small business owner, I can already envision ways Bohemian Cove and Mariam's Cottage could work together to create unique and magical experiences for the community, such as Tea and Tarot evenings, seasonal gatherings, workshops, themed events, and other creative collaborations.

The indoor tea spaces, outdoor deck, historic character, and overall atmosphere make it the kind of place that invites people to linger, wonder, celebrate, and simply enjoy being somewhere special.

I could easily imagine guests coming to Mariam's Cottage for an experience and discovering Bohemian Cove, downtown Haverhill, our restaurants, shops, and other local businesses along the way. Likewise, my own customers and community could be introduced to Mariam's Cottage through the events and experiences we create together.

To me, supporting small businesses is not simply about commerce. At their best, small businesses are dreams made visible. They are created by people

who love what they do, who take a chance on an idea, and who invite their community to become part of that dream.

Mariam and I are both doing that in very different ways. We are each building something that began with a dream and a love for what we do.

When businesses like ours support one another, we create something bigger than either business could create alone. We create community, preserve character, encourage creativity, and give people opportunities to experience a little magic, a little joy, and the love that went into building these places in the first place.

Community is the heart of Haverhill, and I believe our small businesses are an important part of keeping that heart vibrant. They give people places to gather, discover something unexpected, share experiences, form relationships, and feel connected to the city they call home.

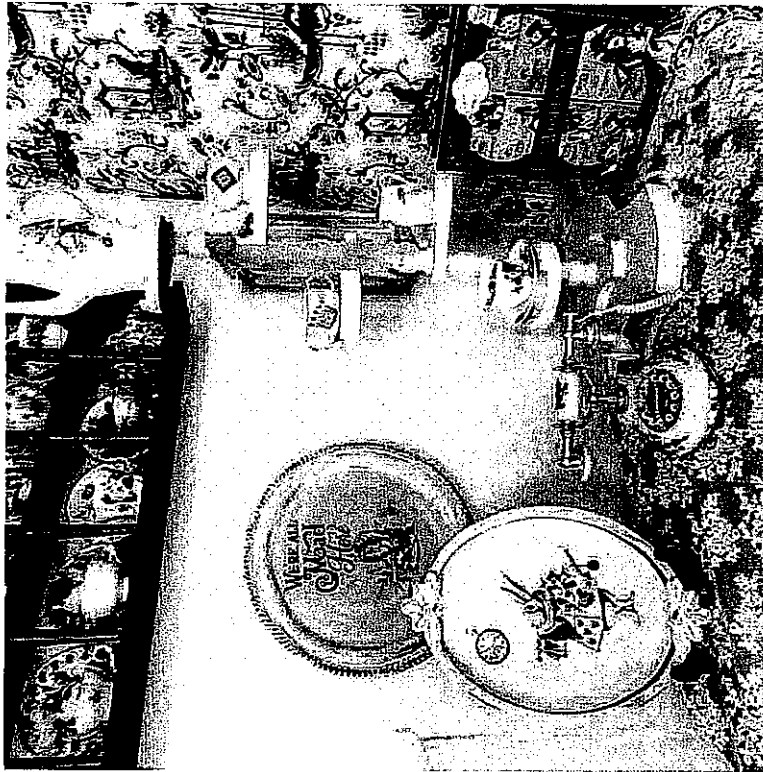
Mariam's Cottage has the potential to become much more than a place for someone to stay overnight. It can become a destination, a gathering space, and another piece of what makes Haverhill interesting and unique. Businesses with personality and imagination give people a reason to visit a community, and when those businesses collaborate, we give them reasons to come back.

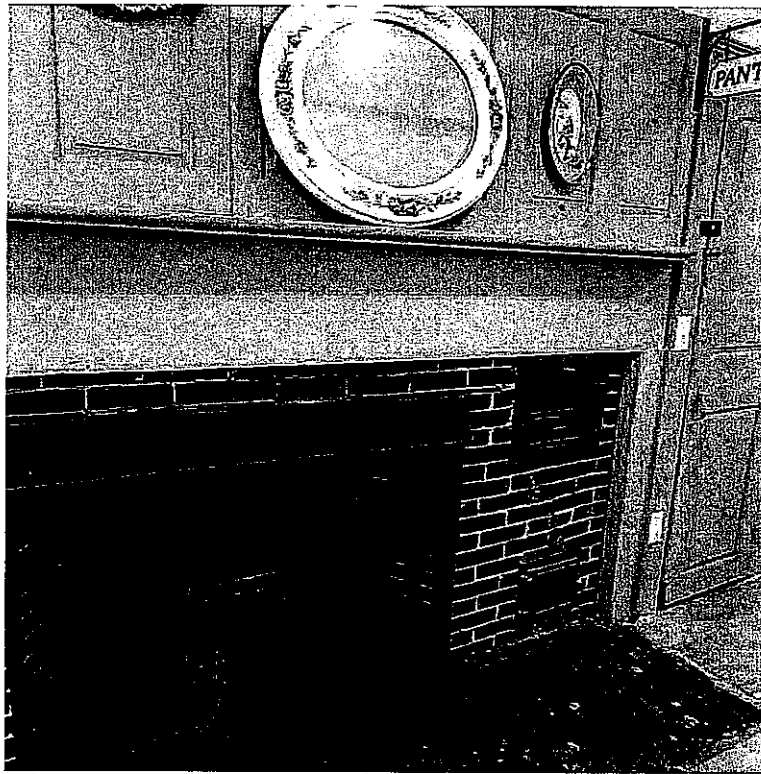
When a city supports its small businesses, it is also supporting the dreams, creativity, passion, and love of the people who are actively helping give that city its character.

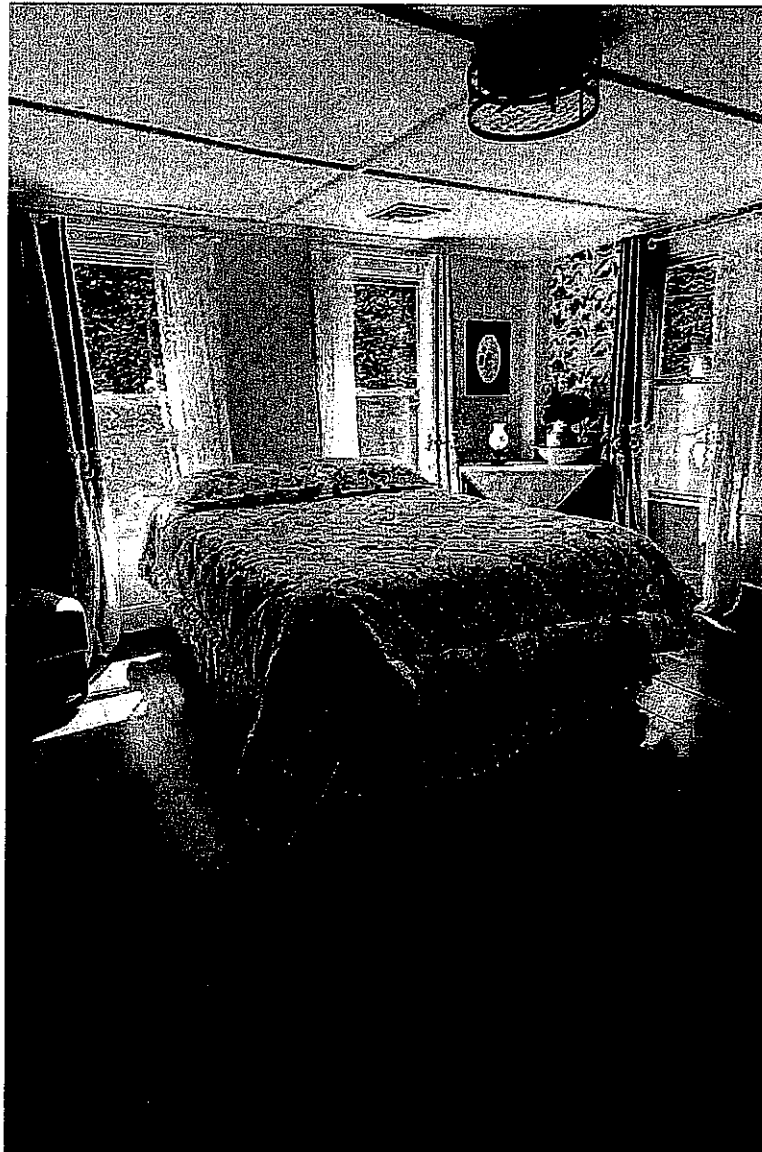
I hope you will consider not only Mariam's Cottage as a business, but the larger possibilities it creates for tourism, collaboration, community, creativity, and connection here in Haverhill.

Thank you for taking the time to consider my perspective and for supporting the people who are working to build something meaningful in our community.

Warmly,
Kristen
Owner, Bohemian Cove

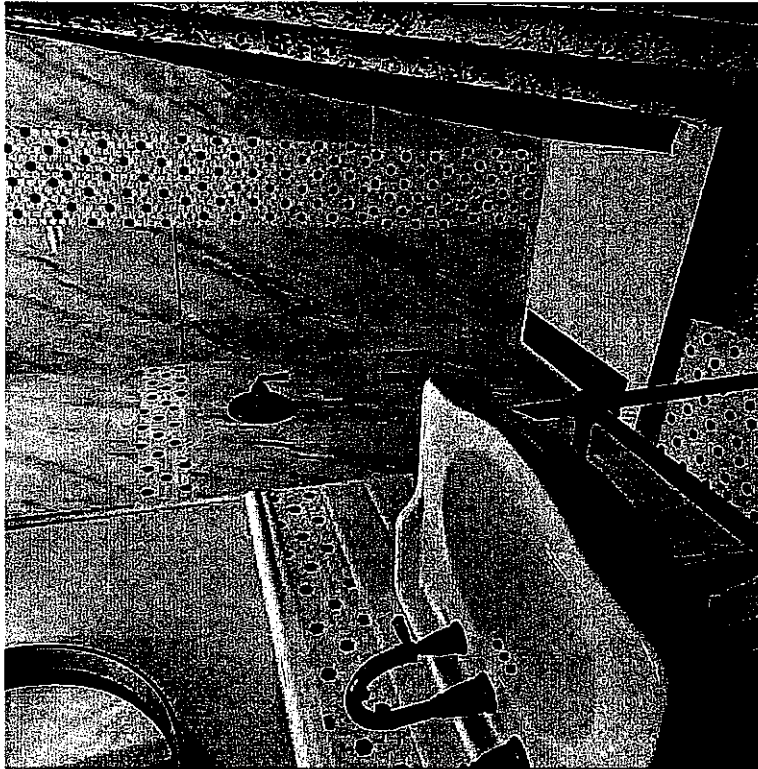




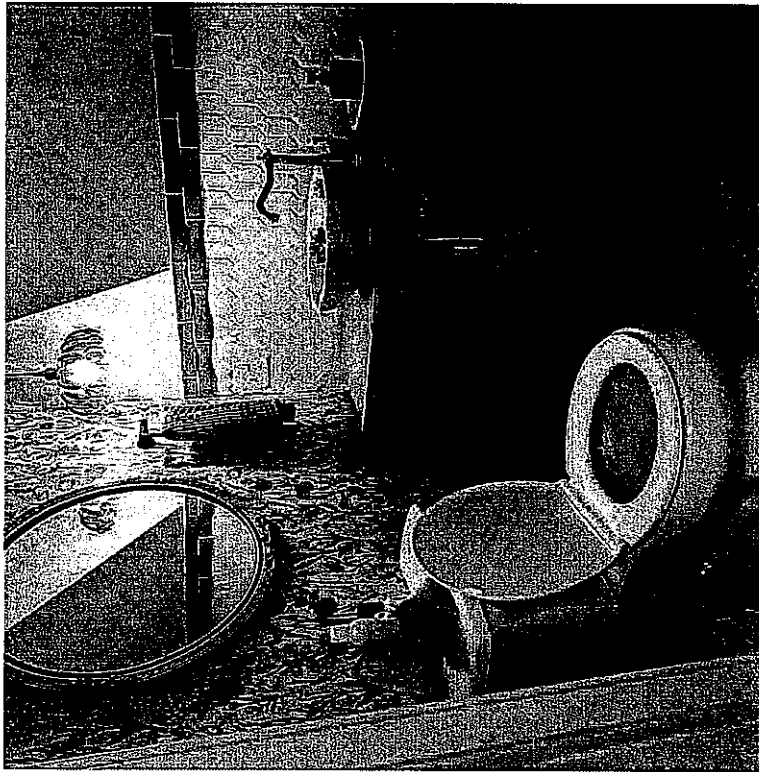


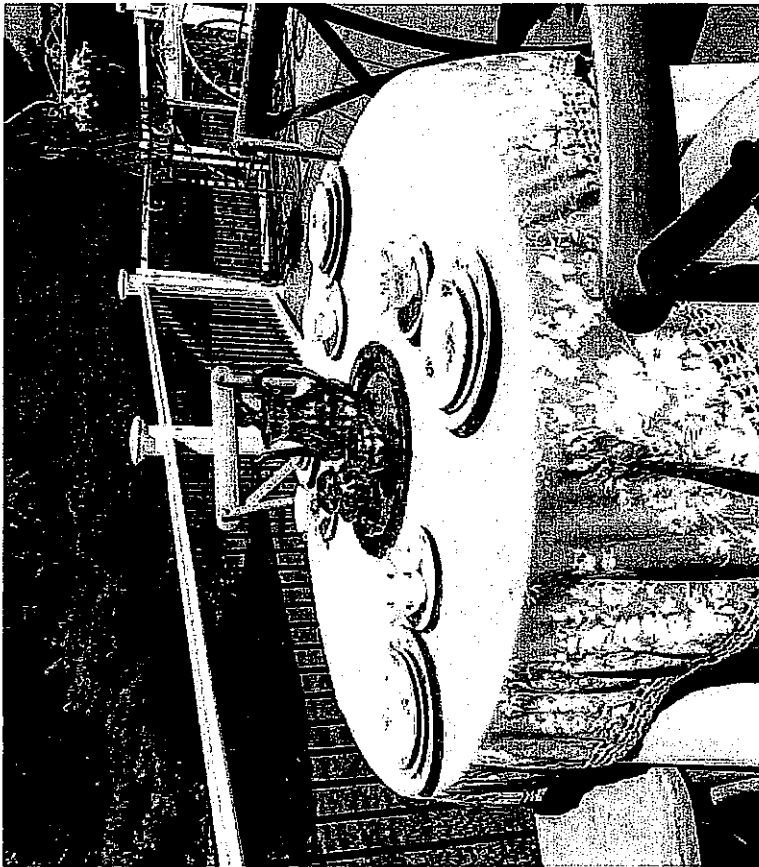












Lori Robertson

From: Di Hoffman <diloot@comcast.net>
Sent: Saturday, August 15, 2026 11:26 AM
To: City Council
Subject: Preserve history

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

I say yes let this go through. What an amazing job and so much love when Into fixing this all up. 2 years too. Much better than any more condos . I vote yes and can't wait to get a tour of the inside. The outside is amazing so can't wait to make an appt to see the inside. Let's repay all her hard work and vote for this to happen. , Diane Hoffman. (Di).
Sent from my DiPhone

Lori Robertson

From: jhsmithmd@aol.com
Sent: Wednesday, August 12, 2026 12:57 PM
To: Dan Diodati; City Council
Subject: Mariam's Cottage Visit

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

Dear City Councilors,

I have a few thoughts in support of Mariam's Cottage. I visited Mariam's Cottage on Jul 21st and was very impressed with the property, the owner Mariam and her family. I feel this proposal should be seen as a potential asset to the city and not a liability.

1. The owner occupied requirement:

Seeing as how her proposal has scaled back to asking for a variance for a B&B only, I don't see her not living inside the house as a obstacle to obtaining this variance.

There is no publicly available information as to what year this owner/occupied requirement was passed (or why it was written in the first place since there are no B&Bs in Haverhill). If it was some time ago, it may have been before the onset of Ring Doorbell cameras and other technologies that assist with securing properties.

If the council is concerned about setting a precedent, I doubt there would be many (if any) future requests where the owner lives next door. Actually, the fact that she lives next door is a better scenario as compared to an Airbnb where there is no requirement the owner live in any proximity to the property or even live within the state of Massachusetts. Additionally, according to publicly available information, Haverhill has no specific Airbnb-type ordinance. Instead, Airbnb type hosts operating in the city must only abide by general local zoning rules, local health and building codes, and mandatory state-level regulations.

2. The Increased traffic concern:

As far as the concern for increase in road traffic, I understand that 1,200 cars use that road on a daily basis, with 6 accidents in 25 years. The minuscule increased traffic by B&B residents is not even an argument.

3. The concern of one abutting neighbor regarding noise:

Since there will be no outside amplified music, the only noise the neighbor might hear is perhaps the voices of a handful of people on the outside deck. The neighbor's residence is fairly far away (maybe one or two football fields away?) and is shielded by trees and other natural noise buffers. Mariam's plan to erect a fence will also aide in noise reduction.

If there is still reluctance on the part of the council to approve a variance, could the variance be subject to annual revision, renewal and approval? In other words, on a trial basis?

I think Mariam Salehi should be commended on her thoughtful and creative restoration of this historic property that showcases the beautiful landscape of Haverhill.

I strongly support the approval of a variance for Marian's Cottage to operate as a B&B.

Regards,

Joan Smith
15 Greystone Ave
Haverhill, MA

Lori Robertson

From: Roberta Small Crook <robertaacrook@gmail.com>
Sent: Wednesday, August 12, 2026 11:49 AM
To: City Council
Subject: East Broadway

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

It would be lovely to have that inn on East Broadway.

If the group home that went in on Kingsbury Avenue was ok then this inn shouldn't be a problem.

Let them have it. It's a plus for the city!

Roberta A Crook

Lori Robertson

From: Allison Carvalho <allisonkcarvalho@gmail.com>
Sent: Tuesday, August 11, 2026 8:27 PM
To: City Council
Subject: Support for Mariam's Cottage Bed & Breakfast

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

Dear City Councilors,

I'm writing as a Haverhill resident to voice my support for the approval of Mariam's Cottage.

This home has deep roots in our city's history and rather than letting this piece of Haverhill's heritage sit condemned, the owners have invested in an impressive restoration to bring it back to life.

Approving this project means preserving a meaningful piece of local history while creating a small, thoughtful addition to Haverhill's economy and character. I'd be so thrilled to personally support a venue such as this.

