CITY OF HAVERHILL
CITY COUNCIL AGENDA
Tuesday, May 6, 2025, at 7:00 PM
Theodore A. Pelosi, Jr. Council Chambers, 4 Summer st, Room 202
In-Person/Remote Meeting

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

1. **OPENING PRAYER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES OF PRIOR MEETING**
4. **ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING**

5. **COMMUNICATIONS FROM THE MAYOR:**

5.1. Mayor Barrett submits for approval an Order granting a license to *Essex County Greenbelt Assoc., Inc* for use of Easement at 915 North Broadway in Haverhill

5.1.1. Order – Grant license to *Essex County Greenbelt Association., Inc* for the use of the City's 25' easement located on 915 North Broadway granted by *The Hamel Field, LLC* (the "Easement")

Related communications from Robert E Moore, Jr, Environmental Health Technician and Lisa L Mead and Bethany Raffa, City Solicitors

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

6.1. Council President Sullivan requests to introduce Susan S Hatfield, Ph.D., Curriculum Supervisor for Fine and Performing Arts in the Haverhill School District and to inform and invite everyone to the *Haverhill Public Schools Citywide Arts Show*, scheduled for May 15, 2025

6.2. Council Vice President Jordan requests to introduce Eunice Zeigler and Al Hanscom from *Emmaus, Inc* to promote their upcoming *"Sip, Sample, and Support" Gala* being held at the *Bradford Country Club* on Thursday, May 15th from 5:30 pm to 9:00 pm

6.3. Councillor McGonagle requests to introduce Adam Jankowski who is seeking a home rule age waiver petition for the position of Police Officer in the City of Haverhill

6.3.1. Home Rule Petition – An Act Authorizing Adam T Jankowski to take the Civil Service Examination for the position of Police Officer in the City of Haverhill notwithstanding the maximum age requirement

7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

8.1. Andrew K Herlihy, *Community Development Division Director*, requests on behalf of the *Haverhill Historic Commission* that the Haverhill City Council officially donate to the *Haverhill Public Library Special Collections* eight (8) boxes of materials including notes, correspondence, reports and surveys regarding the creation of historic districts and properties in Haverhill 1970s-1990s. Historic commission is requesting Mayor, City Clerk or another appropriate official be authorized to execute a Deed of Gift from the City to the *Haverhill Public Library* for these materials.

Related communication from Becky Geller, Head of Special Collections, Haverhill Public Library

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

10. HEARINGS AND RELATED ORDERS:

10.1. DOCUMENT 39; CCSP 25-2; Application from WP Acquisition Sub, LLC to construct an addition to the *Haverhill Pavilion* on 76 Summer st, that will add a new 24-bed geriatric unit
Continued from April 8, 2025

11. APPOINTMENTS:

11.1. **Confirming Appointments**

11.1.1. *Commission on Disability Issues* – Alexandra Ponder, 25 Perspective dr, to expire May 6, 2028
To Be Confirmed

11.1.2. *Board of Assessors* – Roy P Wright, 59 Woodland Park dr, to expire April 30, 2028

11.2. **Non-Confirming Appointments:**

11.3. **Constables**

11.4. **Resignations:**

12. PETITIONS:

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

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

12.2.1. EVNT 25-7: *Haverhill Garden Club, Annual Plant Sale*; on the *Bradford Common*, 10 Church st, May 17th, 6:00 am to 12 noon (also requests any additional fees be waived)

12.2.2. EVNT 25-10: *Trinity Church, BBQ and Resource Fair*, at 26 White st, June 8th, 12 noon to 3:00 pm

12.3. **Auctioneer License**:

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

12.5. **<u>One Day Liquor License</u>** – *with License Commission & HPD approval*

12.6. **<u>ANNUAL LICENSE RENEWALS</u>:**

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*

12.6.4. **Taxi Driver Licenses for 2024:** *with Police approval*

12.6.5. **Taxi/Limousine License** *with Police approval*

12.6.6. **Junk Dealer /Collector License (renewal)** – *with Police approval*

12.6.7. **Pool/Billiard**

12.6.8. **Bowling**

12.6.9. **Sunday Bowling**

12.6.10. **Buy & Sell Second Hand Articles** *with Police approval*

12.6.11. **Buy & Sell Second Hand 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)

14.1. Ordinance re: Vehicles & Traffic; No Parking, East side, entire length for Marshall st <u>File 10 days</u>

14.2. Ordinance re: Vehicles & Traffic; Add handicap parking for 212 Wilson st <u>File 10 days</u>

15. COMMUNICATIONS FROM COUNCILORS:

16. UNFINISHED BUSINESS OF PRECEEDING MEETING:

16.1. Document 60; *Community Development Director*, Andrew Herlihy submits the related Order and the draft of the 2025-2030 *Haverhill Housing Production Plan* for review and approval and will be available to offer a presentation about the plan

16.1.1. Document 60-B; Order – Authorize the Mayor to submit the *Haverhill Housing Production Plan* as presented to the *Massachusetts Executive Office of Housing and Livable Communities (EOHLC)* for formal certification
Continued from April 15, 2025

17. RESOLUTIONS AND PROCLAMATIONS:

18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

19. DOCUMENTS REFERRED TO COMMITTEE STUDY

20. LONG TERM MATTERS STUDY LIST

21. ADJOURN:

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

511

May 1, 2025

To: City Council President Thomas J. Sullivan and Members of the Haverhill City Council

From: Mayor Melinda E. Barrett

Re: Order Granting a License to Essex County Greenbelt Assoc., Inc. For Use Of Easement At 915 North Broadway, Haverhill, MA

Dear Mr. President and Members of the City Council:

I respectfully submit for your approval an Order granting a license to Essex County Greenbelt Association, Inc. for use of the City's twenty-five foot (25') easement at 915 North Broadway, Haverhill, MA.

I recommend approval.

Very truly yours,

Melinda E. Barrett

Melinda E. Barrett
Mayor

Related comm

Haverhill

Conservation Department
Phone: 978-374-2334 Fax: 978-374-2366
conservation@cityofhaverhill.com

MEMO TO: Melinda E. Barrett, Mayor, City of Haverhill

FROM: Robert E. Moore, Jr., Environmental Health Technician

DATE: May 2, 2025

RE: License to Essex County Greenbelt Association, Inc.
915 North Broadway and Parcel 575-1-8, North Broadway

The City Solicitor and the attorney for Greenbelt have spent significant time developing the submitted license to accommodate pedestrian access to 33 acres of landlocked open space acquired last year by Greenbelt. The parcel was acquired as part of Greenbelt's efforts to preserve Parsonage Hill and the Fishin' Brook watershed. Should you find the documents acceptable, I recommend submittal to the City Council for a vote to grant the license. Please contact me should you require any additional information. Thank you.