I hope the Council will support this project when it comes up for a vote. Thank you for your time and consideration.

Sincerely,
Allison

Lori Robertson

From: Jarvis, Antonette <ajarvis2@mgb.org>
Sent: Monday, August 10, 2026 11:23 AM
To: City Council
Subject: 421 E Broadway Haverhill, MA

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

Good Morning,

My husband and I had the opportunity to tour the historic home at 421 E. Broadway on Sunday, and I have to say, we were truly impressed by the property and by Maryam's vision for it. This was the first time meeting Maryam and hearing her ideas for this historical site. She is hoping to transform the home into a small B&B and I think it could be a wonderful addition to the community.

I completely understand the concerns that some neighbors may have, particularly regarding noise, traffic, and maintaining the character of the neighborhood. However, after seeing the property and hearing Maryam's plans, I feel confident that she would be extremely respectful of the surrounding neighborhood. A small B&B that caters to a limited number of guests and can be thoughtfully managed without creating significant noise or disruption.

I also think it is important to consider the history and character of the area. This property was once Henderson's farm. Kimball Farm is still an active business nearby that hosts events in the fall and welcomes visitors. I see Maryam's vision as something that could complement rather than negatively impact the neighborhood.

At the end of the day, we all have neighbors, and being a good neighbor means being respectful, considerate, and willing to work together. From what I saw on Sunday, I believe Maryam genuinely wants to do exactly that.

I really hope people will take the time to look at the proposal with an open mind. This could be an opportunity to preserve a beautiful historic property while creating something unique, welcoming, and beneficial to the community. I think the concept deserves a chance.

Respectfully,

Antonette and Robert Jarvis
9 Strawberry Lane
Haverhill, MA 01835

Antonette Jarvis
Administrative Assistant to:

David L. Perez, M.D., M.M.Sc., Chief, Division of Behavioral Neurology
Teresa Gomez-Isla, M.D., Ph.D., Chief, Division of Memory Disorders
Amanda C. Guidon, MD, MPH., Chief, Division of Neuromuscular Medicine

Lori Robertson

From: STEVEN LECOURS <steven.lecours@comcast.net>
Sent: Sunday, August 9, 2026 8:31 PM
To: City Council
Subject: 421 E. Broadway Haverhill- B&B approval

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

To whom it may concern on the Haverhill, MA City Council-

I am writing to show my support for the approval of the request of you later this month by Miriam Sale of the property at 421 E. Broadway, Haverhill as a Bed and Breakfast establishment.

As a long-time resident of Haverhill, 25+ years, it is befitting that such a request by the current owner who worked tirelessly to restore the once condemned property be approved as a newly renovated establishment for travelers to our city near and far.

While there is some opposition toward having this sort of establishment, what I would like to impress upon you as our city council is how individuals like Ms. Salehi support what this city should be all about- preserving the charm of our city as it encourages it's cultural diversity and more importantly welcoming those into Haverhill and enable them to experience it in a such a positive way.

By approving her request, it is my opinion her establishment only further elevates the city's long-standing history in an extremely tasteful manner.

Thank you for your consideration.

Regards,

Steven LeCours
65 Leonard Avenue
Haverhill (Bradford section), MA
351-353-0127

Lori Robertson

From: Nancy Zlotsky <nzlotsky@gmail.com>
Sent: Saturday, August 8, 2026 3:17 PM
To: City Council
Subject: Mariam's Cottage: 2 cents

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

Hi City Council Members and staff,

My household (and friends) think having a B&B in Haverhill is a wonderful idea--and needed. We are a growing city with just one boring, not that nice hotel by the side of 495.

I imagine that Haverhill will be expecting more and more visitors with the Historic New England museum and events, as well as events like River Ruckus, Vintage New England, and Woofstock. Plus people have families come for NECC and Haverhill High School graduation and B&Bs are a welcome option.

I understand that the city wants most of the growth concentrated downtown, but some careful growth can also happen away from downtown, especially a small business in a lovingly restored historic home that fits with the historic vibe of Haverhill: museums like Buttonwood and the Whittier Homestead--and again what Historic New England will be offering. This is not going to be a huge apartment building or AirBnB where people are loud and party.

Some people are NIMBY but without real solid reasons for NIMBYism, there is no need to buy into it. It stalls growth, tourism, and the city's needs.

Just my 2 cents.

Nancy

Lori Robertson

From: Alison <bruyettea@yahoo.com>
Sent: Saturday, August 1, 2026 7:26 PM
To: City Council
Subject: Restored historical building

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

>

> Good evening,

> I am writing to say how much I appreciate Mariam Salehi for restoring the property on 421 East Broadway. What a historical gem. I had the pleasure of touring the house. I hope you have all taken your responsibility very seriously by touring the house as well.

>

> I am 100% in favor of the proposal/project. Please approve the use of this home for overnight guests, tea parties, and bridal/baby showers.

>

> Please show the people of this city that you overwhelmingly support small businesses, that you support women owned businesses, and that you are not afraid to do the right thing.

>

> I will see you all at the next meeting, and look forward to hearing that this project will be moving forward. There is absolutely no reason that this should not happen.

>

> Thank you in advance for your yes vote.

> Respectfully,

> Alison Bruyette

> 15 Jasper St.

Lori Robertson

From: Amanda Daniels <apdaniels81@gmail.com>
Sent: Friday, July 31, 2026 7:41 PM
To: City Council
Subject: Support for the Proposed Bed & Breakfast at 421 East Broadway

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

Dear Members of the Haverhill City Council,

I am writing to express my support for the proposed bed and breakfast at 421 East Broadway.

After following the discussion surrounding this proposal, I appreciate that the Council has taken the time to carefully consider both the concerns of nearby residents and the opportunities this project could bring to Haverhill. While I understand that some neighbors have reservations about potential impacts, I believe the revised proposal deserves fair consideration based on its merits and compliance with the City's zoning requirements.

The owner, Mariam Salehi, has invested significant time and resources into restoring a historic property that had previously fallen into disrepair. Preserving and giving new life to historic homes is something that benefits our entire community. A thoughtfully operated bed and breakfast has the potential to attract visitors, support local restaurants and businesses, and showcase Haverhill's history and charm without fundamentally changing the character of the neighborhood.

I also believe projects like this contribute to a more vibrant local economy. While there are understandably mixed opinions in our community regarding the pace of new apartment complexes and large-scale commercial developments, a small, locally owned bed and breakfast represents a different kind of growth—one that highlights historic preservation, small business ownership, and tourism rather than large-scale development.

I encourage the Council to continue evaluating the proposal thoughtfully and to support a path forward. I believe this project has the potential to become a unique asset for Haverhill while respecting the surrounding neighborhood.

Thank you for your time, your service to our community, and your careful consideration of this matter.

Sincerely,
Amanda Daniels
21 Westford Street

Lori Robertson

From: Zach Soto <zszachz@gmail.com>
Sent: Tuesday, July 28, 2026 4:53 PM
To: City Council
Subject: Bed And Breakfast in Haverhill

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

Hello city council,

It has come to my attention that some fellow residents and I are in large support of a BNB within our city. I find it a very reasonable request as we are clearly showing signs of growing as a city, both downtown and the surrounding areas.

With this new opportunity to have a bed and breakfast in Haverhill, it will allow for a nice touch of respite for those traveling or wanting a place in the city without that downtown city feel.

Where it is being requested has ample space for it to be done, plenty of room for opportunities and potential expansions as well. I don't see why having this fine establishment be added to the city would be a problem at all!

I wish this to be forwarded to every council member in attendance to show them that not only myself, but other fully support this idea as it would bring a small slice of traditional Americana to the ever growing city!

Cheers,
Zach

ASHLEIGH BERGH

59 W Rochambault Street • Haverhill, MA 01832 • 978-241-2607 • ashleigh.bergh@gmail.com

July 27, 2026

To the Members of the Haverhill City Council

Haverhill City Hall
4 Summer Street
Haverhill, MA 01830

AUG 11 AM 11:40
HVCITYCLERK

Re: Letter of Support — Proposed Bed & Breakfast at 421 E Broadway

Dear Members of the Haverhill City Council,

My name is Ashleigh Bergh. I am a proud, second-generation Hillie — born and raised here in Haverhill, and a graduate of Haverhill Public Schools and Haverhill High School's class of 2006. My first job was here in Haverhill; about ten years ago, I worked for a short time at the Greater Haverhill Chamber of Commerce. A little over a year ago, my husband and I purchased a home on W Rochambault Street. After living in North Carolina for six years, we were proud to come back to our roots and make Haverhill our permanent home once again.

Since graduating in 2006, I have lived in various parts of the country and visited many more. What I have consistently found is this: the places that lack history and charm are spending real money trying to *manufacture* it to attract visitors and residents — while the places that successfully balance preserving their history with building their future do so by having the courage to embrace something new.

Although I write to you as a proud resident, I write today specifically as a small business owner. I have been a travel advisor for nine-plus years, working with clients on trips of all shapes and sizes — everything from three weeks in Europe to a long weekend a short drive away. That work gives me a particular vantage point on what this proposal represents.

Why the timing for this is right

Across the travel industry, 2026 is already shaping up to be a year of record lows due to a range of economic and socio-political factors, and 2027 is beginning to show the same. But the flip side — or, as I prefer to see it, the *opportunity* — is that local, “stay-cation” and mini-trip travel is rapidly gaining popularity. When air travel pushes even most domestic trips out of budget, travelers prioritize destinations within a few hours’ drive. People still want to get away; they are simply refocusing on what’s closer to home — often a place they’d taken for granted until now.

Well-established municipalities in our region are ready for that demand. Take a twenty-minute drive in any direction and you’ll find recognized brand hotels in North Andover, Salem NH, and Amesbury. Haverhill has one such hotel, soon to be two. But what all of these have in common is precisely what makes *this* proposal unique: they are brand hotels located directly off major interstates, built to serve people passing through. That market is already met. What is *not* met is the option for the traveler who says, “I don’t want to just pass through; I want to be a part of a community during my stay.”

ASHLEIGH BERGH

59 W Rochambault Street • Haverhill, MA 01832 • 978-241-2607 • ashleigh.bergh@gmail.com

Just recently, I spoke with an acquaintance traveling from New York City to celebrate her bachelorette party this September. The weekend's festivities are centered in Salem, MA — but the cost of staying local to Salem proved too high, so the group is staying at an Airbnb here in Haverhill and intends to drive 45-plus minutes each way to their activities. She has already asked me for recommendations on Haverhill restaurants and things to do while they're here. That is a group coming to our region to celebrate a major life milestone, priced out of the obvious market, spending their money and attention on *our* city instead — almost by accident. These are the quiet opportunities that already exist all around us. We simply need the willingness to take a small, thoughtful risk to let them blossom.

The problem with small-event spaces in Haverhill

During my time at the Chamber in 2015–2016, one challenge in event planning stood out above all others: a shortage of *right-sized* spaces to host events. At the time, the majority of Haverhill's event spaces were designed for larger functions, and to this day that remains the case — most venues within a two-to-three-mile radius of Downtown are built for 100-plus guests. Those spaces meet a real need. But for smaller gatherings of 50 people or fewer, they either price the smaller group out entirely or are booked solid during the busiest times of year. The result is that those hosts take their events — and their money — elsewhere, a loss of both revenue and exposure for the city.

The real size of this proposal

The bed and breakfast at the heart of this proposal would offer four guest rooms, sized for double occupancy — a maximum of roughly eight overnight guests at full capacity. This is not a hotel's worth of traffic; it is a handful of cars on a quiet night. It is also a business housed inside a historic home that this owner painstakingly restored — a home that, absent their investment, would have been left to deteriorate. Restoring and reactivating that property protects a piece of Haverhill's character *and* returns it to the tax base as a productive, revenue-generating asset.

I understand that neighbors have raised concerns about noise and traffic, and I take those concerns seriously. I'd like to offer some perspective on both.

On *traffic*: a gathering of 30 to 50 people is far closer to “a neighbor hosting a family birthday party” than to a sprawling all-day event. Guests arrive and depart within one clustered window, and any event would have a defined start and end time — not the steady, all-day churn of a large wedding. In my experience, it is standard practice for a business hosting events to provide parking guidance and transportation recommendations well in advance; where parking is at a premium, venues have communicated to guests early and clearly that carpooling and rideshare are strongly encouraged. A professional operator manages arrivals; they don't leave them to chance.

I would also gently remind the council that this stretch of road is no stranger to gatherings. Kimball Farm, just down the same road and accessible only via that same route, has long hosted one-time and seasonal events — and, as I understand it, over a wider range of hours, with more comings and goings than a

ASHLEIGH BERGH

59 W Rochambault Street • Haverhill, MA 01832 • 978-241-2607 • ashleigh.bergh@gmail.com

defined-window private event would generate. I raise this not to cast Kimball Farm in any negative light — quite the opposite; it's a beloved neighbor! I raise it only because there is likely a real, existing history of traffic on this road that the council can examine. The *assumed* increase in traffic may prove far less tangible than feared once measured against what the area already absorbs.

My suggestion: start small and let it prove itself

I understand the council has asked the owner to return with a revised proposal focused on the bed and breakfast. I want to encourage the council not to view this as an all-or-nothing decision, but as an opportunity to begin sensibly and expand on evidence.

Rather than write off the broader vision, I would ask the council to consider approving the bed and breakfast along with small *indoor* events now, under a short set of common-sense conditions:

- Indoor events only during this initial period, with outdoor gatherings set aside until there is a real track record to evaluate.
- A firm nightly end time. Because Haverhill already has a noise ordinance in place, an agreed-upon end time is a reasonable and easily enforced condition — one that speaks directly to any neighbors' concern.

One further point on those concerns: it isn't clear to me whether the initial proposal included any intent to obtain a liquor license. If it did, I understand entirely why an abutter would worry that events where alcohol is served could raise both noise and safety concerns — and I would respectfully ask that the council fold a condition governing the service of alcohol into this same set of guardrails. If, on the other hand, no liquor license was requested and there is no current intent to pursue one, then that particular concern is moot, and I'd simply ask that it not be treated as a problem where none exists.

From there, allow the owner to operate, build a genuine track record, and return to the council in the future to make the case for outdoor or expanded events — backed by real operating history rather than speculation on either side.

I would respectfully suggest *against* attaching a fixed expiration date to this arrangement. A hard deadline risks becoming a target and an invitation for a determined few to generate complaints simply to run out the clock. Far better to let the business earn its future on its actual merits, measured over time.

The larger opportunity here

The new Haverhill Center at the Historic New England building will draw visitors from across New England — and, in time, well beyond — to this area. As that Center grows into an attraction, those visitors will need places to stay. And if you are someone drawn to the history of New England, would you not want to sleep in an *actual* historic home in the very city you came to explore? This B&B is precisely the kind of lodging our heritage-tourism investment currently lacks.

ASHLEIGH BERGH

59 W Rochambault Street • Haverhill, MA 01832 • 978-241-2607 • ashleigh.bergh@gmail.com

I say this as someone who would put it into practice. I would readily refer and book my own clients into a property like this — specifically the travelers drawn to local history and immersion. These are the guests who aren't looking for a Marriott. They're the ones who love knowing the eggs at breakfast came from the farm just down the road, and who want a charming, cozy place to return to after a full day of exploring all our area offers. The word-of-mouth that kind of experience generates is something you simply cannot buy.

Before I close

I offer myself as an ongoing resource to the council — I am glad to speak at a hearing, or to share my industry perspective whenever it may be useful. And while my support here is specific to this proposal, my larger hope speaks to how Haverhill approaches its economic development altogether: with the confidence to embrace something new, and the determination not to be left behind. The places that thrive are the ones willing to take a small, well-considered risk on an idea before it's obvious. This is one of those ideas.

Thank you for your time, your service, and your thoughtful consideration.

Respectfully, your neighbor,
Ashleigh

Ashleigh Bergh
59 W Rochambault St
Haverhill, MA 01832

Lori Robertson

From: Cathy <Cathy@Rotem-inc.com>
Sent: Monday, July 27, 2026 2:26 PM
To: City Council
Subject: B&B

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

Good afternoon,

I am writing in support of the B&B that is on the docket for a vote.

I have stayed at several B&B's over the years and have always found them to be filled with history of the town or city that they reside in, the accommodations have always been exceptional, and the service was always pleasant. Allowing a B&B to open in Haverhill will not only help in bringing out of towners to our little corner of the state, but to allow them to either travel to the beaches that we have to offer or the beautiful mountains just hours away and lets not forget the awesome restaurants that we have.

I also feel that allowing the owner to host such events as: High Tea, bridal and baby showers and on a smaller scale, intimate weddings should be taken into consideration as well. I have read several posts on the Bridal pages that I subscribe to, the bride is either looking for a small, scaled quant farm location for a small wedding, a few have requested a B&B that could accommodate a Justice of the Peace Wedding as well as a place to stay.

This is just my 2 cents worth, but I would hate to see that the city couldn't come to an agreement for a B&B due to parking issues., it is not like there is going to be a traffic issue on a daily basis.

Regards

Cathy Bergh
15 Forest Ave
Haverhill, MA

Lori Robertson

From: Devan Ferreira
Sent: Friday, July 24, 2026 11:52 AM
To: Lori Robertson
Subject: Fw: Special Permit for 421 East Broadway

Hi Lori!

Can this be uploaded to the portal with the other letters of support? I don't think it was sent to the city council general email?

Devan Ferreira

she/her
City Councilor for Haverhill's Ward 3
(401)499-3583

JUL 28 AM 11:07
HVCITYCLERK

From: Cindy McKallagat <fitzarella@hotmail.com>
Sent: Saturday, 18 July 2026 20:09:40
To: Tim Jordan <tjordan@haverhillma.gov>; John Michitson <JMichitson@haverhillma.gov>; Colin LePage <clepage@haverhillma.gov>; Ralph T. Basiliere <RBasiliere@haverhillma.gov>; Thomas J. Sullivan <tsullivan@haverhillma.gov>; Dan Diodati <DDiodati@HaverhillMa.gov>; Devan Ferreira <DFerreira@haverhillma.gov>; Melissa Lewandowski <mlewandowski@haverhillma.gov>; Shaun Toohey <stoohy@haverhillma.gov>; Michael McGonagle <mmcgonagle@HaverhillMa.gov>; Catherine Rogers <crogers@haverhillma.gov>
Subject: Special Permit for 421 East Broadway

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

Dear Members of the Haverhill City Council,

I am writing in support of the request for a special permit to operate the proposed business at 421 East Broadway.

As a Haverhill resident who is familiar with East Broadway, I believe this property is well suited for the type of small event venue being proposed. Haverhill has many venues designed for larger, more expensive events, but there are relatively few options for smaller, more intimate gatherings. This location could provide a welcoming space for bridal and baby showers, birthday and retirement celebrations, cooking classes, small business meetings, and similar events.

After listening to the City Council meeting and reading comments from members of the public, I understand that some neighbors have concerns. While those concerns deserve consideration, it appears that many have already been addressed or could be resolved through reasonable permit conditions.

Regarding noise, the property's natural surroundings provide significant buffering. Dense woods lie directly across the street with no homes opposite the venue, and a substantial tree line borders the neighboring property and extends toward the river. Given the proposed limit on attendance, I believe noise would be minimal. In addition, the deck primarily faces the owner's property rather than neighboring homes, further reducing the potential impact.

The type of business being proposed is also important to consider. This is not a venue likely to attract large late-night parties. Instead, it is intended for smaller, well-managed gatherings such as showers, family celebrations, workshops, and business events. As I understand it, the owner plans to be present during events to oversee operations, assist with organization and catering, and address any issues should they arise.

Traffic also appears to be a manageable concern. Based on information presented by the Police Department, the proposed venue is not expected to create a significant traffic impact. Compared with the existing traffic generated by construction vehicles, motorcycles, and commuters traveling to and from Whittier Regional Vocational Technical High School and Northern Essex Community College, the additional traffic from occasional events of fewer than 50 guests would likely be relatively minor.

Parking also appears to have been thoughtfully addressed, with adequate on-site parking provided for guests.

I also encourage the Council to consider the economic realities of operating a small business. While reasonable conditions are appropriate, restrictions that severely limit attendance or the number of events could make it difficult for the business to succeed. Mrs. Yamin has demonstrated a willingness to work with the City and neighboring residents by modifying her proposal and addressing concerns as they have been raised.

I respectfully ask that you consider granting the special permit. I believe this business would provide a valuable service to the community while having minimal impact on the surrounding neighborhood. It would offer Haverhill residents another option for hosting small, meaningful gatherings and support local entrepreneurship in the process.

Thank you for your time, consideration, and service to our community.

Sincerely,

Cynthia McKallagat

Lori Robertson

From: Devan Ferreira
Sent: Friday, July 24, 2026 11:53 AM
To: Lori Robertson
Subject: Fw: Special Permit Request for East Broadway

Same for this one

Devan Ferreira

she/her
City Councilor for Haverhill's Ward 3
(401)499-3583

From: mmmmpd@comcast.net <mmmmpd@comcast.net>
Sent: Friday, 10 July 2026 13:49:03
To: Tim Jordan <tjordan@haverhillma.gov>; John Michitson <JMichitson@haverhillma.gov>; Colin LePage <clepage@haverhillma.gov>; Ralph T. Basiliere <RBasiliere@haverhillma.gov>; Thomas J. Sullivan <tsullivan@haverhillma.gov>; Dan Diodati <DDiodati@HaverhillMa.gov>; Devan Ferreira <DFerreira@haverhillma.gov>; Melissa Lewandowski <mlewandowski@haverhillma.gov>; Shaun Toohey <stoohey@haverhillma.gov>; Michael McGonagle <mmcgonagle@HaverhillMa.gov>; Catherine Rogers <crogers@haverhillma.gov>
Subject: Special Permit Request for East Broadway

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

Dear Members of the City Council,

I am writing to express my strong support for the issuance of a special permit for the proposed small event venue on East Broadway in Haverhill.

As someone who has lived in this city my entire life and currently resides on East Broadway, I believe it would be a positive addition to our city.

Our community has a need for a small, intimate venue where residents can host baby showers, bridal showers, birthday celebrations, anniversary parties, family reunions and other smaller gatherings. After attending the last city council meeting regarding this issue, it appeared to me that the owner has carefully considered her business plan as well as the concerns for the neighborhood-i.e.-traffic impact study, limited number of guests, parking, reasonable evening operating hours, etc. Throughout this process she has demonstrated her willingness to listen, make adjustments, reduce the scope of the project and offer reasonable concessions. I believe her willingness to compromise speaks volumes as to the type of business owner she will be.

I would ask the council however to take into consideration the practical realities of operating a business when suggesting a limit of the number of guests attending a gathering. Many of you, as business owners yourselves, understand that any business must have a certain amount of activity in order to cover expenses and to be viable. Reasonable restrictions seem appropriate but to limit gatherings to an unrealistically small number of people will make it difficult for the venue to succeed financially. During the meeting the owner seemed willing to adjust the number from 50 to 25. If I reserved this venue for a gathering my family members alone, without inviting friends, would exceed the 25 limit. To propose a lower number than 25 would seem unrealistic for the operation of this venue.

Supporting responsible small business in our community is an investment in our city's future . This proposal offers residents another local option for celebrating life's special occasions while contributing positively to our local economy.

Thank you to the Council members that were in favor of this proposal. Many others seemed that they would be open to granting the special permit with some adjustments to the proposal. Hopefully this is the case and the council will grant the permit and allow this project to move forward.

Respectfully,
Pam Daggett

Lori Robertson

From: Devan Ferreira
Sent: Friday, July 24, 2026 11:52 AM
To: Lori Robertson
Subject: Fw: East Broadway B&B

Same for this one?

Devan Ferreira

she/her
City Councilor for Haverhill's Ward 3
(401)499-3583

From: Alison Colby-Campbell <alisonsbrain4rent@gmail.com>
Sent: Friday, 17 July 2026 09:38:25
To: Catherine Rogers <crogers@haverhillma.gov>; Thomas J. Sullivan <tsullivan@haverhillma.gov>; Tim Jordan <tjordan@haverhillma.gov>; John Michitson <JMichitson@haverhillma.gov>; Dan Diodati <DDiodati@HaverhillMa.gov>; Colin LePage <clepage@haverhillma.gov>; Ralph T. Basiliere <RBasiliere@haverhillma.gov>; Devan Ferreira <DFerreira@haverhillma.gov>; Melissa Lewandowski <mlewandowski@haverhillma.gov>; Shaun Toohey <stoohey@haverhillma.gov>; macanddrealty@gmail.com <macanddrealty@gmail.com>
Subject: East Broadway B&B

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

Dear Councillors,

I am writing to express my overwhelming support of Maryam Salehi-Ala's proposal to open her charming B&B on E. Broadway.

I've visited the property twice and find it difficult to see what issues have not been met by the property owners. Maryam seems to accommodate every request placed on her and yet each time she does someone adds something else to try and thwart what I feel will be an asset to the City. At this point, the negative responses I've read online and heard seem to be manufactured from conjecture, and the deliberate spread of misinformation.

She has the parking, she lives next door and so is invested in maintaining a positive environment for herself and family as well as the neighbors. She's taken a dangerous eyesore and made it into a calm and beautiful oasis keeping in the spirit of the neighborhood and its history. It is an ornately and delicately decorated property with beautiful landscaping. This property after years of neglect now incites meditation and reflection not raucous mobs and rock concerts. In fact she's agreed to no amplified music outdoors. She's limited the dates it could be open.

We want beautiful things to bring people to Haverhill, we say we support business (I hope that includes small business like this), we want people to understand that Haverhill is more than a vibrant downtown. Haverhill should feel lucky and proud to promote this as a unique part of the Haverhill aesthetic.

If one were to say that since I don't live nearby it wouldn't affect me, I would respectfully disagree. Anything that better the City is a boon for all. Additionally, I would appreciate having such a lovely spot to house visiting family.

Please vote to make Haverhill more beautiful and outstanding by allowing this B&B.

Thank you for your consideration,
Alison Colby-Campbell
112 Farrwood Dr, Bradford, MA 01835

Alison's Brain4Rent
Media, Marketing & Pizzazz (and Photos, too)
Telephone: 978.376.9859

[Alison Colby-Campbell on LinkedIn](#)
[Haverhill Life Contributing Writer/Photographer](#)
[Salem Life Contributing Writer/Photographer](#)
[Alison Colby-Campbell Photography](#)
[AlisonsBrain4Rent Blog](#)
[The Heartbeat of Haverhill Blog and TheHeartbeatofHaverhill Facebook Page](#)

Dear Members of the City Council,

My name is Phil Rice, I reside at 427 East Broadway next door to Maryam, Nikka, Sherwin and Arash Yamin, owners of the property at 421 East Broadway. And I write in support of their petition to the Council for a special permit to operate a bed and breakfast at this location.

Regarding the bed and breakfast it offers travelers something they can't get from large hotels or crowded tourist hubs, authentic peace and connection. Many people want to escape the noise of daily life, and a countryside setting naturally provides quiet, scenic surroundings that help them unwind. Pair that with the warm, personal touch of a Bed and Breakfast

Rural areas also tend to have lower operating costs, which means you can offer a high-quality stay without the large overhead. And because travelers increasingly seek out unique, local experiences—farm stays, nature retreats, small-town charm—a rural B&B can stand out in a way that chain hotels simply can't. And provide Haverhill's smaller business with a new revenue of income.

This home is already multi bedroom, and has 3 bedrooms, it could at anytime, accumulate as many as six cars there. As a B&B most couples come in 1 car, at capacity there would be only 3 cars one of which would be the owner occupied vehicle. This would not significantly increase traffic. This home is not very close to the nearest neighbor.

This B&B should be viewed more as a residential business like the few other residential businesses that have been in the same area.

Maryam has a warm very personal character. She goes out of her way to be friendly coming by to drop of her homemade cakes, pies, cookies etc. she keeps her own property covered with flowers, bushes, vegetable garden and manicured lawn. She totally refurbished the total house which was in total despair when she bought it. We (Phil & Darlene Rice), reside at 427 east Broadway for 50 years and couldn't have had a better neighbor. And definitely support our neighbor and friend for this endeavor.

Philip Rice

 3/17/26

Dear Members of City Council,

I am a neighbor of 421 E. Broadway. After discussing the plans, I believe that a bed and breakfast is a beneficial use of the property and will positively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property for small-scale gatherings.

I request that the Council grant the petition for a bed and breakfast with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Thank you,

Nikra Yamin

M. SALEH IAH

423.E. Broadway

Dear Members of City Council,

I am a neighbor of 421 E. Broadway. After discussing the plans, I believe that a bed and breakfast is a beneficial use of the property and will positively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property for small-scale gatherings.

I request that the Council grant the petition for a bed and breakfast with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Thank you,

 Alexander Burke

7/6/22/26

435 E Broadway

Dear Members of City Council,

I am a neighbor of 421 E. Broadway. After discussing the plans, I believe that a bed and breakfast is a beneficial use of the property and will positively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property for small-scale gatherings.

I request that the Council grant the petition for a bed and breakfast with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Thank you,

Scott W. Sel

418 E. Broadway
Averhill MA

Dear Members of the City Council,

I am a neighbor of Maryam, Nikka, Sherwin, and Arash Yamin, owners of the property at 421 East Broadway, and I write in support of their petition to the Council for a special permit to operate a bed and breakfast at this location. Maryam is a kind, thoughtful and passionate individual. An example of this would be after just meeting, she attended an art show of mine to support me.

I have lived at 413 East Broadway since 2001 and live two houses from 421 East Broadway, close enough to see the property directly from my window.

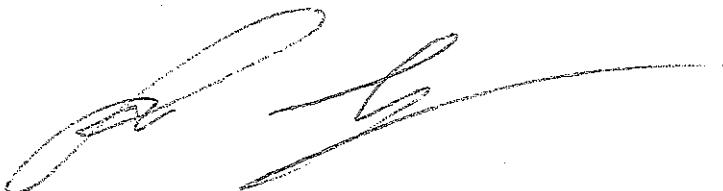
Before moving into my house, I spent a week in 421 E. Broadway in 2001 and even at that time the property was not updated to its full potential. I unfortunately have witnessed it fall into worse condition over the past 25+ years. Renters destroyed the property several years back and ultimately, this caused the house to be condemned.

Since purchasing the property, I have seen the years of work the Yamin's have put into it, to give it new life. As an artist, I especially appreciate the care, creativity, and thoughtful design she has brought to the space. You can see through the attention to detail that Maryam has approached this project as a steward of the home and its history, with a genuine desire to share that story and create meaningful experiences for guests. It is more than simply a place to stay—through the culinary experiences and creative activities Maryam hopes to offer, it is a small cultural retreat. This type of immersive experience is not available anywhere else (that I am aware of) not even in neighboring towns. I believe it would be a wonderful and unique asset to our neighborhood.

I understand and fully support the use of the property for small gatherings of up to 50 guests; this is another feature that can make the property even more special for the community.

For these reasons, I request that the Council grant Maryam and her children's petition for a special permit, with any reasonable conditions the Council believes are appropriate for the operation of a bed and breakfast at this property.

Best,
Denise Chesky

A handwritten signature in black ink, appearing to read 'Denise Chesky', with a long horizontal flourish extending to the right.

781-718-9361
ddelongis@gmail.com

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

Re: Letter of Support for Bed & Breakfast Special Permit, 421 East Broadway

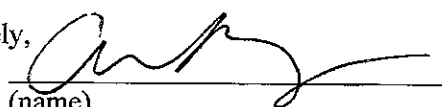
Dear Members of the City Council,

I am a neighbor of Maryam Salehi-Ala and Nikka Yamin and write in support of their petition to the Council for a special permit to operate a bed and breakfast at 421 East Broadway. Prior to the Yamin family's purchase of the property, the house was in bad condition, an eyesore, and was a concern to many in the neighborhood. The Yamin family has since done a great job renovating the house and fixing the issues with the property.

Maryam has spoken to me about her dream to operate a bed and breakfast at the property and asked that I write to the Council in support. After reviewing the plans and discussing the proposed business, I believe that a bed and breakfast is a reasonable use of the property and will not be disruptive or negatively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property primarily for small-scale events, luncheons, and parties and occasional weddings and other larger events of up to 50-visitors.

I therefore request that the Council grant Maryam and Nikka's petition for a special permit with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Sincerely,


(name)


(name)

407 E. Broadway
(address)

Dear Members of City Council,

I am a neighbor of 421 E. Broadway. After discussing the plans, I believe that a bed and breakfast is a beneficial use of the property and will positively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property for small-scale gatherings.

I request that the Council grant the petition for a bed and breakfast with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Thank you,

Nikra Yamin

M. SALEH IAH

423.E. Broadway

The following attachment includes new signatures from the following neighbors that are within 1,000 ft, collected from 7/22/26-7/26/26.

Pam Duffy 449 E. Broadway * **previously signed as an opposing neighbor. Is a supporter.**

Christine Roy 381 E. Broadway

Caitlyn Bradbury 31 Millvale Rd

Brian Leathe 43 Millvale Rd

Cheryl Roy 63/68 Millvale Rd * Listed as 63 on GIS but on house says 68.

Dear Members of City Council,

I am a neighbor of 421 E. Broadway. After discussing the plans, I believe that a bed and breakfast is a beneficial use of the property and will positively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property for small-scale gatherings. X

I request that the Council grant the petition for a bed and breakfast with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Thank you,

Pam Duff *Pg Duff*

449 E. Broadway

* My previous concern was centered on rezoning of the neighborhood in the future. My preference is for an approval to include language that would not allow future zoning changes based on this small home-based business. The occasional larger gathering would also liven up the neighborhood. Cheers!

7/26/20

Dear Members of City Council,

I am a neighbor of 421 E. Broadway. After discussing the plans, I believe that a bed and breakfast is a beneficial use of the property and will positively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property for small-scale gatherings.

I request that the Council grant the petition for a bed and breakfast with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Thank you,

Christine Roy 7-22-2026

301 East Broadway
Haverhill, MA 01830

Christine Roy

Dear Members of City Council,

I am a neighbor of 421 E. Broadway. After discussing the plans, I believe that a bed and breakfast is a beneficial use of the property and will positively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property for small-scale gatherings.

I request that the Council grant the petition for a bed and breakfast with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Thank you,



31 Millvale Rd, 7/22/26
Caitlyn Hill

Dear Members of City Council,

I am a neighbor of 421 E. Broadway. After discussing the plans, I believe that a bed and breakfast is a beneficial use of the property and will positively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property for small-scale gatherings.

I request that the Council grant the petition for a bed and breakfast with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Thank you,

BML

43 Millvale Rd

7/26/22

BML

Dear Members of City Council,

I am a neighbor of 421 E. Broadway. After discussing the plans, I believe that a bed and breakfast is a beneficial use of the property and will positively impact the neighborhood. In addition to the usual overnight visitors, I understand and support the use of the property for small-scale gatherings.

I request that the Council grant the petition for a bed and breakfast with any reasonable conditions that the Council believes are necessary for the operation of a bed and breakfast on the property.

Thank you,

Chen P. Roy
68 Millvale Rd
7-26-26

Lori Robertson

From: Andrea DeMonaco <andreademonaco6@gmail.com>
Sent: Saturday, July 25, 2026 1:11 PM
To: City Council
Subject: Miriams Cottage

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

Dear Council Members,

I am writing in support of the proposed business Miriam's Cottage.

I got to know Miriam some years ago and with each passing year my admiration for her has grown. Miriam is a kind, smart and industrious woman with many talents. Her dedication to her endeavors, whether it be cultivating an impressive vegetable and flower garden, teaching cooking classes or renovating an aging home is commendable, and the amount of thought she puts into it all ensures success.

I have been a Haverhill resident for the past 39 years and have enjoyed watching this city with a small town feel grow and prosper with shops, restaurants and family friendly events.

I visited Miriam's Cottage shortly before the city council meeting on June 30th and was amazed- yet not surprised- at the transformation of this treasure of a house that had been long neglected.

That feat alone is already a bonus to our city.

In this increasingly disconnected age we are living in, a tasteful gathering spot would be in my opinion a very welcome addition. This sentiment has been echoed by every person I have talked to about the prospective business.

I don't see these gatherings being visibly or audibly disruptive to the area, and you can be assured in Miriam's hands it will all be tasteful and refined.

I thank you in advance for considering my opinion, and urge you to give this business a chance- it would certainly be a feather in Haverhill's cap.