Related Comm

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: City Council
FR: Lisa L. Mead, City Solicitor
Bethany Raffa, City Solicitor
CC: Mayor Melinda Barrett
DA: May 1, 2025
RE: License to Essex County Greenbelt Association, Inc. - 915 North Broadway and Parcel ID #575-1-8, North Broadway

Reference is made to the above-captioned matter. In that connection, I have attached the License to be granted by the City of Haverhill to Essex County Greenbelt Association, Inc. ("ECGA"), to allow ECGA access to Parcel ID #575-1-8, North Broadway, Haverhill, Essex County, Massachusetts, over the City's 25' easement located on 915 North Broadway, Haverhill, Essex County, Massachusetts, granted by The Hamel Field, LLC (the "Easement"). Said Easement is further described in an Easement Deed dated January 31, 2012 and recorded with the Essex South District Registry of Deeds (the "Deeds") at Book 31076, Page 178 (the "Easement Deed") and depicted on a plan of land recorded with said Deeds in Plan Book 432, as Plan 14 (the "Easement Plan"). A copy of the Easement Deed and Easement Plan are attached hereto as Exhibit "A" for reference purposes. The terms of the Easement Deed allow for the granting of new or additional easements to third parties within the Easement so long as these new rights do not interfere with the exercise of any current rights or easements granted or reserved within the Easement Deed. The purpose of the City's Easement is to grant "foot" access and egress to the public from North Broadway to the open space lot commonly known as Parcel ID #575-1-8, North Broadway, Haverhill, Essex County, Massachusetts, which has been purchased by ECGA. The terms of License mirror the City's Easement and do not grant rights that would interfere with the exercise of any current rights or easements granted or reserved within the Easement Deed.

The License should be executed by the Mayor on behalf of the City of Haverhill, to grant said License.

I have also attached the relevant City Council Vote authorizing the Mayor to act on behalf of the City with respect to said License.

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

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

5/1.1

ORDERED:

MAY 2 AM8:24
HAVCITYCLERK

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS. CITY OF HAVERHILL

HAVERHILL CITY COUNCIL

At a regularly convened meeting of the City Council of the City of Haverhill, held on the 6th day of May, 2025, it was voted as follows:

That the City Council of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City, votes to grant a License to Essex County Greenbelt Association, Inc. for the use the City's 25' easement located on 915 North Broadway, Haverhill, Essex County, Massachusetts, granted by The Hamel Field, LLC (the "Easement"). Said Easement is further described in an Easement Deed dated January 31, 2012 and recorded with the Essex South District Registry of Deeds (the "Deeds") at Book 31076, Page 178 (the "Easement Deed") and depicted on a plan of land recorded with said Deeds in Plan Book 432, as Plan 14 (the "Easement Plan"); and further to authorize the Mayor, to execute a License to Essex County Greenbelt Association, Inc. and to take any other action necessary or convenient to carry out this vote.

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

_____
Date Approved

_____ _____
Kaitlin M. Wright, City Clerk Melinda E. Barrett, Mayor

Exhibit "A"

E

(P.C.S) & PLAN

(5)

20120210000180 Bk:31076 Pg:178
02/10/2012 11:40 EMNT Pg 1/3

EASEMENT DEED

The Hamel Field, LLC, a Massachusetts limited liability company, with a principal place of business in Haverhill, Massachusetts ("Grantor"),

For no consideration paid,

Grants to **The City of Haverhill Conservation Commission,** with an address of City Hall, Room 210, 4 Summer Street, Haverhill, MA 01830 a (referred to herein as "Grantee"), with **Quitclaim Covenants,**

A certain twenty-five (25) foot wide perpetual and permanent access easement ("Access Easement") on, over, under, across and upon real estate owned by Grantor and shown as Lot 1 (the "Property") on a plan entitled "Plan of Land Located in Haverhill, MA, Scale 1" – 100', dated June 20, 2011 by Christiansen & Sergi, Inc., Professional Engineers & Land Surveyors, 160 Summer Street, Haverhill, MA 01830" recorded with the Essex South Registry of Deeds in Book 429, Page 74, (the "Plan").

The "25' Wide Access Easement" (hereinafter "Easement Area") is shown on an easement plan entitled "Easement Plan of Land Located in Haverhill, MA, Prepared for North Broadway Realty Trust, LLC", (the "Easement Plan"), dated 10/20/2011, prepared by Christiansen & Sergi, Inc., and recorded herewith with the Essex South Registry of Deeds, and as more fully described as follows:

A certain access easement running along the southerly boundary of Lot 1 as shown on said Easement Plan along land now or formerly of Pamela A. McCauley North 46° 23' 56" East a distance of 287.34 feet to a point; then North 47° 41' 55" East along land now or formerly known as Ernest & Kathryn Martin and Christopher & Kelly Nicolosi a distance of 321.88 feet to a point; then turning and running North 47° 45' 55" West a distance of 25.11 feet to a point; then turning and running South 47° 41' 55" West a distance of 319.77 feet to a point; then South 46° 23' 56" West a distance of 283.04 feet to a point; then South 33° 13' 20" East a distance of 25.42 feet to a point. The 25' Wide Access Easement being 15,150 square feet, more or less, as shown on said Easement Plan.

The purpose of the Access Easement is for "foot" access and egress of the public generally, to use in common with the Grantee, and its successors the use by the public is subject to such rules and regulations as may be promulgated by the Grantee addressing the manner of

use, including hours of operation, from North Broadway to the area identified on said Plan as "Open Space", including, without limitation, (i) to pass and repass on and over the Access Easement by foot for access to and egress from the Open Space and for all other purposes for which ways are now or hereafter may be used in the City of Haverhill including (1) the installation and maintenance of a gravel "walkway" or trail with the right to develop, construct, maintain and use a trail and pedestrian right-of-way for walking, hiking, snowshoeing, cross country skiing or other similar activities and to construct, maintain and use pedestrian bridges and walkways; (2) to allow periodic access of land management equipment, such as forestry equipment and equipment necessary to construct and maintain a foot bridge or like structure to allow foot access; (3) to regrade the surface of the Access Easement; (4) the installation of a trail-head on the roadway end of one Easement Area, to include a trail sign/kiosk with no more than three (3) parking spots to be framed-in by boulders, logs, or railings; and (5) to use the Access Easement for any purposes which (i) do not interfere with the exercise of any of the rights herein granted, and/or purposes which (ii) do not create a hazard, in each case as determined by the Grantee in its reasonable discretion.