Sincerely,

Andrea DeMonaco
137 Old Groveland Road

7/24/26

Dear City Counselors,

I have written this letter in regard to Maryam Yamin's entrepreneurship. Over the last few years of getting to know Maryam it has been a blessing. I have gotten to know her very well throughout our classes and after school events such as birthday parties, luncheons, and study sessions. She has displayed she is capable of several skills to operate her business efficiently. Maryam has showcased a lot of skills in class which include her hospitality, her hosting skills and decoration skills. In class we had a course called BOE (Banquet operating events) where we practiced hospitality, hosting and decorating a room in theme. Maryam was hand selected by the head chef to not only decorate but was nominated as sous chef. As the sous chef, she was also in charge of hosting and coordinating to make sure the guests were comfortable and had everything they needed.

For all businesses, a demographic is targeted. The town is concerned over populating the area by increasing traffic but that would be a great opportunity for Haverhill. Haverhill gets to show the light of the city, the beautiful history it holds. Why take away from the city? Why not display the history? Why deny a calm peaceful event? The town is frowning upon elegance and tranquility being offered but would immediately accept a fast food chain that would truly destroy the environment. Fast food chains increase traffic significantly. Also, the food does not help our fellow residents replenish themselves. Fast food chains are only looking for profit, no concern for the state or residence. With Maryam she will offer historic views, replenish food, and tranquility. This is a business proposal being offered at the acceptance of city approval. Meanwhile the city allows fast food businesses to operate without consistently checking food quality, traffic violations, noise complaints or violence in areas nearby. The businesses that fill the nearby area are open till 2am which passes Haverhill noise timeframes. She is getting denied an opportunity before she has expressed herself. She is always going above and beyond to meet expectations. Maryam truly has the city and residence in consideration. She will be more than willing to work during Haverhill noise compliant timeframes. That applies for the city and the residents.

Best regards,
Amariliz Colon



Dear Council President Jordan and Haverhill City Councilors,

On behalf of the Greater Haverhill Chamber, we are pleased to express our strong support for the proposed Bed & Breakfast on 421 East Broadway Street.

As an organization dedicated to supporting local businesses, encouraging investment, and strengthening our community, we believe this project is an excellent example of responsible development that benefits both the neighborhood and the City of Haverhill.

We understand that many of you have had the opportunity to visit the Bed & Breakfast, and we hope you would agree that the transformation of this property has been remarkable. What was once a condemned and neglected house has been thoughtfully restored into a beautiful Bed & Breakfast that enhances the neighborhood's character. This investment has replaced a blighted property with something the neighborhood and community can be proud of, improving the streetscape and demonstrating how restoring historic homes can have a positive impact on Haverhill.

Equally important is the character and commitment of the business owners, Maryam and her son Arash. Throughout this process, they have demonstrated a genuine desire to work collaboratively with the City and surrounding neighbors. They have carefully considered the concerns raised by councilors, listened to feedback, and made meaningful changes to address those concerns. Their willingness to edit their plans reflects not only responsible business practices but also a sincere commitment to becoming valued members of the Haverhill business community.

This Bed & Breakfast also offers something unique that complements Haverhill's growing hospitality and tourism economy. In addition to welcoming overnight guests, the property provides an intimate and unique venue for bridal showers, baby showers, birthday celebrations, business meetings, and other small gatherings. These types of venues are in demand and add to the diversity of experiences available in our city, while supporting local restaurants, retailers, and service providers.

Additionally, the Bed & Breakfast is situated on the property in a private setting, naturally separated from the abutting residence by a mature tree line. The existing trees provide an effective natural buffer, helping to preserve privacy for the neighbors.

The Greater Haverhill Chamber supports projects like this that contribute to the continued growth and vitality of our local economy. They encourage tourism, support entrepreneurship, preserve beautiful properties, and create destinations that make Haverhill an even more attractive place to visit, invest, and call home.

Furthermore, the Chamber proudly supports business owners who invest in Haverhill with integrity, collaborate with the community, and work to create positive experiences for residents and visitors alike. We believe this project embodies those values, and we respectfully encourage the City Council to approve the proposed Bed & Breakfast.

Thank you for your thoughtful consideration and for your continued commitment to supporting responsible economic development in our community.

Sincerely,

Allison Heartquist
Chair
Greater Haverhill Chamber

Penelope Guerrero Perez
Vice Chair
Greater Haverhill Chamber

Lori Robertson

From: Philbrook, Bryan C <bphilbrook@necc.mass.edu>
Sent: Monday, July 27, 2026 7:15 AM
To: Lori Robertson
Subject: Re: Letter of Support for Maryam Yamin
Attachments: Maryam Yamin Letter of support.docx

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

Good morning,

I hope you're having a wonderful summer.

I was asked to resubmit my letter of support for Maryum Yamin for the upcoming City Council meeting. There have been no changes to my original letter, so I am resubmitting the same letter as part of this email.

Thank you for your time and consideration.

Respectfully,

Bryan Philbrook
Program Coordinator, Culinary Arts
Northern Essex Community College

Get [Outlook for iOS](#)

From: Lori Robertson <lrobertson@haverhillma.gov>
Sent: Friday, 26 June 2026 08:10:05
To: Philbrook, Bryan C <bphilbrook@necc.mass.edu>
Subject: RE: Letter of Support for Maryam Yamin

ATTENTION: This email is from an external source. Do Not click on any links or open any attachments unless you recognize the sender and know the content is safe. To report a suspicious email, please use the new phishing alert button in outlook

Good morning!

Thank you for your email. I will it share it with the City Councilors and upload onto the online application.

Have a great day.

Best regards,

Lori

Lori A. Robertson
Administrative Assistant
Haverhill City Council
4 Summer Street- Room #204

Haverhill, MA 01830
978-374-2328 phone
978-374-2329-fax
lrobertson@haverhillma.gov
citycouncil@haverhillma.gov

From: Philbrook, Bryan C <bphilbrook@necc.mass.edu>
Sent: Friday, June 26, 2026 7:12 AM
To: Lori Robertson <lrobertson@haverhillma.gov>
Subject: Letter of Support for Maryam Yamin

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

Dear Members of the Haverhill City Council,

Please find my attached letter of support for Maryum Yamin.

Respectfully,

Bryan Philbrook
Program Coordinator, Culinary Arts
Northern Essex Community College

June 25, 2026

Lori A. Robertson

Administrative Assistant

Haverhill City Council

4 Summer Street, Room 204

Haverhill, MA 01830

Dear Members of the Haverhill City Council,

I am writing in support of Maryam Yamin, a graduate of the Culinary Arts Program at Northern Essex Community College, who is seeking approval for a proposed bed-and-breakfast venture in the City of Haverhill.

As Maryam's instructor and Program Coordinator, I had the opportunity to observe her academic performance, work ethic, professionalism, and commitment to her goals. Throughout her studies, she consistently demonstrated dedication, perseverance, and a genuine passion for hospitality and culinary arts.

Maryam approached her coursework with enthusiasm and professionalism, consistently demonstrating initiative, dependability, and a willingness to learn. She welcomed feedback, embraced challenges, and continually sought to improve her skills.

She possesses many of the qualities essential for success in the hospitality industry. Maryam is hardworking, organized, personable, and committed to providing positive experiences for others. She has a natural talent for hospitality and consistently demonstrates warmth, professionalism, and genuine care when interacting with guests, clients, and colleagues. She also worked exceptionally well with her peers, frequently offering support, sharing her knowledge, and serving as a positive role model within our program. Her collaborative spirit, leadership, and culinary training have prepared her well to pursue her entrepreneurial goals.

During her time in the program, Maryam also participated in catering and hospitality events serving members of the local community. Through these experiences, she demonstrated professionalism, excellent customer service, and the ability to perform effectively in fast-paced environments while representing both herself and the college in a positive manner.

I am proud of the progress Maryam has made and the initiative she has shown in pursuing opportunities that contribute to both her professional growth and the local community. Based on my experiences working with her as a student, I believe she has the character, determination, and skills necessary to be successful in her future endeavors.

As an educator, I believe it is important to support our graduates as they transition from the classroom into their professional careers. It is especially rewarding to see alumni invest their talents and energy back into the communities they serve. Should Maryam's venture move forward, it may also create opportunities for future collaboration through student internships, experiential learning, or employment opportunities for aspiring culinary and hospitality professionals.

Thank you for your time and consideration.

Sincerely,

Bryan Philbrook
Program Coordinator and Professor, Culinary Arts
Northern Essex Community College

Lori Robertson

From: daniel.whitney29@icloud.com
Sent: Monday, July 27, 2026 10:23 AM
To: City Council
Subject: Miriam Salehi's Bed and Breakfast

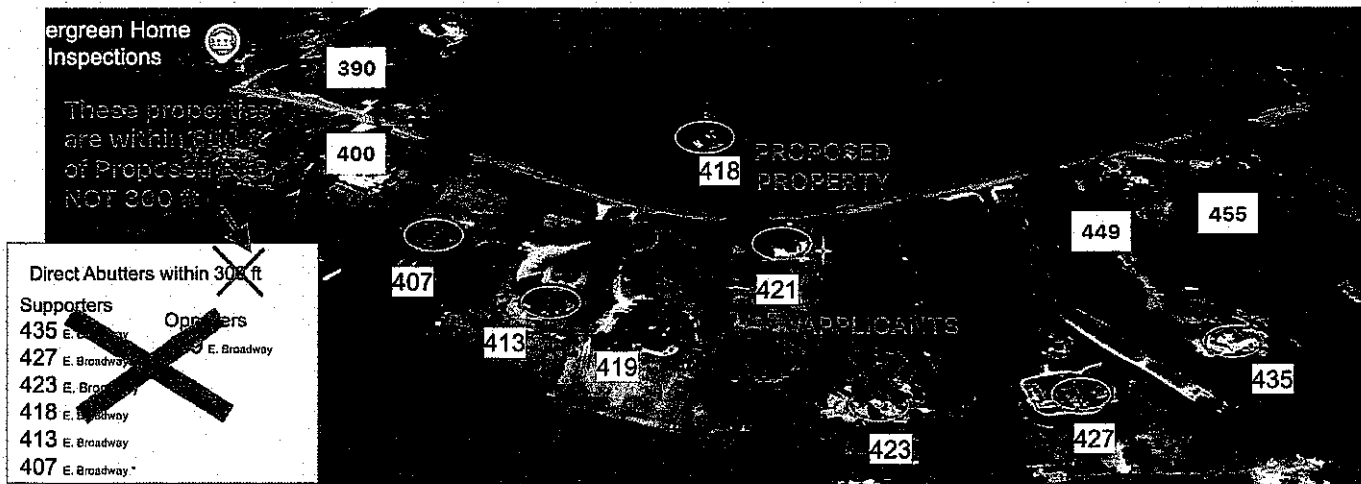
Warning! External Email. Exercise caution when opening attachments or clicking on any links.

Good Day,

I am writing the city council as a 29 year resident of Haverhill. I would very much love to see this historic bed and breakfast that Ms. Salehi has proposed become a reality. This would be a relaxing, elevated environment with activities like afternoon tea, and adult crafts. I think it is a wonderful chance to add some sophistication for the people that appreciate such, as well as preserving and showcasing our local history. I ask you to consider my thoughts and enthusiasm for this project as a lifetime resident of the city. Please forward this to all other councilors.

Best Regards,
Daniel J. Whitney
Sent from my iPhone

Rebuttal to "Miriam's Cottage Direct Abutters Map"



Among property owners and their families within 650 ft:

SUPPORTERS	OPPOSERS
435 E. Broadway (1) - 5 properties	455 E. Broadway (2) - 5 properties
427 E. Broadway (1) - 6 people	449 E. Broadway (2) - 13 people
418 E. Broadway (1)	419 E. Broadway (4)
413 E. Broadway (1)	400 E. Broadway (3)
407 E. Broadway (2)	390 E. Broadway (2)

Support or Oppose	Address	Name of Signee(s)	Lot Size (Acres)	Approx. Lot Frontage (Ft)	NOTES
Support	435 E. Broadway	Alexander Burke	4.85	129	
Support	427 E. Broadway	Philip Rice	4.45	149	
Support	423 E. Broadway	Maryam Salehi Ala Nikke Yamin	3.15	139	Applicants
Support	421 E. Broadway	Address of Permit	2.45	158	Proposed property
Support	418 E. Broadway	Scott W. Sol	21.3	427	
Support	413 E. Broadway	Denise Chesky	5.13	147	
Support	407 E. Broadway	Acadia Leathe Dany Boulanger	3.23	155	
Oppose	419 E. Broadway	Judith Biewener Tim Sturgeon Maxine Sturgeon Jordan Wolff	4.85 2.71	152	
Oppose	455 E. Broadway	Kathy McCormick Fernand Tomaz			Excluded from applicant's map
Oppose	449 E. Broadway	Pam Duffy Ken Duffy			Excluded from applicant's map
Oppose	400 E. Broadway	Lisa Onyon John McCutcheon Caitlin McCutcheon			Excluded from applicant's map
Oppose	390 E. Broadway	Pam White John White			Excluded from applicant's map

Neighbors within 1,000 feet of proposed B&B

Neighbors who signed petition to oppose:

- 384 East Broadway (2)
- 390 East Broadway (2)
- 400 East Broadway (3)
- 419 East Broadway (**direct abutters**) (4)
- 449 East Broadway (2)
- 455 East Broadway (2)
- 459 East Broadway (6)
- 460 East Broadway (2)

8 properties/23 people

468

E Broadway

460

459

455

435

449

E Broadway

427

423 Applicant

**421
Proposed Bed
& Breakfast**

418

419

Direct abutters

413

407

400

390

384

Neighbors who wrote signed letters of support:

- 407 (2)
- 418 (1)
- 413 (1)
- 427 (1)
- 435 (1)

5 properties/6 people

New:

Distance from Property of people who wrote letters in support

(beyond those noted in the Applicant's Direct Abutters Map document)

Name	Address	Miles from 421 E Broadway
Kara Sotirakopoulos	483 East Broadway	0.3
Andrew Fanaras	551 East Broadway	0.9
Don Cox	595 East Broadway	1.3
Guylaine Beaulieu	639 East Broadway	1.3
Pamela Daggett	650 East Broadway	1.4
Tina Maglio	5 Seven Sisters Rd.	1.4
Karina Larson	656 E. Broadway	1.4
Dale Leon & Terri Hennessey	21 Race St	2.2
Deb Sacco	Linwood St	2.2
Doreen Hillard	32 Isabel St.	3.1
Laura Johnson	35 Arlington St	3.8
Kelly Scott	West Newbury	4.3
Jessica Bush	16 Tyler Park	5.1
Alison Colby-Campbell	112 Farrwood Dr.	7.2
Cynthia McKallagat	93 Beechwood Dr.	8.4
Amaritz Colon	<i>No address given – <u>Character reference</u></i>	
Graham Hill-Whilton	<i>Boston – <u>Business partner</u></i>	
Sharon Donovan	<i>No address given – <u>Wedding guest</u></i>	
Bryan Philbrook	<i>No address given – <u>Character reference</u></i>	
Lisa Marie Wilson	<i>No address given</i>	
Janice McHugh	<i>No address given</i>	
Madeleine Maguire	<i>No address given</i>	

Lori Robertson

From: Yan Zhou <yzhouchen001@gmail.com>
Sent: Monday, July 27, 2026 11:56 AM
To: City Council
Subject: Mariam's Cottage

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

Dear Councillors,

As a Haverhill resident, I am writing in support of the bed and breakfast project. I believe bed and breakfasts offer an enjoyable combination of vacation and experiences in an intimate setting provided by the host, such as the proposed afternoon tea. A high tea experience would be a classy residential gathering place for Haverhill, while a bed and breakfast would provide visitors a way to appreciate our community.

When watching the recording of the hearing, I was disappointed to see councillors give greater weight to concerns from a few neighbors rather than future benefits of this small business to Haverhill. I understand neighbors should have an opportunity to voice their concerns, however, I hope realistic concerns are being discerned from some exaggerated concerns: the homes on this part of East Broadway are spaced far apart, yet several comments made it sound as though a fraternity or concert venue was proposed rather than a small bed and breakfast.

This bed and breakfast could be a place of gathering and celebration for our quaint community, but unfortunately I have heard from multiple people that the strong attention to the overpowering neighbors' concerns has made it difficult for people to openly support this project without reprimand from the opposing community. Thus, please consider my voice as a strong advocate in support of opening the bed and breakfast due to the high class, sense of community, and unique gathering opportunity this bed and breakfast brings.

Sincerely,
Yan Zhou

GRAETERLAW LLC
P.O. Box 3229
Beverly, MA 01915
(617) 529-3271
philip@graeterlaw.com

July 27, 2026

By Email Only to citycouncil@haverhillma.gov

Timothy J. Jordan, President
Haverhill City Council
4 Summer Street
Haverhill, MA 01830

Re: CCSP-26-3 – Special Permit Application, 421 East Broadway

Dear President Jordan and Members of the Council:

I write on behalf of Timothy Sturgeon and Judith Biewener of 419 East Broadway, direct abutters to the property at 421 East Broadway (“Property”), on which the applicant, Maryam Salehi-Ala-Yamin (“Applicant”) seeks to operate a bed-and-breakfast establishment. My clients have written to the Council and appeared in person at the prior hearings on the application. Following the June 30th hearing, they proposed conditions that would be acceptable to Applicant’s counsel in writing on July 22nd. Applicant’s counsel noted by email this morning that their most recently revised proposed conditions, submitted on July 24th, is the Applicant’s response. My clients continue to oppose the application, even in its most recently revised form, for the following reasons.

1. Owner Occupancy

As the Council is aware, the Haverhill Zoning Ordinance (“Ordinance”) allows a “bed-and-breakfast establishment” (“B&B”) in a Residential Rural Density (“RR”) district with a special permit. A B&B is defined as “[a]n owner-occupied dwelling with not more than six rooms available for overnight rental, with or without breakfast. (Ordinance, § 11.1). Despite the Applicant’s efforts to expand the meaning of “owner-occupied,” it is clear from the Ordinance taken as a whole that actual residence by the property owner or long-term lessee is both fundamental to the nature of a B&B and required for the use to be permitted in a residential district.

The Ordinance prohibits lodging, restaurant, and commercial education and event venue uses in residential districts. The narrow exception for B&Bs with a special permit is rooted in the requirement that the owner reside at the premises. Owner occupancy is not an inconvenience to be dispensed with, but part of the nature of a B&B, which is seen as an extension of the

residential use precisely because the home is, in fact, a residence. Limiting the number of rooms that can be rented and limiting meal service specifically to breakfast is designed to ensure a small-scale operation confined to the physical space of a single-family home otherwise allowed in the district, such that it would be no more out of place in the neighborhood than the comings and goings of a large family.

In addition, a B&B must be operated in a “dwelling,” which is defined as:

A privately or publicly owned permanent structure which is occupied in whole or part as the home residence or sleeping place of one or more persons. The terms "one-family, two-family or multifamily dwelling" shall not include a hotel, lodging house, hospital, membership club, trailer or dormitory.

(Ordinance, § 11.1.) A building that is not anyone’s “home residence or sleeping place” is not a “dwelling” under the Ordinance and, thus, cannot be used as a B&B.

Owner occupancy is also required to be consistent with the Ordinance’s prohibition on short-term rentals of homes in residential districts by exclusion from the permitted uses for such property. (Ordinance, §§ 3.1.1 and Appendix A.) Short-term rental of individual rooms or accessory dwelling units in residential districts is specifically prohibited. (Ordinance, Appendix A at A (6) (lodging, boarding or rooming houses), I (15) (hotels and motels), §11.1 (ADUs). These restrictions exist because “short-term rental use of a one family home is inconsistent with the zoning purpose of the single-residence zoning district in which it is situated, i.e., to preserve the residential character of the neighborhood.” Styller v. Zoning Bd. of Lynnfield, 487 Mass. 588, 599 (2021).

Finally, the Ordinance’s special permit requirement recognizes that a B&B poses the threat of “substantial detriment to the neighborhood” and requires the Council to consider its effect on the “[n]eighborhood character and social structures” among other factors. (Ordinance, § 10.4.2.) The fact that the Ordinance permits B&Bs as of right in the Commercial Neighborhood (CN) and Commercial Highway (CH) districts in the downtown area illustrates that a B&B poses no threat to the character of those zoning districts, as it does in the RR district. A total of 23 neighbors at eight homes within 1,000 feet of the Property have expressed their opinion that allowing the permit will constitute a substantial detriment to the neighborhood. For reference, see Rebuttal to Miriam’s Cottage Direct Abutters Map, submitted on July 27th.

My clients do not suggest that the Applicant be required to live in the Property full time or as her sole residence, only that the owner occupancy requirement contemplates the owner of a B&B residing on the property as a homeowner would when there are overnight guests. Anything other than requiring the owner to have a separate bedroom and bathroom would be treating the role more like a night watchman than homeowner.

A B&B without overnight guests is just a house and the Applicant can choose whether to stay there or not like any other homeowner. Conversely, a bed and breakfast without a resident

owner is a hotel. Waiving the owner occupancy requirement would be inconsistent with the language, purpose and intent of the Ordinance and set an unfortunate precedent.

2. Events and Classes

The Applicant seeks to engage in business activities in a residential district that are expressly prohibited by the Ordinance under the cover of being natural extensions of the B&B use. The definition of “bed-and-breakfast establishment” in the Ordinance is less than comprehensive but contains two specific guardrails to limit the size and scope of the business portion of an operation intended to be residential in character: (1) no more than six rooms can be available for overnight rental, thus limiting the number of potential guests to approximately 12; and (2) optional meal service for those overnight guests is limited to breakfast.¹ Whether or not B&Bs in other towns and cities may be permitted to engage in other business uses, in Haverhill the Ordinance expressly permits only the rental of rooms to overnight guests and breakfast service and, by implication, accessory residential uses allowed in the district, none of which include the business of hosting events.

Pursuant to the proposed conditions dated July 24, 2026, the Applicant seeks to expand the B&B use to include events for up to 30 people, including baby and wedding showers, cooking and flower arrangement classes, teas, and similar gatherings. The proposed conditions describe the limit as “a maximum of thirty (30) guests” and presumably does not include event staff, such as caterers, servers, and bartenders, in that limit.

No business is permitted to sell event services or event space or otherwise host a party or event, including entertainment, parking, and related services, in a residential district. Similarly, a business conducting art-related classes cannot operate in a residential district. The only exception for such classes in an RR district is for those conducted as a Home Occupation, which limits the number of students to five at any one time and must be “conducted solely within a dwelling [i.e., indoors] and solely by the person(s) occupying the dwelling as a primary residence.” (Ordinance, §§ 3.3.1 & 3.3.2.) Unless the Applicant intends to live on the Property as her primary residence and adhere to the class size and location limits, classes for hire are outside the scope of residential use.

The Ordinance does not include a specific “event facility” use and the closest approximation, “recreational facility,” includes a variety of indoor uses not relevant here. Additionally, the Ordinance does not contemplate a privately-owned outdoor recreational business use beyond “amusement facility” or “amusement park” (Appendix A at G(3)), which are plainly not applicable to the Property. Nonetheless, the intent of the Ordinance to prohibit the Applicant’s proposed business uses is clear in its prohibition of the following, with or without a special permit:

¹ Contrary to the Applicant’s claim that, “it would make little sense for a bed & breakfast to be limited to providing breakfast only, to the exclusion of other meals or dining experiences” (Letter to Thomas Bridgewater dated Dec. 12, 2025, p. 3), the Ordinance itself limits a B&B to breakfast for overnight guests. Permitting a B&B owner to serve meals other than breakfast to overnight guests as a business would be granting a backdoor permit to operate a restaurant, a use neither special permit granting authority in Haverhill can allow in a residential district.

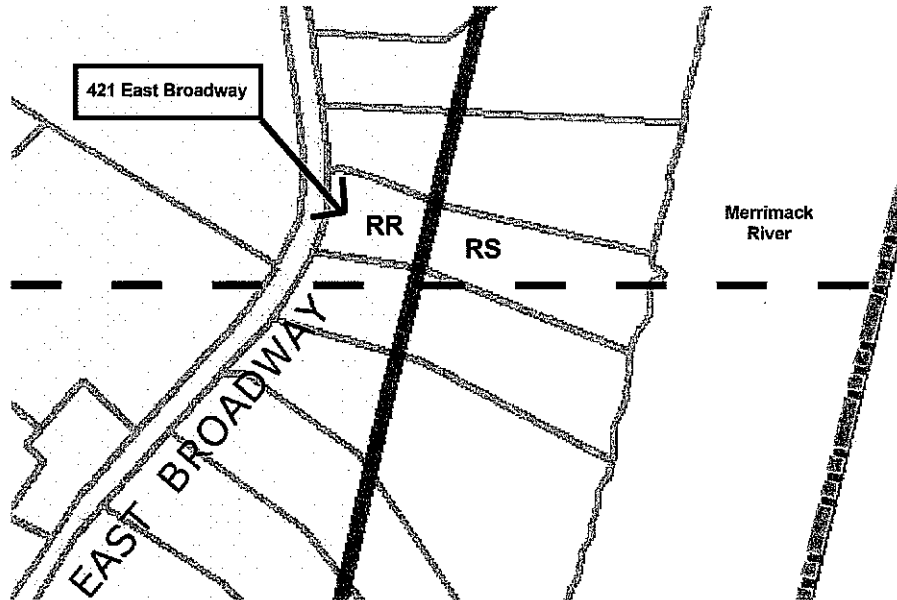
<u>Use</u>	<u>Table of Uses Section</u>
Recreational facility (indoor and operated for profit or nonprofit, including such items as stadium, race track, sports pavilion, etc.), unless otherwise specified.	D(8)
Catering services	I(3)
Restaurant, coffee shop, diner, luncheonette, and sandwich shop, without drive-through	G(1)
Cocktail lounge or bar, with live entertainment and/or dancing	G(5)
General retail and business, business and/or consumer service establishments, unless otherwise specified (See auto oriented and/or bulk storage activities, and entertainment, eating and/or drinking establishments)	F(1)
Professional and/or business schools for profit (includes dance, music, art, other professional and/or business schools)	I(19)
Commercial parking lot or structures	I(4)
Mixed use	I(20)

Allowing the Property to be used for the business of hosting events and classes where those business activities are not expressly permitted under the B&B use, are not residential in character, and are otherwise prohibited in the district would be contrary to Section 3.1.1, providing that “[a]ny use not listed shall be construed to be prohibited.”

Finally, because the principal use of a B&B must be residential in character and the proposed event facility use and educational use are commercial in nature, none of the proposed event and class business activities can be considered an accessory use, i.e., “a use incidental and subordinate to the principal use of a structure or lot or a use not the principal use which is located on the same lot as the principal structure.” None are among the accessory uses allowed in residential districts set forth in Section K of the Table of Uses (Ordinance, Appendix A) and the Council should decline the invitation to expand the scope of residential accessory uses to include the non-lodging related lines of business the Applicant wants to conduct on the Property.

3. Portion of Property in RS District

Should the Council grant the Applicant a special permit to operate a B&B within the constraints outlined above, any allowed use by the Applicant or overnight guests should be specifically limited to the portion of the Property in the RR zoning district. Approximately two-thirds of the Property lies in the RS zoning district, in which bed-and-breakfast establishments are not permitted with or without a special permit. (Ordinance, Appendix A at A(9).) This excerpt from the 2023 Zoning and Index Map is annotated to identify the Property and the river and label the zoning district on either side of the boundary line between them:



The Dimensional and Density Summary on the Applicant's engineering plans, including the parking plan, dated January 30, 2026 (uploaded March 23, 2026), and updated plan showing proposed landscaping and parking, dated April 6, 2026 (uploaded April 13 and Jul 7, 2026) identify the Property as lying in the RS zoning district, perhaps because the majority of the lot appears to be in that district, although the district boundary line is not shown on any plans on file with the Application:

DIMENSIONAL AND DENSITY SUMMARY			
ZONE DISTRICT: RS EXISTING USE: SINGLE FAMILY RESIDENTIAL PROPOSED USE: BED & BREAKFAST			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	106,864±S.F. 2.4532± ACRES	106,864±S.F. 2.4532± ACRES
MIN. LOT AREA/DU	NA	NA	NA
MIN. LOT FRONTAGE	200'	150'	150'
MIN. LOT DEPTH	150'	655'±	655'±
MINIMUM LOT SETBACKS:			
FRONT	40'	21.26'/25.5'	21.26'/25.5'
SIDE	25'	36.99'/61.45'	36.99'/61.45'
REAR	25'	555'±	555'±
MAXIMUM HEIGHT	35'	<35'	<35'
MAXIMUM STORIES	2.5 STORIES	2 STORIES	2 STORIES
MAX. BLDG. COVERAGE	15%	1.85%	1.85%
MAX. FLOOR AREA (FAR)	NONE	—	—
MIN. OPEN SPACE	70%	96.59%	96.59%
PARKING REQUIRED FOR BED & BREAKFAST (CODE L) 1 SPACE FOR RESIDENCE AND 1 SPACE/ROOM FOR RESTAURANT (CODE Y) 1 SPACE/3 SEATS	BED & BREAKFAST RESIDENCE: 1 SPACE 4 ROOMS: 4 SPACES TOTAL 5 SPACES FUNCTION/RESTAURANT 35 SEATS/1 SP/3 SEATS TOTAL 12 SPACES	2 IN GARAGE 2 BEHIND GARAGE 1 BKT. CONC. DRIVE 5 SPACES TOTAL	2 IN GARAGE 2 BEHIND GARAGE 7 NEW 1 BKT. CONC. DRIVE 12 TOTAL SPACES (31 SPACES WITH OVERFLOW)

To resolve any conflict between districts in this situation, the Ordinance provides that, "[w]here a district boundary line divides a lot of record at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than 30 feet into the

more restricted portion by special permit from the City Council.” (§2.3.) In the absence of an application for a special permit to extend the proposed use any distance beyond the RR district boundary, no use associated with a B&B should be permitted to extend outside the RR portion of the Property.

My clients are the only relevant direct abutters to the Property because the Applicant lives in the house on the other side of it. They stand to be the most directly and adversely impacted by the project, both by being next door and by the layout of respective lots. The proposed B&B sits on the upper portion of the Property close to the road. My client’s house, like the Applicant’s house on the other side, sits several hundred feet from the road on the lower portion of their lot. As such, the back yard and potential event space of the proposed B&B is directly adjacent to my clients’ front yard and house. Whatever business activities are permitted on the Property will be at their front door, a fact they hope the Council will carefully consider when weighing the merits of the application.

For the reasons set forth above and outlined in my clients’ previous submissions to the Council, they respectfully request that the application be denied.

Very truly yours,

/s/ Philip H. Graeter

Philip H. Graeter

cc: Kaitlin M. Wright Esposito, City Clerk (by email only)
Lori A. Robertson, Administrative Assistant (by email only)
Timothy Sturgeon and Judith Biewener

Lori Robertson

From: Lisa Mead <lisa@mtclawyers.com>
Sent: Monday, July 27, 2026 1:13 PM
To: Lori Robertson
Cc: Ralph T. Basiliere; Tim Jordan; Tim Jordan
Subject: Re: City Council Meeting July 28, 2026 agenda item 421 East Broadway

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

Councilors Basiliere and Jordan;

I have reviewed the below information as well as the zoning ordinance, only with regard to whether the proposal meets the requirements of a bed and breakfast. The abutter below is correct, in order for the proposal to classify as a bed and breakfast the owner must reside in the home. The owner may not reside in an adjacent property, but must literally occupy the home where the rooms are being let. Should the applicant wish to vary from the terms of the Ordinance, the Council may not waive the owner occupancy requirements. Rather, the applicant would need to seek a variance from the Zoning Board of Appeals. As noted below, the use of a Hotel is not allowed in the RR district.

Finally, as you are both aware, the Council may condition a special permit, should there be any concern about the occupancy of the building. Of course, the Council should not need to do that given the definition of the use and the requirement that the owner occupy/live in the home that is to be used as a bed and breakfast.

Please let me know if you have further questions.

Note, I removed the general email address of the Council so as to avoid a violation of the open meeting law. This email however, may be provided as part of the Council packets or at the meeting.

Lisa

Lisa L. Mead
[she/her/hers]



Mead, Talerman & Costa LLC
30 Green St
Newburyport MA 01950
978 463 7700 ext 101
978 463 7747 (fax)

The information contained herein is confidential and may be protected by the attorney-client and/or other applicable privilege(s). It is intended only for the named recipient(s). If you are neither an intended recipient nor a person responsible for delivery to a recipient, you are hereby notified that any unauthorized use, dissemination, distribution or reproduction of the contents hereof is strictly prohibited and may be unlawful. If you have received the above transmittal in error, please delete the message and any attachment(s) hereto from

your e-mail system and notify us immediately. *Please consider the environment before printing this email.*

♻️ Think before you print.



From: City Council <CityCouncil@haverhillma.gov>

Sent: Monday, July 27, 2026 9:23 AM

To: Lisa Mead <lisa@mtclawyers.com>

Cc: Ralph T. Basiliere <RBasiliere@haverhillma.gov>; Tim Jordan <tjordan94@gmail.com>; Tim Jordan <tjordan@haverhillma.gov>

Subject: FW: City Council Meeting July 28, 2026 agenda item 421 East Broadway

Good morning, Lisa!

Councilor Basiliere asked me to share the email below from Lisa Onyon regarding the Bed and Breakfast request at 421 East Broadway. He would like your assessment on her communication below. The council is meeting on this tomorrow night.

Thank you,

Lori

Lori A. Robertson

Administrative Assistant

Haverhill City Council

4 Summer Street- Room #204

Haverhill, MA 01830

978-374-2328 phone

978-374-2329-fax

lrobertson@haverhillma.gov

citycouncil@haverhillma.gov

From: Ralph T. Basiliere <RBasiliere@haverhillma.gov>

Sent: Monday, July 27, 2026 9:19 AM

To: City Council <CityCouncil@haverhillma.gov>

Subject: Re: City Council Meeting July 28, 2026 agenda item 421 East Broadway

I'd like to know the city solicitor's assessment of the opinions contained in this communication.

Ralph T. Basiliere

City Councilor Ward 1

978 891 2281

[Get Outlook for Android](#)

From: Lisa Onyon <lisaonyon@gmail.com>

Sent: Monday, 27 July 2026 09:10:50

To: Tim Jordan <tjordan@haverhillma.gov>; John Michitson <JMichitson@haverhillma.gov>; Colin LePage <clepage@haverhillma.gov>; Thomas J. Sullivan <tsullivan@haverhillma.gov>; Ralph T. Basiliere <RBasiliere@haverhillma.gov>; Dan Diodati <DDiodati@HaverhillMa.gov>; Devan Ferreira <DFerreira@haverhillma.gov>; Melissa Lewandowski <mlewandowski@haverhillma.gov>; Shaun Toohey <stoohey@haverhillma.gov>; Michael McGonagle <mmcgonagle@HaverhillMa.gov>; Catherine Rogers <crogers@haverhillma.gov>

Subject: City Council Meeting July 28, 2026 agenda item 421 East Broadway

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

400 East Broadway
Haverhill, MA 01830
July 26, 2026

Haverhill City Council
Re: Application for Special Permit 421 East Broadway

Dear Councilors,

We are writing to you regarding the application for a special permit to grant operation of a Bed-and-Breakfast at 421 East Broadway.

For point of reference, as the housing numbers are not sequential on our street, there is a house that is diagonally opposite the applicant, which is currently rented. We live in the house that abuts that rented house.

Under both Massachusetts law and City of Haverhill regulations, it is clearly defined that a specific and key element of the very definition of a Bed and Breakfast is that it be "owner-occupied". Without this element, the establishment VERY CLEARLY falls under a separate definition of "hotel".

A. Commonwealth of Massachusetts Definitions

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleIX/Chapter64g/Section1>

The screenshot shows the official website of the Commonwealth of Massachusetts, specifically the section for General Laws. The page is titled "SECTION 1" and "Section 1: Definitions". It includes a navigation bar with links to "Bills & Laws", "Budget", "Legislators", "Clerks", "Hearings & Events", "Committees & Commissions", and "State House". The main content area displays the text of Section 1, which defines various terms used in Chapter 64G. The definitions include "Bed and breakfast establishment", "Bed and breakfast home", "Commissioner", "Hosting platform", and "Hotel". The page also features a search bar and a "Print Page" button.