The Grantor and Grantee hereby acknowledge, covenant and agree for themselves and their respective heirs, successors and assigns as follows:

(a) No party shall erect any building or structure on (except as noted in the paragraph above), place or store any materials on, obstruct, grade, excavate, fill or flood the Easement Area, or otherwise use the Easement Area in any manner which may create a hazard;

(b) No cessation of use of all or any portion of said easements or rights or of the Easement Area shall be deemed an abandonment thereof resulting in the termination of any aspect of the easements and/or rights or of the Easement Area, unless the holder of same at the time of such cessation of use or operation releases, in a written instrument in recordable form, its rights in such easement and rights in the Easement Area.

(c) No party shall convey any new or additional easements to any third parties within or across the Easement Area which may interfere with the exercise of any of the rights and/or easement granted or reserved herein.

(d) The Agreement (as herein defined) may only be amended or otherwise modified by an instrument in writing executed by the Grantee and the Grantor and filed with the Essex South Registry of Deeds.

For title of Grantor see Quitclaim Deed of North Broadway Realty LLC to Grantor dated November 8, 2011 and recorded with the South Essex County Registry of Deeds at Book 30814, Page 58.

The terms and conditions hereof shall be binding upon and inure to the benefit of Grantor and Grantee and their respective heirs, executors, successors and assigns.

EXECUTED this 31ST day of January, 2012.

The Hamel Field, LLC

By: Richard C Hamel
Richard C. Hamel, Member

STATE OF MA
COUNTY OF Essex

On this the 31st day of January, 2012, before me, the undersigned officer, personally appeared Richard C. Hamel, duly authorized Sole Member of The Hamel Field, LLC, who proved to me through satisfactory evidence of identification, which was MA DL to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of The Hamel Field, LLC.

Lori Archambault
Notary Public
My Commission Expires: April 24, 2013

14
432

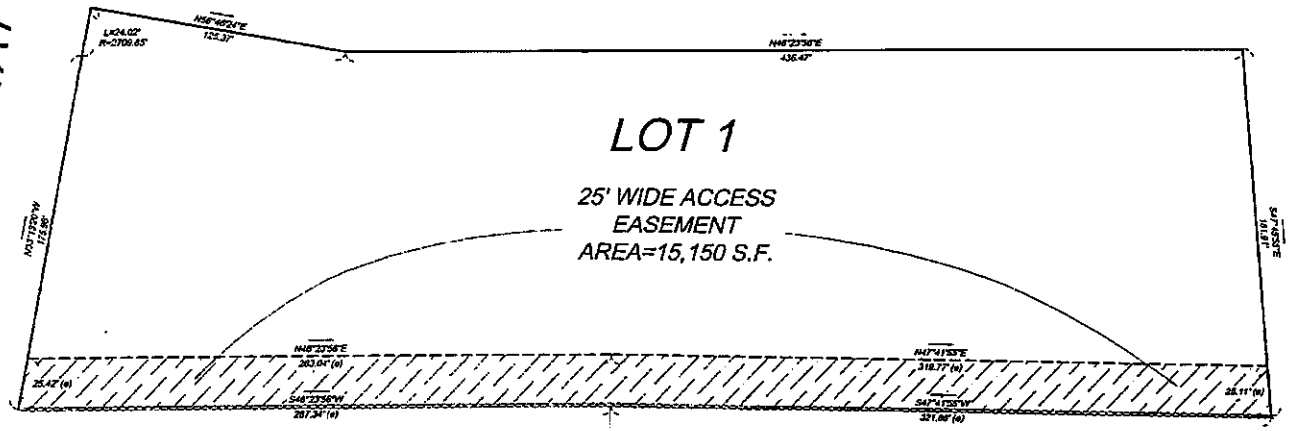
FOR REGISTRY USE ONLY

PLAN BOOK 432 PLAN 14
ESSEX REGISTRY OF DEEDS SOUTH
SALEM, MASS
Received February 10 2012
with EMNT, The Hamel
Field LLC To City of
Haverhill Rec'd 30676 P 178
Attest
Register of Deeds

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

DATE

NORTH BROADWAY



LOT 1

25' WIDE ACCESS EASEMENT
AREA=15,150 S.F.

N/F
PAMELA A McCAULEY
BOOK 8708 PAGE 22
MAP 575 BLOCK 3 LOT 4E

N/F
ERNEST & KATHRYN MARTIN
BOOK 9567 PAGE 25
MAP 575 BLOCK 3 LOT 1

N/F
CHRISTOPHER & KELLY NICOLOSI
BOOK 26887 PAGE 501
MAP 575 BLOCK 3 LOT 1A

N/F
JAMES CLARK & JANE ETHEREDGE
BOOK 24487 PAGE 560
MAP 575 BLOCK 3 LOT 2A

EASEMENT PLAN OF LAND

LOCATED IN

HAVERHILL, MA

PREPARED FOR

NORTH BROADWAY REALTY TRUST LLC

8 NEWELL FARM DRIVE, WEST NEWBURY, MA.

40 0 40 80 FT

DATE: 10/20/11 SCALE: 1"=40'

REFERENCE DEEDS

1. BOOK 30676 PAGE 488

REFERENCE PLANS

1. PLAN BOOK 429 PLAN 74

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.
CHAPTER 41 SECTION 81X

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SERGI
No. 33191
REGISTERED PROFESSIONAL LAND SURVEYOR

MICHAEL J. SERGI P.L.S.

10/20/11
DATE

THE CERTIFICATION SHOWN ABOVE IS INTENDED TO MEET REGISTRATION REQUIREMENTS AND IS NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERSHIP OF ADJOINING PROPERTIES ARE ACCORDING TO ASSESSORS RECORDS.

PROFESSIONAL ENGINEERS & LAND SURVEYORS
CHRISTIANSEN & SERGI, INC.
160 SUMMER STREET, HAVERHILL, MASSACHUSETTS 01830
WWW.CSI-ENGR.COM TEL. 978-373-0310 FAX. 978-372-3960

DWG.NO.11029.001.008

Property Address: 915 North Broadway, Haverhill, MA and Parcel ID 575-1-8, North Broadway, Haverhill, MA

LICENSE AGREEMENT

THIS LICENSE AGREEMENT is made by THE CITY OF HAVERHILL, a municipality organized under the laws of the Commonwealth of Massachusetts, with its usual place of business located at 4 Summer Street, Haverhill, Massachusetts 01830 (the "LICENSOR"), acting by and through its Mayor, duly elected, qualified, and acting as such, on behalf of the City and by virtue of and in accordance with the authority provisions of Massachusetts General Laws, and pursuant to a vote at a regularly convened meeting of the City Council of the City of Haverhill, held on _____, 2025, a copy of which is attached hereto, the City's Charter, as amended, and every other power and authority which is hereunto in any way enabling, all as may be amended, in favor of ESSEX COUNTY GREENBELT ASSOCIATION, INC., a Massachusetts not-for-profit corporation having its principal office at 82 Eastern Avenue, Essex, Massachusetts 01929, for its permitted successors and assigns (the "LICENSEE").

WHEREAS, the LICENSOR is the holder of a perpetual, non-exclusive easement to use a certain 25-foot wide access easement in and to the land shown as "Lot 1" on a plan entitled "Plan of Land Located in Haverhill, MA, Scale it' - 100', dated June 20, 2011 by Christiansen & Sergi, Inc., Professional Engineers & Land Surveyors, 160 Summer Street, Haverhill, MA 01830" recorded with the Essex South Registry of Deeds in Plan Book 429, Plan 74 pursuant to the terms of that certain Easement Deed from The Hamel Field LLC to the LICENSOR dated January 31, 2012 (the "Easement Deed") and recorded with said Registry in Book 31076, Page 178; and

WHEREAS, said 25-foot wide access easement (hereinafter "Access Easement") is shown on an easement plan entitled "Easement Plan of Land Located in Haverhill, MA, Prepared for North Broadway Realty Trust, LLC", dated 10/20/2011, prepared by Christiansen & Sergi, Inc., and recorded with the Essex South District Registry of Deeds in Plan Book 432, Plan 14 (the "Easement Plan"), and as more fully described on said Easement Plan.

WHEREAS, the LICENSEE owns the adjacent parcel of land being shown as Parcel 575-1-8 on the Haverhill Tax Maps and being more particularly shown on the Plan as the "Open Space" lot consisting of approximately 32.7131 acres (the "Open Space Land"),

pursuant to the Deed to LICENSEE from The Congregation of the Sisters of Saint Joseph of Boston dated August 7, 2024 and recorded with said Registry in Book 42262, Page 376; and

WHEREAS, the LICENSOR has agreed that the LICENSEE shall have the benefit of a license as herein provided to use the Access Easement for the purposes expressed in the Easement Deed in common with the LICENSOR, and all others legally entitled thereto;

NOW, THEREFORE, for Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the LICENSOR hereby grants to the LICENSEE the non-exclusive right of entry and revocable license to use the Access Easement, subject to the following terms and conditions:

1. LICENSE AREA. As used herein, the term "License Area" shall mean the area shown as the "25' Wide Access Easement Area = 15,150 S.F." on the Easement Plan. The term "Fee Owner" shall mean The Hamel Field LLC, together with its successors in title to the fee ownership of the License Area.

2. TERM OF LICENSE. The term of this License shall be for a period of five (5) years, commencing on May 1, 2025 and ending on the fifth (5th) anniversary thereof, provided that this License shall automatically renew in successive 5-year terms upon the same terms and conditions herein unless either party gives the other at least thirty (30) days' prior written notice of the intention to terminate. The LICENSOR and the LICENSEE shall meet at least once annually to review LICENSEE'S use of the License Area. At the expiration of the License term or any extension thereof, this License shall terminate.

3. PERMITTED USES. LICENSEE shall be permitted to pass and repass on and over the License Area by foot for access to and egress from the Open Space Land and for all other purposes for which ways are now or hereafter may be used in the City of Haverhill and to exercise the following rights subject to the terms of the Easement Deed including (A) the installation and maintenance of a gravel "walkway" or trail with the right to develop, construct, maintain and use a trail and pedestrian right-of-way for walking, hiking, snowshoeing, cross country skiing or other similar activities and to construct, maintain and use pedestrian bridges and walkways; (B) to allow periodic access of land management equipment, such as forestry equipment and equipment necessary to construct and maintain a foot bridge or like structure to allow foot access; (C) to regrade the surface of the License Area, providing regrading does not impair the use by the LICENSOR or the Fee Owner of the License Area; (D) the installation of a trail-head on the roadway end of the License Area, to include a trail sign/kiosk with no more than a total of three (3) parking spots, including any spots previously installed by LICENSOR or the Fee Owner, to be framed-in by boulders, logs, or railings; and (E) to use the License Area for any purposes which (i) do not interfere with the exercise of any of the rights herein granted, and/or purposes which (ii) do not create a hazard, in each case as determined by the LICENSOR of the Fee Owner in their reasonable discretion. LICENSEE'S

use is subject to such rules and regulations as may be promulgated by the LICENSOR addressing the manner of use, including hours of operation, from North Broadway to the Open Space Land.

4. PROHIBITTED USES. Except as expressly allowed in Paragraph 2 above, LICENSEE shall not (i) erect any building or structure on, place or store any materials on, obstruct, grade, excavate, fill or flood the License Area, or otherwise use the License Area in any manner which may create a hazard; (ii) grant any new or additional licenses to any third party within or across the License Area; (iii) interfere with the exercise of any of the rights and/or easements granted or reserved by the Fee Owner in the Easement Deed; and (iv) interfere with the exercise of any of the rights and/or easements granted to LICENSOR by the Fee Owner in the Easement Deed.

5. RISK OF LOSS. LICENSEE shall use and occupy the License Area at its own risk, and LICENSOR shall not be liable to LICENSEE for any injury or death to persons entering the License Area pursuant to the License, or loss or damage to equipment or other personal property of any nature whatsoever of LICENSEE, or of anyone claiming by or through LICENSEE, that are brought upon the License Area pursuant to this License.

6. NOTICE. For purposes of this License, the parties shall be deemed duly notified in accordance with the terms and provisions hereof, if written notices are mailed through the U.S. Postal Service by certified mail, hand-delivered, or delivered by overnight delivery service to the addresses first set forth above or by e-mail transmission. These addresses are subject to change, and the parties hereto agree to inform each other of such change(s) in writing as soon as practicable. Notices given hereunder shall be effective upon receipt in the case of notices given by hand, upon transmission with proof of delivery if e-mail transmission, and the earlier of the date of receipt or the first attempted delivery in the case of notices given by certified mail or express mail.

7. REVOCABLE LICENSE; NO ESTATE CREATED. LICENSOR reserves the right to rescind or suspend the rights granted hereunder upon thirty (30) days written notice given in accordance with Paragraph 5 above. This License shall not be construed as creating or vesting in LICENSEE any estate in the Access Easement or the License Area, but only the limited right of use and possession as hereinabove stated.