THE 194TH GENERAL COURT OF THE
COMMONWEALTH OF MASSACHUSETTS

July 26, 2026

General Laws - Part I - Title IX - Chapter 64G -

SECTION 1

GENERAL LAWS

Chapter Section

Part I

Title I

Title II

Title III

Title IV

Title V

Title VI

Title VII

Title VIII

Title IX

Chapter 64G

Chapter 64A

Chapter 64

Section 1: Definitions

Text of section effective as provided by 2018, 237, Sec. 15A as added by 2019, 2, Sec. 371

Section 1. As used in this chapter, the following words shall have the following meanings unless the context clearly requires otherwise:

"Bed and breakfast establishment", a private owner-occupied house where not less than 4 rooms are let, a breakfast is included in the rent and all accommodations are reserved in advance

"Bed and breakfast home", a private owner-occupied house where not more than 3 rooms are let, a breakfast is included in the rent and all accommodations are reserved in advance

"Commissioner", the commissioner of revenue.

"Hosting platform", a service through a digital platform, third-party website, software, online-enabled application, mobile phone application or some other, similar electronic process that allows (i) an operator to advertise, list or offer the use of an accommodation subject to the excise under this chapter in exchange for rent; (ii) an operator to collect the payment of rent on an accommodation, and (iii) a person to arrange, book, reserve or rent an accommodation.

"Hotel", a building used for the feeding and lodging of guests licensed or required to be licensed under section 6 of chapter 140.

"Bed and breakfast establishment", a private owner-occupied house where not less than 4 rooms are let, a breakfast is included in the rent and all accommodations are reserved in advance.

"Bed and breakfast home", a private owner-occupied house where not more than 3 rooms are let, a breakfast is included in the rent and all accommodations are reserved in advance.

"Hotel", a building used for the feeding and lodging of guests licensed or required to be licensed under section 6 of chapter 140.

B. City of Haverhill Definitions

Section 11.1 Definitions of Chapter 255 of the Haverhill Zoning Code

<https://ecode360.com/36953238>

The screenshot shows the City of Haverhill Zoning Code website. The breadcrumb trail is: City of Haverhill, MA > Code 2025-05-08 > The Code > Part II General Legislation > Chapter 255 Zoning > SECTION 11.0 DEFINITIONS. The left sidebar lists various code sections, including 'Ch 241 Vehicles, Motor-Driven' and 'Ch 242 Vehicles, Storage and Impoundment of'. The main content area displays the definition for 'BED-AND-BREAKFAST ESTABLISHMENT' as 'An owner-occupied dwelling with not more than six rooms available for overnight rental, with or without breakfast.' Below this, the definition for 'BOARD' is shown as 'The Zoning Board of Appeals of the City of Haverhill.'

BED-AND-BREAKFAST ESTABLISHMENT

An owner-occupied dwelling with not more than six rooms available for overnight rental, with or without breakfast.

The screenshot shows the City of Haverhill Zoning Code website. The breadcrumb trail is: City of Haverhill, MA > Code 2025-05-08 > The Code > Part II General Legislation > Chapter 255 Zoning > SECTION 11.0 DEFINITIONS. The left sidebar lists various code sections, including 'Ch 241 Vehicles, Motor-Driven' and 'Ch 242 Vehicles, Storage and Impoundment of'. The main content area displays the definition for 'HOTEL' as 'A building or any part of a building containing primarily rooming units without individual cooking facilities for transient occupancy and having a common entrance or entrances, including an inn, motel, motor inn and tourist court, but not including a lodging house. A "hotel" may include units containing individual cooking facilities, provided that the number of such units does not exceed 10% of the total number of units.'

HOTEL

A building or any part of a building containing primarily rooming units without individual cooking facilities for transient occupancy and having a common entrance or entrances, including an inn, motel, motor inn and tourist court, but not including a lodging house. A "hotel" may include units containing individual cooking facilities, provided that the number of such units does not exceed 10% of the total number of units.

While the applicant wants to call this facility a Bed & Breakfast (whether it be an “establishment” or a “home”) it does not meet the very required definition by nature of not being owner-occupied. This is further supported by the fact that it DOES meet the definition of a hotel. Where an establishment does not meet one definition but clearly meets another, you cannot grant a “waiver” to move it from one definition to the other. This is most especially true where there are different guidelines and permissions for the two different types of establishments.

With all due respect, the City Council is overstepping its authority to grant a special permit to this applicant. This is not a Bed & Breakfast. By definition it is a hotel. And the granting of permission for a hotel within the RR zone is not within the authority of the City Council.

Under Attachment 1 Table 1 of City of Haverhill’s Chapter 255 Zoning Regulations the City Council does not have jurisdiction to grant a hotel in a RR zone

<https://ecode360.com/attachment/332420/HA0760-255a%20Table%201%20Table%20of%20Use%20and%20Parking%20Regs.pdf>

ZONING

	RS	RR	RL	RM	RH	RU	CN	CU	CG	CC	CM	OP	BG	BP	PC
1. MISCELLANEOUS COMMERCIAL USES															
1. Blueprinting, photostating, or custom printing	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	E
2. Business machine and equipment repair service	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	E
3. Caring service	N	N	N	N	N	N	N	BA	BA	BA	N	N	Y	Y	F
4. Commercial parking lot or structures	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	N	None
5. Contractors	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	None
6. Delivery service and/or parcel post	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	E
7. Dry-cleaning and/or linen supply processing plant	N	N	N	N	N	N	N	BA	BA	N	N	N	Y	Y	D
8. Dry-cleaning pickup station	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	C
9. Dry-cleaning pickup station and processing facility not to exceed 4,000 square feet gross floor area	N	N	N	N	N	N	BA	BA	BA	BA	N	BA	BA	BA	C
10. Fuel distributor	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	E
11. Fuel storage tanks (aboveground) for fuel distribution	N	N	N	N	N	N	N	BA	BA	N	N	N	BA	N	E
12. Funeral home or establishment	N	N	N	N	BA	BA	N	Y	Y	Y	N	N	N	N	D
13. Home-improvement contractor, cabinet maker, kitchen or bathroom equipment sales, electrical or plumbing shop (with no outdoor storage)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	E
14. Home-improvement contractor, cabinet maker, kitchen or bathroom equipment sales, electrical or plumbing shop (with outdoor storage)	N	N	N	N	N	N	N	BA	BA	N	N	N	Y	N	E
15. Hotel or motel	N	N	N	N	N	N	N	CC	CC	CC	N	CC	CC	CC	J
16. Janitorial service firm	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	F
17. Landscaping service company	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	E
18. Landscaping/snow plowing	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	None
19. Professional and/or business schools for profit (includes dance, music, art, other professional and/or business schools)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	I
20. Trade school for profit	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	Y	I
21. Animal day clinic	N	N	N	N	N	N	N	BA	N	N	N	N	N	N	D

This application should be denied as it does not meet the very definition of a Bed & Breakfast and the City Council does not have jurisdiction to grant a permit for a Hotel in RR zone.

Further, we believe the applicant has presented to you some revised “conditions” which still include having functions of up to 30 people. We believe this is further evidence of this facility being a “hotel” and not a “B&B”.

It is not merely nominal to differentiate between a B&B and hotel. There are enhanced regulations on hotels regarding requiring a commercial kitchen, food establishment permits, fire codes and requirements such as second staircases and sprinklers, ADA access, licensing, etc.. The differences are great and should not be taken lightly.

Chapter 355 does not grant the City Council authority to give a special permit to a hotel masquerading as a B&B. You should deny this permit on the grounds that the establishment does not meet the definition.

However, if despite all of this, should you still consider granting such a special permit we would like to mention some additional concerns. Some of which Lisa was able to speak to briefly at the last meeting at which this application was discussed, but we would like to expand on what was said. Some of which there was not enough time allowed to be able to mention.

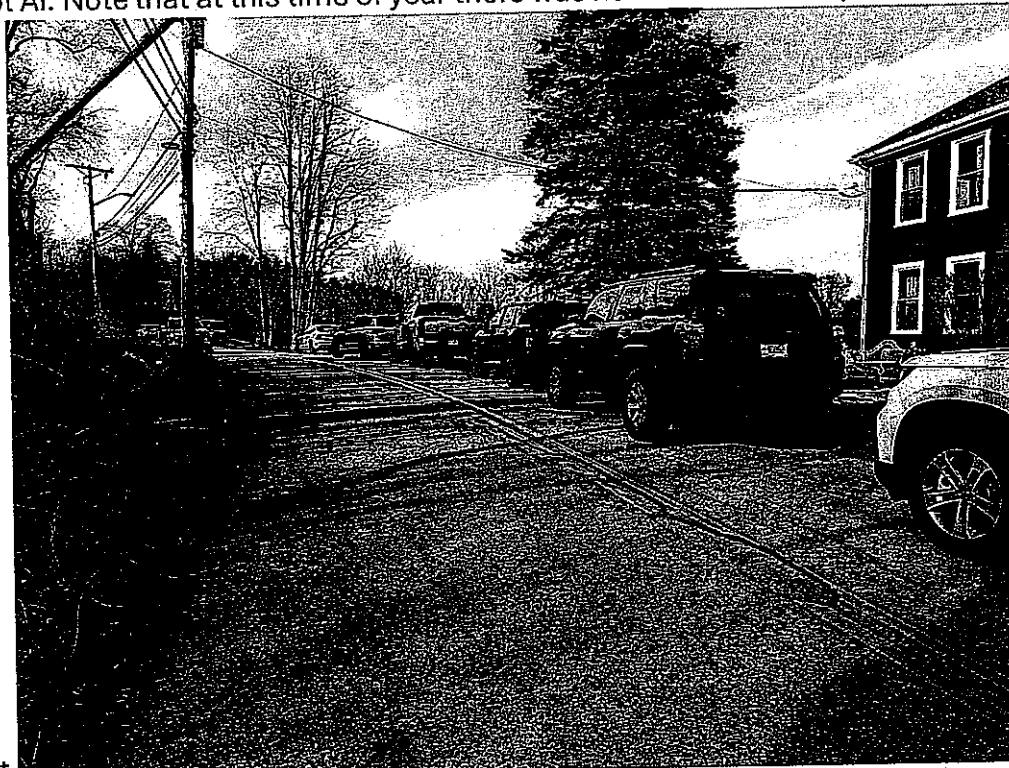
A. Dangerous curve and parking

It has been mentioned that this curve is dangerous. But we think it may be hard for you to imagine what it is like when cars are actually parked on it. We don't have to imagine. We have experienced it. Most recently earlier this year, our daughter was trying to drive home and after narrowly missing being hit told us about this crazy situation, that we documented with these photos. This is not AI. This is how people actually parked their cars. Lisa called the police to report this. We don't wish to have a situation like this

again. (While this was not an event at 421 East Broadway, it shows the property in question and the danger when cars park near it).

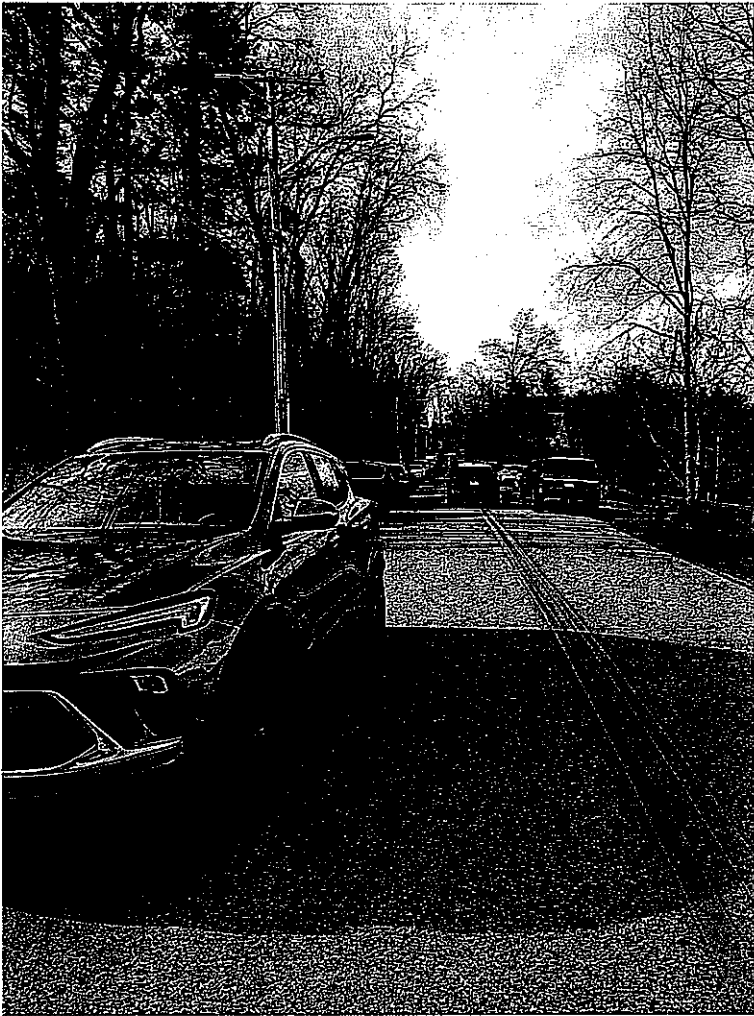
Left to their own devices, this is how people WILL park. If the applicant is allowed to have any kind of function, they should be required to have a parking attendant on the street to direct traffic to the overflow area and prevent any further situations such as this. The attendant should be on duty for the duration of any event.

These pictures are not AI. Note that at this time of year there was not the additional plant growth that



further restricts sight.





B. Special Conservation Zone

Both this property, and the abutting property where the applicant indicates will have overflow parking, contain a portion of land that are in the special conservation zones. Have these been properly reviewed by the Conservation Dept. with regard specifically to overflow parking and clear guidelines where parking may and may not be permissible been determined?

C. Applicant's Revised Conditions

While it is some progress that the applicant has presented "revised conditions", it does appear they have chosen their words carefully.

("1) Small gatherings may take place primarily within the structure and/or on the porch but shall be limited to a maximum of thirty (30) guests."

The word "primarily" should be struck and replaced with "only".

Further, this number of guests exceeds what we believe was suggested by some Council members at the previous meeting. We think it would be appropriate to get a review by the fire chief as to what a safe capacity is for an event in the interior only of the structure.

"(2) No tents requiring a permit from the city shall be erected. "

There should be no need for tents, whether Haverhill regulations have anticipated such an event and spelled them out or not, if all the events will be inside the structure or on the porch. Simply "No tents shall be erected" is the more appropriate condition.

"(3) Gatherings shall not include bands or DJs, and gatherings must comply with the City's noise ordinance.

(4) Gatherings shall be limited to the hours of 9:00 A.M. to 9:00 P.M, except for use of the house, porch, and grounds by overnight guests."

It should not be only "gatherings" that must comply with the City's noise ordinance. Guests should not be allowed on the porch or grounds after 9pm and making noise in excess of city, state, and environmental regulations at any time.

D. No Hardship

Our sense from applicant's presentation has been an implication of "hardship" . Let us be clear. The applicants are real estate owners of at least 3 properties that are on record in the City's records. They are not a struggling property owner trying to figure out how to stay afloat. No hardship consideration should be given at all to this situation.

E. Testimony to character of talent of applicant

At the previous Council meeting when this application was presented, a 3-minute speech from applicant's NECC professor was entertained, yet neighbors who own property and will have effects on

their quality of life were not allowed to speak. The applicant's talent is absolutely irrelevant to the issue of this application and should not be considered.

If by some stretch of imagination this was argument that Haverhill is lacking in culinary places to dine, we think the majority of the restaurant owners in downtown Haverhill would take issue. Likewise, those with function halls would argue there are plenty of places to hold baby showers. If someone is looking to pitch a tent for an event, within just a few miles is the lovely non-profit site of John Greenleaf Whittier's birthplace. Or looking for a charming place to have a wedding, the non-profit East Parish Meeting house just a couple miles away currently has a sign advertising such. It is not to the benefit of the city to take another home out of the already low housing stock and redirect commercial traffic away from the downtown area, where it is zoned and welcomed.

F. Functions such as Tea Room, etc. are Not Permitted in Rural Residential Zone

Further to the point of the City not lacking in restaurants and other places to have functions, Zoning has already been well-defined and created to promote these types of functions primarily in the Commercial zones. Encouraging these businesses to locate in a central area promotes increased foot traffic and exposure for the other businesses which creates a thriving business community. Having people come out to a rural residential area does nothing to promote that environment. If the applicants want to run a function hall or tea room, let them do so in the properly zoned area.

Even more to this point, exactly WHAT do those functions have to do with a Bed-and-Breakfast? Nowhere could we find that functions such as these things are permitted in the Rural Residential zone. We do not find that the City Council is within the authority to grant them. If our research is correct, they are therefore not allowed and should be removed entirely from the scope of whatever may be permitted under this application.

G. Consideration for Priority Habitat of Rare Species

A portion of the property at 421 East Broadway is zoned as "Priority Habitat of Rare Species" by the NHESP (National Heritage & Endangered Species Program). Any habitat alteration cannot occur without official review. The MESA Massachusetts Endangered Species Act strictly prohibits the "take" (which includes disrupting or degrading nesting/breeding habitat). Any proposed project, clearing, or construction inside this zone must be filed directly with NHESP Regulatory Review unless specifically exempt. The noise from a gathering of people could be considered a "take". While applicant appears to concede to conditions of keeping events indoors and complying with city noise standards, the noise standards for species are completely species-dependent. They should likewise concede that they will present any activities to NHESP for review and that their special permit would be revoked should they be found to be in violation.

Let us finish by restating some of the things mentioned in person at the last meeting. You are on a slippery slope as the Council if you permit any variation to the actual definition of B&B. You will open yourself up to challenges by other individuals who want similar concessions. While some of you, or perhaps all of you, think this B&B is quaint and would love to see it in the city, the next project that doesn't meet the definitions may not be to your liking. You'll be hard pressed to justify how you could deviate from the legal definitions in one case but not in another. Do not set this precedent.

All property owners purchase their properties with the knowledge of what activities are or are not going to be permitted where they live. They look to the Council to protect our right to peaceful enjoyment and protection of our investment. If we had wanted to "live free or die" we would have moved to New Hampshire. We didn't. We chose to live in Haverhill because we agree with the laws and zoning it has established. Please protect those.

Further, this applicant, we believe, never had any intention of even coming to you for a permit except they got "caught". They hung a sign. They are on Google maps. Please do not reward this type of "don't ask permission, do it and beg forgiveness" mentality.