8. MODIFICATIONS AND AMENDMENTS. Modifications or amendments to this License shall be in writing and duly executed by both parties hereto to be effective.

In Witness Whereof, the Mayor of the City of Haverhill, duly authorized, has hereunto set her hand and seal this_____day of _____, 2025.

City of Haverhill

By: _____
Melinda E. Barrett, Mayor

Commonwealth of Massachusetts

Essex, ss.

On this ____ day of _____, 2025, before me, the undersigned Notary Public, personally appeared Melinda E. Barrett, in her capacity of the Mayor of Haverhill, proved to me through satisfactory evidence, which was personal knowledge, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that she signed it voluntarily for its stated purpose, not individually but as Mayor of the City of Haverhill.

_____
Name:
Notary Public
My commission expires: _____

APPROVED AS TO LEGALITY:

_____
Lisa L. Mead, Esq.
City Solicitor

CITY COUNCIL
Thomas J. Sullivan, *President*
Timothy J. Jordan, *Vice President*
John A. Michitson
Colin F. LePage
Melissa J. Lewandowski
Catherine P. Rogers
Shaun P. Toohey
Michael S. McGonagle
Katrina Hobbs Everett
Devan Ferreira
Ralph T. Basiliere

MAY 1 4 8:59
HAV. CITY CLERK

6.1

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

CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

April 29, 2025

TO: Members of the City Council:

President Sullivan wishes to introduce Susan S. Hatfield, Ph.D., Curriculum Supervisor for Fine and Performing Arts in the Haverhill School District, to inform and invite council members and residents to Haverhill Public Schools Citywide Arts Show, scheduled for May 15, 2025.

Thomas J. Sullivan
President Thomas J. Sullivan (LAR)

(meeting: 5.6.25)

(6.2)

CITY COUNCIL
Thomas J. Sullivan, *President*
Timothy J. Jordan, *Vice President*
John A. Michitson
Colin F. LePage
Melissa J. Lewandowski
Catherine P. Rogers
Shaun P. Toohey
Michael S. McGonagle
Katrina Hobbs Everett
Devan Ferreira
Ralph T. Basiliere

MAY 1 PM 12:02
HAV. CITY CLERK

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

CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

May 1, 2025

TO: President and Members of the City Council:

Vice President Jordan to introduce Eunice Zeigler and Al Hanscom from Emmaus, Inc to promote their upcoming "Sip, Sample, and Support" Gala being held at Bradford Country Club on Thursday, May 15th from 5:30-9:00 pm.

Timothy J. Jordan (pp)
Vice President Timothy J. Jordan

(meeting: 5.6.25)

CITY COUNCIL
Thomas J. Sullivan, *President*
Timothy J. Jordan, *Vice President*
John A. Michitson
Colin F. LePage
Melissa J. Lewandowski
Catherine P. Rogers
Shaun P. Toohey
Michael S. McGonagle
Katrina Hobbs Everett
Devan Ferreira
Ralph T. Basiliere

MAY 1 PM 12:02
HAVCITYCLERK

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

6.3

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

May 1, 2025

To: President and Members of the City Council:

Councilor McGonagle wishes to introduce Adam Jankowski who is seeking a home rule age waiver petition for the position of police officer in the City of Haverhill.

Michael S. McGonagle

Councilor Michael S. McGonagle

(meeting 5.6.2025)

ADAM T. JANKOWSKI

EDUCATION

Salem State University, Salem, MA
Bachelor of Science in Nursing (BSN) August 2023
GPA: 4.0

University of Massachusetts, Lowell, MA
Master of Business Administration (MBA) August 2016
GPA: 3.91

Southern New Hampshire University, Manchester, NH
Bachelor of Science in Business Studies: Accounting November 2012

Bachelor of Science in Business Studies: Business Administration January 2010

WORK EXPERIENCE

Registered Nurse (Full-Time) – **Holy Family Hospital, St. Dymphna (Center for Behavioral Medicine), Methuen, MA (09/24 – Present).**

- Manage a caseload of up to 9 patients in a 22-bed comprehensive, locked inpatient psychiatric unit.
- Work in conjunction with psychiatrists, nurse practitioners, social workers, occupational therapists in the assessment, treatment, and discharge planning of individuals with acute/chronic psychiatric disorders as well as dual diagnosis treatment of those with substance use disorder.
- Administer medications, educate patients, provide emotional support and maintain overall safety and status of the milieu.
- Served as Charge Nurse on an as-needed basis, coordinating patient care, assigning staff tasks, and ensuring smooth shift operations.

Registered Nurse (Full-Time) - **Lawrence General Hospital, Unit R4 (med/surg), Lawrence, MA (12/23 – 08/24).**

- Manage an average caseload of 6 patients with complex medical conditions in a fast-paced 25 bed acute medical unit that allows for high flow oxygen and hemodialysis on unit.
- Evaluate the medical needs and provide culturally competent direct and individualized bedside care to medically diverse patients each shift.
- Apply critical thinking skills and prioritize patient needs to ensure timely and effective care delivery.
- Specific skills learned and applied available upon request.

Student Nurse (Preceptorship) - **Massachusetts General Hospital Bridge Clinic, Boston, MA (05/23 – 07/23).**

- Performed the duties of student nurse under supervision in a clinic setting that offered immediate and appointment-based access to substance use disorder treatment, including physical and mental assessments, medication management, harm reduction, referrals to community resources and overdose education.

Security Officer (Full-Time/Per Diem) - **Massachusetts General Hospital Department of Police & Security, Boston, MA (06/09 – 11/24).**

- Enforce hospital regulations; provide a safe and secure environment for hospital patients, visitors, and employees by enforcing hospital security policies and by watching for unusual occurrences through patrol of assigned areas.
- Investigate complaints or potential criminal conduct; assist in restraining patients as necessary; provide protective services.
- Provide 24-hour presence in the Acute Psychiatry Service (APS) unit, located within the Emergency Department. Provide security, access control, patient de-escalation, and nursing support in a 20-bed, locked, dedicated behavioral health unit.
- Perform as Central Dispatcher in the Communication Center utilizing integrated security systems; radio dispatch personnel to respond to occurrences and phone calls for assistance; provide and maintain documentation.