You have every right to deny this application for failure to meet the definition of a B&B. You do not have authority to grant permission for this hotel.

Thank you for your time and consideration.
Lisa Oryon
John McCutcheon

Lori Robertson

From: Lisa Mead <lisa@mtclawyers.com>
Sent: Monday, July 27, 2026 3:12 PM
To: Lori Robertson
Cc: Devan Ferreira; Tim Jordan; Tim Jordan
Subject: Re: City Council Meeting July 28, 2026 agenda item 421 East Broadway

Warning: External Email. Exercise caution when opening attachments or clicking on any links.
Councilor Ferrerira,

The answer is yes, the Council has a right to attach conditions to a Special Permit if they overcome any deficiencies in the opinion of the Council relative to the applicable criteria. Here the general Special Permit criteria are as follows:

10.4.2, "[i]n addition to any specific factors that may be set forth in th[e] [zoning] chapter, such determination shall include consideration of each of the following:

1. Community needs served by the proposal;
2. Traffic and pedestrian flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on City services, tax base, and employment."

Your proposed limitations on where the activities may take place are directly related to number 4. Above. So a motion would include something like:

Move that the Application meets the criteria in section 10.4.2 conditioned upon the following conditions being included in the special permit:

- 1.
 - 2.
 - 3.
- Etc.

The council needs to make a finding related to each criteria, and in doing so may add the conditions.

Please let me know if that answers your questions.

Regards,

Lisa
Lisa L. Mead
[she/her/hers]



Mead, Talerman & Costa LLC
30 Green St

Newburyport MA 01950
978 463 7700 ext 101
978 463 7747 (fax)

The information contained herein is confidential and may be protected by the attorney-client and/or other applicable privilege(s). It is intended only for the named recipient(s). If you are neither an intended recipient nor a person responsible for delivery to a recipient, you are hereby notified that any unauthorized use, dissemination, distribution or reproduction of the contents hereof is strictly prohibited and may be unlawful. If you have received the above transmittal in error, please delete the message and any attachment(s) hereto from your e-mail system and notify us immediately. *Please consider the environment before printing this email.* 

♻️ Think before you print.

From: Lori Robertson <lrobertson@haverhillma.gov>
Sent: Monday, July 27, 2026 12:23 PM
To: Lisa Mead <lisa@mtclawyers.com>
Cc: Devan Ferreira <DFerreira@haverhillma.gov>; Tim Jordan <tjjordan94@gmail.com>; Tim Jordan <tjordan@haverhillma.gov>
Subject: FW: City Council Meeting July 28, 2026 agenda item 421 East Broadway

Hi Lisa!

Councilor Ferreira has another question in regard to the email from Lisa Onyon. Please see the email below from Councilor Ferreira.

Thank you,
Lori

Lori A. Robertson
Administrative Assistant
Haverhill City Council
4 Summer Street- Room #204
Haverhill, MA 01830
978-374-2328 phone
978-374-2329-fax
lrobertson@haverhillma.gov
citycouncil@haverhillma.gov

From: Devan Ferreira <DFerreira@haverhillma.gov>
Sent: Monday, July 27, 2026 12:18 PM
To: Lori Robertson <lrobertson@haverhillma.gov>; Tim Jordan <tjordan@haverhillma.gov>
Subject: Fw: City Council Meeting July 28, 2026 agenda item 421 East Broadway

Can we ask Lisa Mead's opinion on the proposed conditions in this email and mentioned at previous hearing?

Specifically: is limiting outdoor activity at this proposed B&B to within the "envelope" of the building, or stricter noise ordinance requirements over reaching appropriate/legal conditions?

Please let me know if I should reach out to Lisa myself?
Devan Ferreira

MELINDA E. BARRETT
MAYOR



**CITY OF HAVERHILL
MASSACHUSETTS**

11.1
SEP 18 9 52 AM
HAVERHILL, MA
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

September 18, 2026

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

From: Mayor Melinda E. Barrett

RE: Haverhill Cultural Council Appointments

Dear Mr. President and City Council Members:

I hereby appoint the following members to Haverhill Cultural Council:

Tatana Burgos-Espinal 16 Chandler Street
Nicole Heena, 49 Mount Vernon Street
Nancy Zlotsky, 70 Washington Street U502
Emilee Hopkins, 28 Haverhill Street

These are confirming appointments which take effect upon confirmation and expire on September 30, 2029.

I recommend approval.

Sincerely,

Melinda E. Barrett

Mayor

MEB/em

cc: John Hasan, Chair, Haverhill Cultural Council

Effie Mayors Admin

From: Mayor
Sent: Monday, August 17, 2026 8:36 AM
To: Christine Lindberg; Effie Mayors Admin
Subject: FW: Interest in serving: Haverhill Cultural Council

Melinda E. Barrett

Mayor

City of Haverhill

4 Summer Street Room 100

Haverhill, MA 01830

978-374-2300

mayor@haverhillma.gov



From: Haverhill Cultural Council <haverhill.grants@gmail.com>
Sent: Saturday, August 15, 2026 8:08 AM
To: Mayor <mayor@haverhillma.gov>
Subject: Fwd: Interest in serving: Haverhill Cultural Council

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

Good Morning,

We have another new member candidate.

Let me know when they are going before the city council.

Thank You,

John Hassan

----- Forwarded message -----

From: Nancy Zlotsky <nzlotsky@gmail.com>
Date: Fri, Aug 14, 2026 at 2:44 PM
Subject: Re: Interest in serving: Haverhill Cultural Council
To: Haverhill Cultural Council <haverhill.grants@gmail.com>

Thanks John for chatting.

Here is the information you requested:

Nancy Zlotsky
70 Washington Street, Unit 502
Haverhill, Massachusetts 01832
508 395 2606
nzlotsky@gmail.com

Thanks!

Enjoy your weekend,

Nancy

On Thu, Aug 13, 2026 at 7:55 PM Haverhill Cultural Council <haverhill.grants@gmail.com> wrote:

Hi Nancy,
Give me a call 978-702-4685.
I have attached a listing of our meeting dates for 26-27
John

On Thu, Aug 13, 2026 at 5:41 PM Nancy Zlotsky <nzlotsky@gmail.com> wrote:

Dear Mr. Hassan,

I would be interested in being part of the council.

Here is some background:

- Moved to Haverhill in 2020 and live downtown on Washington Street
- Enthusiastic attendee of events, including Art Walks, Big Dogs, River Ruckus, Kids Fest, and Farmer's Markets
- Volunteer at Creative Haverhill supporting craft alley during Art Walk and providing gallery hours the downtown gallery/Cogswell Incubator
- From an arts family--mother was 19th and 20th century American art dealer, younger sister Deborah teaches at RISD, and older sister is botanical illustrator and wedding flower arranger (retired environmental scientist)
- Deep belief in importance of art and culture and its positive impacts on children, youth, adults, the disabled, the elderly, and society, whether school, nonprofit organization, or community activities and events
- Have supported local artists with commissions, e.g., Lindsey Hall, and general interest and support, e.g., Mark Reusch
- Background in program design and business development for USAID's largest implementing partner with extensive exposure to grants and contracts, working in sub saharan Africa, North Africa, and Eastern Europe; sector work focused on agriculture, cultural tourism, and economic development
- For more than 20 years, taught six-month training course on writing proposals and applications in response to RFPs and grant requests

- In Africa, created and sold jewellery made from antique trade beads; now make mittens sold at fall craft fairs
- Currently part-time grant writer for small woman-owned business that supports nonprofits in the southeastern US; clients include Greater Augusta Arts Council and Augusta Jewish Museum, both in Augusta, Georgia

My resume is attached.

Erin Padilla, Hailey Pearson, and Numsa Ncube know me from my various volunteer work.

I am happy to chat if you are interested.

Thank you for your consideration. Best,

Nancy
508 395 2606

--

John Hassan
Chair, Haverhill Cultural Council
10 Welcome Street
Haverhill, MA 01830
978-702-4685
haverhill.grants@gmail.com

--

John Hassan
Chair, Haverhill Cultural Council
10 Welcome Street
Haverhill, MA 01830
978-702-4685
haverhill.grants@gmail.com

From: Haverhill Cultural Council <haverhill.grants@gmail.com>
Sent: Sunday, August 23, 2026 6:33 AM
To: Mayor <mayor@haverhillma.gov>
Subject: Fwd: Haverhill Cultural Council

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

Good Morning,

Below is the name of the last new member for the Council.

Please let me know when the names are approved by the City Council.

Thank You,

John Hassan

----- Forwarded message -----

From: Emilee Hopkins <emilee.ann.hopkins@gmail.com>
Date: Sat, Aug 22, 2026 at 4:06 PM
Subject: Re: Haverhill Cultural Council
To: Haverhill Cultural Council <haverhill.grants@gmail.com>

Hi John,

Very nice talking with you today! Below is my contact information:

Emilee Hopkins

28 Haverhill St

Haverhill, Ma 01830

978-767-6482

Emilee.ann.hopkins@gmail.com

Thank you!

Emilee

Sent from my iPhone

On Aug 21, 2026, at 12:05 PM, Haverhill Cultural Council <haverhill.grants@gmail.com> wrote:

Good afternoon,

Please call me this weekend. I would like to talk to you before I send you name to the Mayor.

Sincerely,

John Hassan

On Tue, Aug 18, 2026 at 7:52 AM Emilee Hopkins <emilee.ann.hopkins@gmail.com> wrote:

Good Morning!

I am writing to inquire if you have any openings on the cultural council. I received your contact information from Nicole Heena, who recently became a member. I was on the Georgetown Cultural Council for years when I lived there, and am interested in now becoming more involved with the Haverhill community where we live and our children go to school. I loved serving on the council and learning about all the wonderful things community members were doing through the grant process and events.

Is there a process for joining? Are there any meetings I could attend?

Thanks so much for your time and for all you do for the community!

Emilee Hopkins

emilee.ann.hopkins@gmail.com

978-767-6482

Effie Mayors Admin

From: Haverhill Cultural Council <haverhill.grants@gmail.com>
Sent: Thursday, August 13, 2026 4:06 PM
To: Mayor
Subject: Fwd: Haverhill Cultural Council

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

Good Afternoon,
I have another person interested on being on the Council.
Thank You,
John Hassan

----- Forwarded message -----

From: Nicole Heena <nicole.caitlin.heena@gmail.com>
Date: Thu, Aug 13, 2026 at 3:52 PM
Subject: Re: Haverhill Cultural Council
To: Haverhill Cultural Council <haverhill.grants@gmail.com>

Hi John,

It was nice speaking to you today. I am interested in joining the council. My information is as follows:

Nicole Heena
(617)-755-7480
49 Mount Vernon St
nicole.caitlin.heena@gmail.com

I look forward to hearing from you and will plan to join your meeting on September 16th.

All the best,
Nicole

On Thu, Aug 13, 2026 at 3:06 PM Haverhill Cultural Council <haverhill.grants@gmail.com> wrote:

Hi,
Missing one meeting should not be a problem as long as it is not the three Nov. meetings..
Please give me a call.
John

On Thu, Aug 13, 2026 at 11:37 AM Nicole Heena <nicole.caitlin.heena@gmail.com> wrote:
Hi John,

Thanks for sending this! I have a conflict with 10/21 as I'm on the Haverhill Community Playground committee and we are building the playground that date. There's a couple of dates on there (10,18) that I'm unsure of because of what month they are in. Not sure if missing a meeting is a disqualification or not in consideration. Happy to chat if it's not!

Best,
Nicole

On Thu, Aug 13, 2026 at 5:06 AM Haverhill Cultural Council <haverhill.grants@gmail.com> wrote:

Good Morning,

I have attached the dates of the Council meetings for 36 and 27.

Call me and I can discuss with you what is involved with the Council. 978-702-4685

John Hassan

On Wed, Aug 12, 2026 at 9:07 PM Nicole Heena <nicole.caitlin.heena@gmail.com> wrote:

Hi there,

I follow your page and saw on Facebook that you're looking for more members, and I'd be interested in learning more!

I live in Haverhill. My background is in performing arts as I have a BFA in theatre performance from Salem State, and an MA in theatre education from Emerson. I had a long career in youth arts programs.

It would be great to learn more about what joining the council entails, the time commitment expected, and anything else that you could share!

Many thanks,
Nicole Heena

--

John Hassan
Chair, Haverhill Cultural Council
10 Welcome Street
Haverhill, MA 01830
978-702-4685
haverhill.grants@gmail.com

--

John Hassan
Chair, Haverhill Cultural Council
10 Welcome Street
Haverhill, MA 01830
978-702-4685
haverhill.grants@gmail.com

Event Permit**EVNT-26-29**

Submitted On: Sep 6, 2026

Applicant

 Anastasia Dimopoulos
 978-360-1011
@ holyapostlesstpeterpaul@gmail.com

Primary Location

154 WINTER ST
Haverhill, MA 01830

12.2.1

Organization Information

HAV CITY CLRK SEP15'26 15:08

Organization

Hellenic Orthodox Community

Organization Phone

978-373-3311

Organization Address

154 Winter Street

Organization City

Haverhill

Organization State

MA

Organization Zip

01830

Is the Organization Tax Exempt?

Yes

Is the Organization Non-Profit?

Yes

Is the Organization a House of Worship?

Yes

Contact Information**Contact Name**

Anastasia Dimopoulos

Contact Title

Parish Council President

Contact Phone

978-360-1011

Contact Email

holyapostlesstpeterpaul@gmail.com

Contact Address

25 Seven Sister Rd.

Contact City

Haverhill

Contact State

MA

Contact Zip

01830

Property Owner Information**Property Owner Name**

Hellenic Orthodox Community

Property Owner Phone

978-373-3311

Property Owner Address

154 Winter Street

Property Owner City

Haverhill

Property Owner State

MA

Property Owner Zip

01830

Is the Applicant the Property Owner?

No

Event Information

Description of event

Two day Annual festival fundraiser

Type of Event

Festival

Event Location

154 Winter Street

Is the Event on City Property?

No

Number of Anticipated Attendees

350

Is this event open to the public? Or private?

Public

Event End Time

1 am

IF YES TO FOOD, By What Means?

Other

IF YES To FOOD, How Will it be Cooked?

Other

Are you planning to serve alcohol?

Yes

Any Helpful Comments about Food

Ari who is Serve Safe certified will be on site cooking.

Special Considerations (i.e. fireworks)

None

Event Date

11/06/2026

is the Event on Bradford Common?

No

Event Venue

Indoor

Do attendees need to purchase a ticket to attend?

No

Event Start Time

11:00

Will Food Be Served/Sold at the Event?

Yes

IF OTHER FOOD, Please Explain

cooked on site

IF OTHER COOKING, Please Explain

food will be cooked on site

Parking Information

Number of Parking Spaces Onsite

50

Have Off-site Parking Arrangements Been Made?

No

Are There Charges/Fees for Parking?

No

Sanitation Information

Number of Public Restrooms Available

6

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

we have a dumpster on site

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true



Fire Inspector Approval

Record No. EVNT-26-29

Status Completed

Became Active September 9, 2026

Type Approval

Due Date None

Assignee Justin Borden

Record No: EVNT-26-29

Event Permit

Status: Active

Submitted On: 9/6/2026

Primary Location

154 WINTER ST
Haverhill, MA 01830

Owner

HELLENIC ORTHODOX
CHURCH
WINTER ST 154 HAVERHILL,
MA 01830

Applicant

 Anastasia Dimopoulos
 978-360-1011
 holyapostlesstpeterpaul@gmail.com
 154 Winter Street
Haverhill, MA 01830

Messages

Justin Borden

September 11, 2026 at 7:22 am

Thank you. Detail's same as previous years.

Please contact the office at
978-373-8460 to coordinate ordering of detail.

Anastasia Dimopoulos

September 10, 2026 at 8:19 pm

Yes we have an industrial kitchen.

Justin Borden

September 10, 2026 at 3:55 pm

Is the cooking being done in an existing kitchen, or are there special accommodations being brought in for the cooking?



Health Inspector Approval

Record No. EVNT-26-29

Status Completed

Became Active September 9, 2026

Type Approval

Due Date None

Assignee Mark Tolman

Record No: EVNT-26-29

Event Permit

Status: Active

Submitted On: 9/6/2026

Primary Location

154 WINTER ST
Haverhill, MA 01830

Owner

HELLENIC ORTHODOX
CHURCH
WINTER ST 154 HAVERHILL,
MA 01830

Applicant

 Anastasia Dimopoulos
 978-360-1011
 holyapostlesstpeterpaul@gmail.com
 154 Winter Street
Haverhill, MA 01830

Messages

Mark Tolman

September 11, 2026 at 8:12 am

Approved / Will conduct an inspection during the event.

Kitchen is already licensed etc....



Police Department Approval

Record No. EVNT-26-29

Status Completed

Became Active September 9, 2026

Type Approval

Due Date None

Assignee Kevin Lynch

Record No: EVNT-26-29

Event Permit

Status: Active

Submitted On: 9/6/2026

Primary Location

154 WINTER ST
Haverhill, MA 01830

Owner

HELLENIC ORTHODOX
CHURCH
WINTER ST 154 HAVERHILL,
MA 01830

Applicant

 Anastasia Dimopoulos
 978-360-1011
 holyapostlesstpeterpaul@gmail.com
 154 Winter Street
Haverhill, MA 01830

Messages

Kevin Lynch

September 10, 2026 at 3:25 am

1 Police detail each day only for evening hours.



Public Works Director Approval

Record No.EVNT-26-29

Status Active

Became Active September 9, 2026

Type Approval

Due Date None

Assignee Robert Kimball

Record No: EVNT-26-29

Event Permit

Status: Active

Submitted On: 9/6/2026

Primary Location

154 WINTER ST
Haverhill, MA 01830

Owner

HELLENIC ORTHODOX
CHURCH
WINTER ST 154 HAVERHILL,
MA 01830

Applicant

 Anastasia Dimopoulos
 978-360-1011
 holyapostlesstpeterpaul@gmail.com
 154 Winter Street
Haverhill, MA 01830

Messages

Kaitlin Wright Esposito

September 15, 2026 at 2:28 pm

@Robert Kimball please review!