CERTIFICATIONS/AWARDS

Registered Nurse (RN), Commonwealth of Massachusetts (RN2390390)

Basic Life Support (BLS), *American Heart Association*, expires 04/2026

AVADE Universal Precautions for Workplace Violence Prevention

Communicating with Angry People, MGH TargetSolutions

Dealing with Issues of Alcohol and Substance Abuse, MGH TargetSolutions

Dealing with Mentally Ill Persons, MGH TargetSolutions

Class Speaker for 2022 – 2023 Salem State University ABSN Cohort

Beta Gamma Sigma International Honor Society

Delta Mu Delta International Honor Society in Business

Alpha Sigma Lambda National Honor Society

Alpha Lambda Delta National Honor Society

To Whom it May Concern:

I am writing this letter to introduce myself and make the applicable parties aware of my interest in pursuing a home rule petition age waiver for the Haverhill Police Department. I have been a resident of Haverhill for nearly 16 years and have enjoyed the city and seen its growth and future potential. As an individual who had worked in healthcare public safety for 15 years at an inner Boston hospital, I've always brushed the line of law enforcement without actually being a sworn officer. I have gained valuable life experience as I have aged, along with my educational endeavors, including a BS in Business Administration, BS in Accounting, MBA, and most recently BSN and RN licensure. Having this varied education and going through the paces of life, I finally realized that my professional goals wouldn't be complete without at least attempting again to work in law enforcement as a certified police officer.

I say "again" due to the fact I attempted many years ago as a resident of Methuen, but due to a litany of inner-city politics and nepotism, it was not in the cards for me. I can attest to anyone my desire to work in the field and my criminal background and driving record is clean, never used illegal drugs, do not drink/smoke and truly do care about keeping the place I live safe. I'd say more so now than ever being the father of a 3-year-old and wanting to not only be a role model to him, but other children in the community. My role as a nurse allows me to interact with people daily and hopefully make an impact on their life, but I believe the role of police officer takes that even further. In addition, the often fast-paced nature of the role and the many hats an officer must wear correspond very directly to my personal traits and what I deem to be the ideal career.

I understand the dangers of the profession as well as the spotlight cast by the public, but I know that I always have and always will represent myself and the institution/organization I work for with the highest level of pride and ethics. Turning 41-years old this past February, I am beyond the age limit set forth by the Civil Service Commission and the City of Haverhill, which unfortunately makes things difficult for individuals like me. I am prepared physically, mentally, and emotionally for a career in law enforcement, and thus am asking to petition the age limit so that when the eligibility lists from the 2025 Entry Level Police Officer Exam are released, I can at least be considered by the Haverhill Police Department. I have read of a few individuals who have sought a home rule petition for age and felt this was appropriate to give myself a chance in being selected and possibly hired. Lastly, and most importantly, thank you for your time and consideration regarding this matter and hope you have a great day.

Sincerely,

Adam T. Jankowski

6,3,1

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

MAY 1 P 12:21
HAVERHILL CLERK

ORDERED:

THAT THE FOLLOWING HOME RULE PETITION BE ADOPTED BY THE CITY COUNCIL AND FORWARDED TO THE GENERAL COURT

HOME RULE PETITION

AN ACT AUTHORIZING ADAM T. JANKOWSKI TO TAKE THE CIVIL SERVICE EXAMINATION FOR THE POSITION OF POLICE OFFICER IN THE CITY OF HAVERHILL NOTWITHSTANDING THE MAXIMUM AGE REQUIREMENT.

Be it enacted, etc. as follows:

Section 1. Notwithstanding any general or special law or rule or regulation to the contrary regulating the maximum age of applicants for appointment as police officer, Adam T. Jankowski of the City of Haverhill, shall be eligible for appointment to the position of police officer in the City if he meets all other requirements, in which case he shall be eligible for certification and appointment to the police department of the City of Haverhill.

Section 2. This act shall take effect upon its passage.

Haverhill

Haverhill Historical Commission, Room 309
Phone: 978-374-2344 Fax: 978-374-2332
aherlihy@cityofhaverhill.com

8.1

May 2, 2025

Mr. Thomas Sullivan, President
Haverhill City Council
4 Summer Street
Haverhill, MA 01830

Dear President Sullivan:

At its monthly meeting on April 2, 2025, the Haverhill Historic Commission voted to recommend that the Haverhill City Council officially donate to the Haverhill Public Library Special Collections eight (8) boxes of materials, including notes, correspondence, reports and surveys regarding the creation of historic districts and properties in Haverhill 1970s-1990s. This meeting of the Historic Commission was held in the Special Collections room at the Haverhill Public Library where these documents have been housed for decades. Historic Commission members were able to personally review these materials.

The Haverhill Historic Commission determined that these documents were well organized, safely protected and available to the public in their current location at the Haverhill Public Library. However, these City documents were never properly donated to the Library. Given the space constraints at City Hall and the ongoing work cataloguing records in the City Hall archives, the Commission agreed that these materials noted above were best kept where they are in the Special Collections files.

Therefore, the Historic Commission is requesting that the Mayor, City Clerk or other appropriate official be authorized to execute a Deed of Gift from the City to the Haverhill Public Library for these materials.

I am sending this correspondence at the direction of the Historic Commission.

Thank you for your consideration,

Sincerely,

Andrew K. Herlihy, Community Development Division Director,
on behalf of the Haverhill Historic Commission

HAVERHILL PUBLIC LIBRARY
SPECIAL COLLECTIONS & ARCHIVES

RETURN OF DEPOSITED MATERIALS ACKNOWLEDGEMENT

Name(s): _____ Date: _____

Address: Haverhill Historical Commission, Haverhill City Hall, 4 Summer Street

City: Haverhill State: MA Zip: 01830

Phone: _____ E-mail: historiccommission@haverhillma.gov

The owner(s) of the property described below requests the return of said property from the Special Collections Department of the Haverhill Public Library. The undersigned warrants sole ownership, or is a representative of the sole owner of the material described below, and has full right, power, and authority to receive the material from the Special Collections of the Haverhill Public Library.

Description of Material:

8 boxes documents (12 linear feet), including notes, correspondence, reports, and surveys regarding historical districts and properties in Haverhill, 1970s – 1990s.

By my signature below, I, the owner/representative, acknowledge the return of the material described above and agree to contact the Special Collections Department to schedule a time to retrieve them.

_____	_____
Name of Owner/Agent	Name of Library Representative
_____	_____
Signature of Owner/Agent	Signature of Library Representative
_____	_____
Date	Date

Collection of materials is at the expense of the owner(s) and may not be retrieved without prior notice.

HAVERHILL PUBLIC LIBRARY | SPECIAL COLLECTIONS DEPARTMENT
99 MAIN STREET, HAVERHILL, MA 01830
978-373-1586 Ext. 642 | specialcollections@haverhillpl.org

HAVERHILL PUBLIC LIBRARY
SPECIAL COLLECTIONS & ARCHIVES

DEED OF GIFT

Name(s): _____ Date: _____

Address: Haverhill Historical Commission, Haverhill City Hall, 4 Summer Street

City: Haverhill State: MA Zip: 01830

Phone: _____ E-mail: historiccommission@haverhillma.gov

I, the owner(s) or agent(s), own the property described below and desire to donate and relinquish said property to the Special Collections Department of the Haverhill Public Library. I do hereby irrevocably and unconditionally give and transfer all right, title, and interest, including all copyright, trademark, and related interests, in and to the following described property.

Description of Gift:

8 boxes documents (12 linear feet), including notes, correspondence, reports, and surveys regarding historical districts and properties in Haverhill, 1970s – 1990s.

I understand that the location, retention, cataloging, and preservation of the materials are at the discretion of Special Collections of the Haverhill Public Library in accordance with library policies. The Library may dispose of duplicate and extraneous materials.

The materials will be made accessible to the general public and will be available for research, display (including the Internet), educational, and publication purposes, subject to standard archival practices and, to the extent authorized by state and federal law, without restriction.

I represent and warrant that I am the sole owner of the materials described below and that I have full right, power, and authority to give the materials to the Special Collections Department at Haverhill Public Library. By my signature below, I acknowledge and accept these conditions.

_____ _____

Name of Owner/Agent Name of Library Representative

_____ _____

Signature of Owner/Agent Signature of Library Representative

_____ _____

Date Date

Optional: This gift is given in memory of _____

HAVERHILL PUBLIC LIBRARY | SPECIAL COLLECTIONS DEPARTMENT
99 MAIN STREET, HAVERHILL, MA 01830
978-373-1586 Ext. 642 | specialcollections@haverhillpl.org

Related comm.

HAVERHILL
PUBLIC LIBRARY

February 11, 2025

Andrew Herlihy
Haverhill Historical Commission
Haverhill City Hall
4 Summer Street
Haverhill, MA 01810

Dear Andrew,

This notice is to inform you that the Haverhill Public Library Special Collections holds undocumented property belonging to Haverhill Historical Commission, on deposit with us starting in approximately the 1980s (described below).

These materials are an excellent fit for our research collections and we hope to formally add them to our holdings, but we cannot move forward without establishing ownership. If you wish to donate them, we have enclosed a Deed of Gift to transfer the ownership of the property to Haverhill Public Library.

Alternatively, if you do not wish to donate the property, we are unfortunately no longer able to store materials on behalf of outside organizations. To claim the property, you must contact the library, establish your ownership of the property, and make arrangements to collect the property at the expense of your organization. We have included a Return of Materials Acknowledgement form to facilitate this process.

If you do not claim and collect the property within one year after the date on which this notice was delivered, you will be considered to have donated the property to the Haverhill Public Library Special Collections, and the library will become the owner of the property. (Mass. Gen. Laws ch. 200B, § 4)

Description of Materials:
8 boxes documents (12 linear feet) materials, including notes, correspondence, reports, and surveys regarding historical districts and properties in Haverhill, 1970s – 1990s.

Please contact our department with any questions about the disposition of the property:
Contact: Becky Geller, Head of Special Collections at Haverhill Public Library
Address: Special Collections Department, Haverhill Public Library, 99 Main Street, Haverhill, MA 01830
Email: specialcollections@haverhillpl.org
Phone: 978-373-1586 Ext. 642

Thank you for your time and consideration.

Respectfully,

Becky Geller
Head of Special Collections, Haverhill Public Library

Enclosures: Deed of Gift, Return of Materials Acknowledgment, Return Envelope

39 Hearing April 8, 2025

City Council Special Permit · Add to a project

Expiration Date | Active

CCSP-25-2

Details
Submitted on Feb 5, 2025 at 6:26 pm

FEB 20 PM2:29
HAVCITYCLERK

Attachments
12 files

Activity Feed
Latest activity on Feb 19, 2025

Applicant
Robert Harb

0

Location
76 SUMMER ST, Haverhill, MA 01830

There was an error: Request failed with status code 403

Planning Director Review

Complete

Complete

Assignee

William Pillsbury

Due date

None

IN CITY COUNCIL: February 25 2025
VOTED: that HEARING BE HELD APRIL 8 2025
Attest; Kaitlin M. Wright City Clerk

IN CITY COUNCIL: April 8 2025
HEARING CONTINUED TO MAY 6 2025
Attest:
_____ City Clerk