Site Visit

Record No. EVNT-26-29

Status Active

Became Active September 11, 2026

Type Inspection

Due Date None

Assignee Mark Tolman

Record No: EVNT-26-29

Event Permit

Status: Active

Submitted On: 9/6/2026

Primary Location

154 WINTER ST
Haverhill, MA 01830

Owner

HELLENIC ORTHODOX
CHURCH
WINTER ST 154 HAVERHILL,
MA 01830

Applicant



Anastasia Dimopoulos



978-360-1011



holypostlesstpeterpaul@gmail.com



154 Winter Street
Haverhill, MA 01830

Inspection Types Overview

H29 - Site Visit

 SCHEDULED

Scheduled Appointments

Friday, November 6, 2026

154 WINTER ST, Haverhill, MA 01830

Requested September 11, 2026 at 8:14 am

 **Confirmed**

The appointment has been scheduled, and is currently awaiting inspection.

Inspection Types
H29 - Site Visit

Arrival Window
Sometime in the day
Inspector
 Mark Tolman

Notes
—

Requested Appointments

None

Past Appointments

None

Messages

No comments yet.



City Council Approval

Record No. EVNT-26-29

Status Active

Became Active September 15, 2026

Type Approval

Due Date None

Assignee Natalia Hernandez

Record No: EVNT-26-29

Event Permit

Status: Active

Submitted On: 9/6/2026

Primary Location

154 WINTER ST
Haverhill, MA 01830

Owner

HELLENIC ORTHODOX
CHURCH
WINTER ST 154 HAVERHILL,
MA 01830

Applicant

 Anastasia Dimopoulos
 978-360-1011
 holyapostlesstpeterpaul@gmail.com
 154 Winter Street
Haverhill, MA 01830

Messages

Kaitlin Wright Esposito

September 15, 2026 at 2:29 pm

@Natalia Hernandez can you print all documents and approval? Place on agenda for Sept 22nd meeting.

HOLY APOSTLES HAVERHILL

2026

GREEK FESTIVAL

HOMEMADE GREEK FOOD & PASTRIES
MUSIC | RAFFLES | GREEK PRODUCTS
FREE ADMISSION | PARKING

NOVEMBER 6 & 7

FRIDAY 11:00 AM - 10:00 PM
SATURDAY 11:00 AM - 1:00 PM

154-156 Winter Street | Haverhill, MA 01830
www.holyapostleshaverhill.com

September 6, 2026

The Above organization in consideration of the permit granted by the City Council as above requested hereby remises, releases and forever discharges the City of Haverhill, its respectful employees, agents and attorneys from all manner of actions, causes of actions, debts,, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries resulting from the same. Licensee is solely responsible for the cost of any damage that occurs to public property or extraordinary expense necessary for the public safety as a result of the public event, exhibition, show or amusement. Licensee shall be responsible for the cost of any police or fire official(s) required by the City Council to be present at the event.

Hellenic Orthodox Community
Anastasia Dimopoulos
President



Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 3552861031
May 08, 2024 LTR 4168C 0
04-2129135 000000 00

00036347
BODC: TE

HELLENIC ORTHODOX COMMUNITY OF
HAVERHILL
154 WINTER ST # 156
HAVERHILL MA 01830-5638

003700

Employer ID number: 04-2129135
Form 990 required: NO

Dear Taxpayer:

We're responding to your request dated May 01, 2024, about your tax-exempt status.

We issued you a determination letter in May 1968, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(i).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m.,

September 6, 2026

The Above organization in consideration of the permit granted by the City Council as above requested hereby remises, releases and forever discharges the City of Haverhill, its respectful employees, agents and attorneys from all manner of actions, causes of actions, debts,, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries resulting from the same. Licensee is solely responsible for the cost of any damage that occurs to public property or extraordinary expense necessary for the public safety as a result of the public event, exhibition, show or amusement. Licensee shall be responsible for the cost of any police or fire official(s) required by the City Council to be present at the event.

Hellenic Orthodox Community
Anastasia DImopoulos
President



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Fred C. Church Insurance 41 Wellman Street Lowell MA 01851		CONTACT NAME: Batrina Mack PHONE (A/C, No, Ext): 800-225-1865 E-MAIL ADDRESS: batrina_mack@ajg.com FAX (A/C, No): 978-454-1865	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Mount Vernon Fire Insurance Company	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

INSURED
Hellenic Orthodox Community Center Inc.
154 Winter Street
Haverhill MA 01830

HELLORT-01

COVERAGES**CERTIFICATE NUMBER:** 562843609**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☒ OTHER: Event			SE2038246	11/6/2026	11/9/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$1,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$0
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☒ N	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Liquor Liability			SE2038246	11/6/2026	11/9/2026	Liquor Limit 1,000,000 Liquor Agg Limit 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

If required by written contract the City of Haverhill is included as an additional insured on the General Liability & Liquor Liability per form L-820 (12-18).
Event date November 6, 2026.

CERTIFICATE HOLDER**CANCELLATION**

City of Haverhill
4 Summer Street
Haverhill MA 01830

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Event Permit**EVNT-26-26**

Submitted On: Aug 14, 2026

Applicant

 Cynthia Graham
 9789941854
@ cynthiagraham409@gmail.com

Primary Location

75 KENOZA AVE
Haverhill, MA 01830

12.2.2

2026 AUG 14 2:53
EVENTS

Organization Information**Organization**

Haverhill Firefighting Museum

Organization Address

75 Kenoza Ave

Organization State

MA

Is the Organization Tax Exempt?

Yes

Is the Organization a House of Worship?

No

Organization Phone

9789941854

Organization City

Haverhill

Organization Zip

01830

Is the Organization Non-Profit?

Yes

Contact Information**Contact Name**

CYNTHIA GRAHAM

Contact Phone

978-994-1854

Contact Address

669 KENOZA ST

Contact State

MA

Contact Title

VICE PRESIDENT

Contact Email

cynthiagraham409@gmail.com

Contact City

HAVERHILL

Contact Zip

01830

Property Owner Information**Property Owner Name**

HAVERHILL FIRE DEPT CU

Property Owner Address

75 KENOZA AVE

Property Owner State

MA

Is the Applicant the Property Owner?

No

Property Owner Phone

9783728833

Property Owner City

HAVERHILL

Property Owner Zip

01830

Event Information

Description of event

CHILI/CHOWDER COOKOFF

Type of Event

Other

IF OTHER, Please Specify

FUNDRAISER

Event Date

10/25/2026

Event Location

75 KENOZA AVE

is the Event on Bradford Common?

No

Is the Event on City Property?

No

Event Venue

Indoor

Number of Anticipated Attendees

150

Do attendees need to purchase a ticket to attend?

Yes

Is this event open to the public? Or private?

Public

Event Start Time

5:00

Event End Time

10:00

Will Food Be Served/Sold at the Event?

Yes

IF YES TO FOOD, By What Means?

Other

IF OTHER FOOD, Please Explain

PURCHASED

IF YES To FOOD, How Will it be Cooked?

Prepared Off-site

Are you planning to serve alcohol?

Yes

Any Helpful Comments about Food

--

Special Considerations (i.e. fireworks)

NO

Parking Information

Number of Parking Spaces Onsite

25

Have Off-site Parking Arrangements Been Made?

Yes

IF YES, Please Provide Details of Offsite Arrangements

ROAD SIDE PARKING

Are There Charges/Fees for Parking?

No

Sanitation Information

Number of Public Restrooms Available

1

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

DUMPSTER

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true

1000

We accept these
conditions

11 /

2

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 21 2013**

HAVERHILL FIRE FIGHTING MUSEUM INC
C/O CYNTHIA GRAHAM
75 KENOZA AVE
HAVERHILL, MA 01830

Employer Identification Number:
90-0118304
DLN:
17053250393012
Contact Person:
RACHEL M LEIFHEIT ID# 31617
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
October 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
August 28, 2012
Contribution Deductibility:
Yes
Addendum Applies:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

HAVERHILL FIRE DEPT. CREDIT UNION

NOT FOR PROFIT. NOT FOR CHARITY. BUT FOR SERVICE.

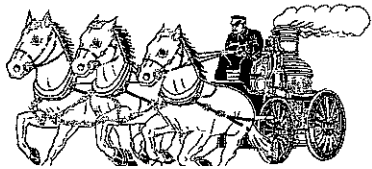
March 28, 2025

To Whom It May Concern:

The Haverhill Firefighting Museum, a tenant in the Haverhill Fire Dept Credit Union building on 75 Kenoza Ave in Haverhill, MA., has our permission to hold events in their space.



David Butt
Manager/Treasurer



75 KENOZA AVENUE, HAVERHILL, MASSACHUSETTS 01830-4132

PHONE. 978.372.8833 ▪ FAX. 978.372.7782

WWW.HEDCU.COM



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/21/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
NEW ENGLAND EXCESS EXCHANGE
P.O. Box 650
Barre, VT 05641-0350

CONTACT NAME

PHONE (A/C No, Ext):

FAX (A/C No):

EMAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED
HAVERHILL FIREFIGHTING MUSEUM
75 KENOZA AVENUE
HAVERHILL, MA 01830

INSURER A: Mount Vernon Fire Insurance Company

26522

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY						EACH OCCURENCE \$
	☐ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	☐ CLAIMS-MADE ☐ OCCUR						MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
							GENERAL AGGREGATE \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS-COMP/OP AGG \$
	☐ POLICY ☐ PRO-JECT ☐ LOC						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$
	DED ☐ RETENTION \$ ☐						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						☐ WC STATUTORY LIMITS ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N	N/A					E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE \$
							E.L. DISEASE-POLICY LIMIT \$
A	Liquor Liability	X		SE 2037962	10/24/2026	10/26/2026	LIQ EA COMMON CAUSE \$100,000
							LIQUOR AGGREGATE \$200,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (See attached Acord 101 for additional liability limits)

1 Day Event Chili Cookoff 10/24/2026 Haverhill Firefighter Credit Union is an additional insured per L 559 (11-10). The City of Haverhill is an additional insured per L 559 (11-10).

CERTIFICATE HOLDER

Haverhill Firefighting Museum
75 Kenoza Avenue
Haverhill, MA 01830

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

AGENCY CUSTOMER ID: **1195**

LOC #: **All**



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY NEW ENGLAND EXCESS EXCHANGE		INSURED HAVERHILL FIREFIGHTING MUSEUM 75 KENOZA AVENUE HAVERHILL, MA 01830
POLICY NUMBER SE 2037962		
CARRIER Mount Vernon Fire Insurance Company	NAIC CODE 26522	EFFECTIVE DATE: 10/24/2026

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: **ACORD 25** FORM TITLE: **CERTIFICATE OF LIABILITY INSURANCE**

COVERAGE PART	LIMITS
Liquor Liability	
Each Common Cause Limit	\$100,000
Aggregate Limit	\$200,000

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/21/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER James Page Insurance Agency, Inc. 191 Merrimack St, Suite 306 Haverhill, MA 01830 License #: 1780398	CONTACT NAME: Samantha Wahlgren
	PHONE (A/C, No, Ext): (978)373-3893 FAX (A/C, No): 9789127902
	E-MAIL ADDRESS: swahlgren@jamespageins.com
	INSURER(S) AFFORDING COVERAGE NAIC #
	INSURER A: The Hartford
	INSURER B: United States Liability Insurance
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

INSURED Haverhill Firefighting Museum Cynthia Graham Cynthia Graham 75 Kenoza Ave Haverhill, MA 01830	INSURER A: The Hartford
	INSURER B: United States Liability Insurance
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES

CERTIFICATE NUMBER: 00066355-260721090157

REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:			41 SBBA PQ9467 SA	07/13/2026	07/13/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y/N (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Employment Practices Liability			NDO2557873E	02/14/2026	02/14/2027	Directors & Officer 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

To Whom It May Concern

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



(SMW)

9/14/26, 3:14 PM

about:blank

Christmas Tree Vendor Permit

TREE-26-1

Submitted On: Sep 9, 2026

Applicant

Charles Hibbert
5086621372
@hibbertsplantation@yahoo.com

Primary Location

297 LINCOLN AVE
Haverhill, MA 01830

12.6.3.1

Business Information

Type of Applicant

Individual

New Field

Less than 30 days

Operating Information

Date for Opening

11/26/2026

Date for Closing

12/24/2026

Manager's Name

Charles Hibbert

Manager's Cellphone

508-662-1372

Structure On Site

Trailer

Number of Trees

350

Monday Hours of Operation

9-9

Tuesday Hours of Operation

9-9

Wednesday Hours of Operation

9-9

Thursday Hours of Operation

9-9

Friday Hours of Operation

9-9

Saturday Hours of Operation

9-9

Sunday Hours of Operation

9-9

Signature

Yes

true

SEP 14 PM3:37
HANCITYCLERK

9/14/26, 3:13 PM

about:blank

Christmas Tree Vendor Permit

TREE-26-2

Submitted On: Sep 9, 2026

Applicant

Charles Hibbert
5086621372
@hibbertsplantation@yahoo.com

Primary Location

30 CUSHING AVE
Haverhill, MA 01830

12.6.3.2

Business Information

Type of Applicant

Individual

New Field

Less than 30 days

Operating Information

Date for Opening

11/26/2026

Date for Closing

12/24/2026

Manager's Name

Maria Hibbert

Manager's Cellphone

978-837-8988

Structure On Site

Trailer

Number of Trees

350

Monday Hours of Operation

9-9

Tuesday Hours of Operation

9-9

Wednesday Hours of Operation

9-9

Thursday Hours of Operation

9-9

Friday Hours of Operation

9-9

Saturday Hours of Operation

9-9

Sunday Hours of Operation

9-9

SEP 14 PM3:37
HAVCITYCLERK

Signature

Yes

true

CITY COUNCIL

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



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

CITY OF HAVERHILL

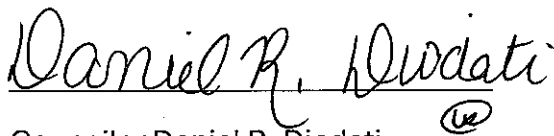
HAVERHILL, MASSACHUSETTS 01830-5843

September 18, 2026

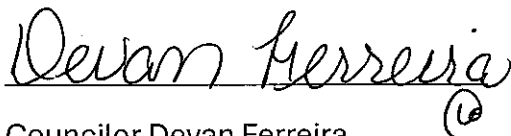
TO: President and Members of the City Council

SEP 18 AM 8:54
HVCITYCLERK

Per the 2026 State Cannabis Reform Law (H. 5350), Councilors Diodati, Ferreira and LePage propose a zoning amendment be drafted to consolidate the city's existing MMOD and LMEOS be drafted and sent to the Council's next Planning and Development subcommittee meeting for discussion and recommendation to Council.


⑬

Councilor Daniel R. Diodati


⑬

Councilor Devan Ferreira


⑮

Councilor Colin LePage



MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

17.1
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

September 18, 2026

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

From: Mayor Melinda E. Barrett

Re: Hispanic Heritage Month Proclamation

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

I, Mayor Barrett request to present a proclamation recognizing September 15th to
October 15th, 2026, as Hispanic Heritage Month in the City of Haverhill.

Sincerely,


Melinda E. Barrett
Mayor

MEB/em

CITY COUNCIL

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



CITY HALL, ROOM 204
 4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.GOV

CITYCOUNCIL@HAVERHILLMA.GOV

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

DOCUMENTS REFERRED TO COMMITTEE STUDY

SEP 10 PM 1:25
 HAVCITYCLERK

Document Number	Motion Details	Committee	Date Sent
103-HH	Motion by Councilor Michitson to send the Home Rule Petition – <i>An Act Establishing Guidelines for the Installation and Use of Electric Vehicle Charging Stations in the City of Haverhill</i> to committee in order to coordinate with condominium associations.	A&F	12/23/23
40	Motion by Councilor Lewandowski to send updated <i>Cannabis Social Equity Best Practices</i> for the Cannabis Control Commission to A&F for further review.	A&F	4/2/24
12-S	Motion by Councilor Ferreira to send the City's Swimming Ordinance (Chapter 193, Article III) and related items at Lake Saltonstall (Plug Pond) to NRPP for further discussion.	NRPP	6/18/24
33-F	Motion by Councilor Basiliere to send resident winter parking concerns and offer suggestions for improvements to the Public Health & Safety Committee.	Public Health & Safety	3/11/25
33-L	Motion by Councilor Lewandowski to send Bill 3360 (vacancy tax on residential properties) for review, along with further review of the Massachusetts Vacant Storefront Program (MVSP).	Planning & Development	6/24/25
33-P	Motion by Councilor Ferreira to send for review the City's local strategies regarding traffic and safety, including evaluation of intersections at Amesbury Line Road and Merrimac Road for public safety improvements.	Public Health & Safety	9/16/25
94-B	Motion by Councilor Ferreira to review and update standards of Chapter 250, Article VI of the Haverhill Zoning Code regarding water use restrictions established in 2016.	Planning & Development	9/16/25
33-T	Motion by Councilor Lewandowski to establish a working group, as previously discussed, to implement a control management plan for vegetation in Riverside Park / Edible Avenue along the river.	NRPP	9/30/25
85-E	Motion by Councilor Michitson to send Judi Barrett's progress report on the fiscal impact analysis prepared for the Council for further discussion.	Planning & Development	12/9/25
1-F	Motion by Councilor Lewandowski to send for discussion the establishment or formalization of an ordinance regarding a water conservation program.	Planning & Development	1/27/26
1-Q / 1-QQ	Motion by Councilor Lewandowski to send for further discussion amendments to Chapter 216 – Snow and Ice Removal, including changes to Sections 1-16, Article 1, Chapter 1 (General Provisions), to increase fines for violations.	Public Health & Safety	3/17/26

CITY COUNCIL

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



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

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

Document Number	Motion Details	Committee	Date Sent
21-B	Motion by Councilor Sullivan to send for further discussion Chapter 255-Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)	Planning & Development	5/19/26
32-C	Motion by Councilor McGonagle to send for further discussion fixed vendor locations	NRPP	6/16/26
33-F	Motion by Councilor Lewandowski to refer matter of e-bike safety for further review and discussion	Public Safety	6/30/26
32-K	Motion by Vice President Michitson to work the Administration and appropriate departments on initial risk based assessment of the city's critical infrastructure beginning with Wastewater and Drinking water systems	Planning & Development	7/14/26
32-l	Motion by Councilor Ferreira to send Flock Cameras to Public Safety committee for further discussion and recommendation back to council.	Public Safety	8/11/26
31-a	Motion by Councilor Ferreira to send for review the city's vegetation management plan	NRPP	8/25/26