WP **William Pillsbury** Remove Comment • Feb 13, 2025 at 8:51 am

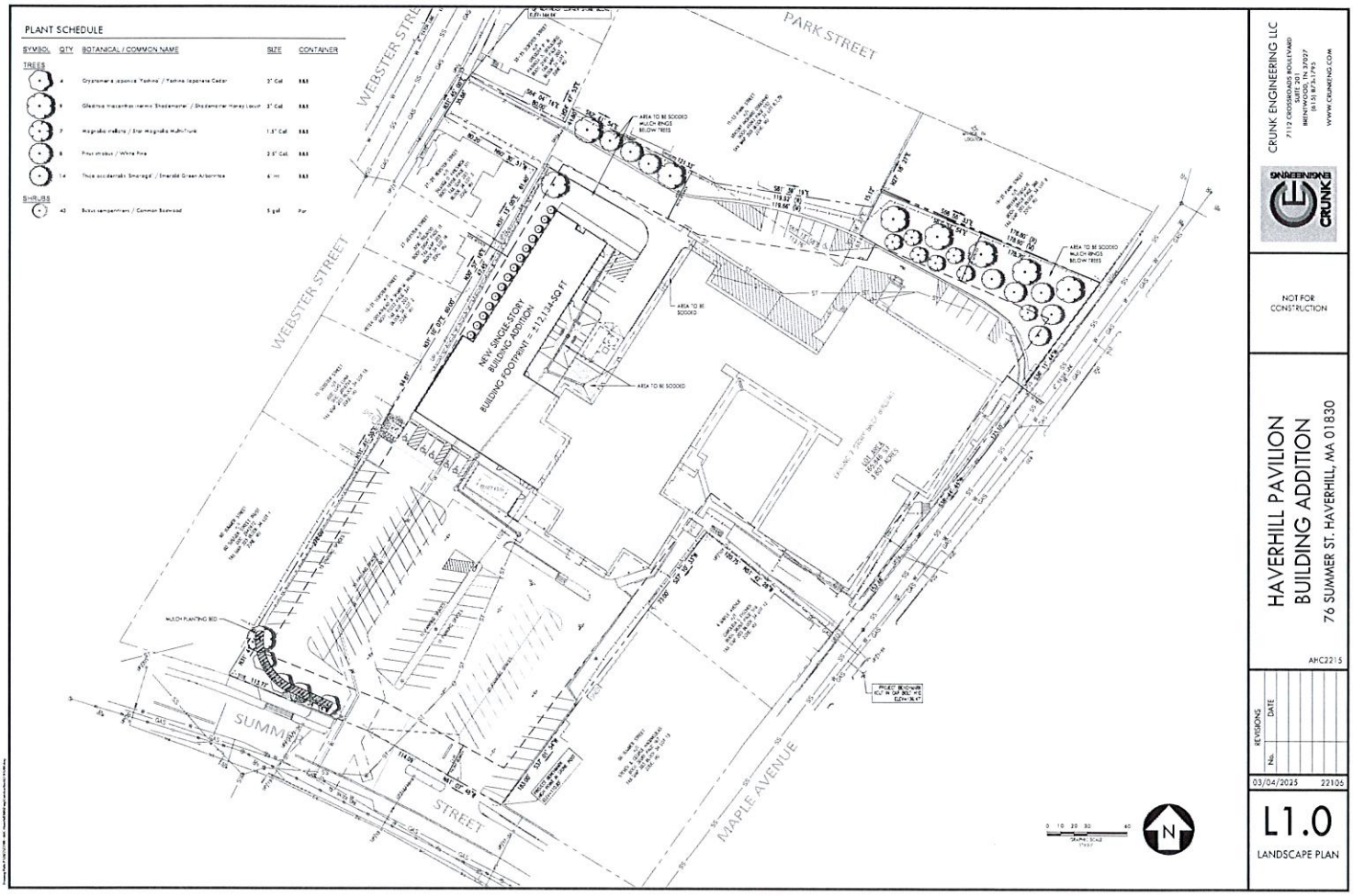
Ok to proceed to schedule hearing. Applicant has filed a detailed brief under the city council rules for special permits. city departments should comment on this submission.

10.1

APR 28 AM9:14
HAVCITYCLERK

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES				
	4	Cryptomeria japonica 'Yoshino' / Yoshino Japanese Cedar	3" Cal	B&B
	6	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	3" Cal	B&B
	7	Magnolia virginiana / Star magnolia multi-trunk	1.5" Cal	B&B
	5	Pinus strobus / White Pine	2.5" Cal	B&B
	14	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	6' HT	B&B
SHRUBS				
	43	Buxus sempervirens / Common Boxwood	5 gal	Pot



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 202
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

NOT FOR CONSTRUCTION

HAVERHILL PAVILION
BUILDING ADDITION
76 SUMMER ST. HAVERHILL, MA 01830

AHC2215

REVISIONS		
No.	DATE	

03/04/2025 22106

L1.0
LANDSCAPE PLAN

COPY

(10,1)

ROBERT D. HARB
ATTORNEY AT LAW
40 KENOZA AVENUE
HAVERHILL, MASSACHUSETTS 01830

TEL: (978) 373-5611
FAX: (978) 373-7441
EMAIL: bobharb@aol.com

APR 7 PM3:25
HAVCITYCLERK

April 7, 2025

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

RE: **SPECIAL PERMIT HEARING FOR WP Acquisition Sub, LLC**
To CONSTRUCT AN ADDITION TO THE HAVERHILL PAVILION
Property Address:76 SUMMER STREET
CCSP-25-2

Hearing Date Scheduled for April 8, 2025

Request For Continuance To May 6, 2025

Dear City Council:

On behalf of the Applicant, a request is hereby made for a continuance of the Special Permit Hearing until the Council meeting on May 6, 2025 so as to enable the Applicant to have a full Council for the hearing.

This is the Applicant's first request for a continuance.

Thank you for your consideration of the same.

Respectfully submitted,

Robert D. Harb

Robert D. Harb

Attorney for Applicant, WP Acquisition Sub, LLC

Delivered In Hand and by Email
Cc: City Clerk and Council Clerk

10,1

City Council Special Permit · Add to a project

Expiration Date | Active | Request Changes (/#/explore/request-changes/193809)

CCSP-25-2

Details
Submitted on Feb 5, 2025 at 6:26 pm

Attachments
12 files

Activity Feed
Latest activity on Feb 19, 2025

Applicant
Robert Harb

0

Location
76 SUMMER ST, Haverhill, MA 01830

View By | Edit Workflow

Special Permit Filing Fee
Paid Feb 19, 2025 at 9:38 am

Legal Notice Fee
Paid Feb 12, 2025 at 6:02 pm

↓

Planning Director Review
Completed Feb 13, 2025 at 8:51 am

WP

↓

City Clerk Review - Hearing Dates Set
In Progress

MB

City of Haverhill, MA

April 4, 2025

Planning Director Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 12, 2025

Assignee William Pillsbury

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK, KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

William Pillsbury February 13, 2025 at 8:51 am

Ok to proceed to schedule hearing. Applicant has filed a detailed brief under the city council rules for special permits. city departments should comment on this submission.

Step Activity

OpenGov system activated this step	02/12/2025 at 6:02 pm
OpenGov system assigned this step to William Pillsbury	02/12/2025 at 6:02 pm
William Pillsbury approved this step	02/13/2025 at 8:51 am

City of Haverhill, MA

April 4, 2025

Conservation Department Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 13, 2025

Assignee Robert Moore

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Robert Moore February 13, 2025 at 9:28 am

n/a

Step Activity

OpenGov system activated this step	02/13/2025 at 8:51 am
OpenGov system assigned this step to Robert Moore	02/13/2025 at 8:51 am
Robert Moore approved this step	02/13/2025 at 9:28 am

City of Haverhill, MA

April 4, 2025

DPW Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 13, 2025

Assignee Robert Ward

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Kaitlin Wright March 18, 2025 at 7:15 pm

@Robert Ward please review - special permit is coming before Council on April 8th.

Kaitlin Wright March 31, 2025 at 9:10 am

@Robert Ward please review - special permit is coming before Council on April 8th.

Step Activity

OpenGov system activated this step	02/13/2025 at 8:51 am
OpenGov system assigned this step to Robert Ward	02/13/2025 at 8:51 am
Robert Ward approved this step	03/31/2025 at 2:20 pm

City of Haverhill, MA

April 4, 2025

Engineering Department Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 13, 2025

Assignee John Pettis

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Kaitlin Wright March 18, 2025 at 7:16 pm

@John Pettis please review - special permit is coming before Council on April 8th.

Kaitlin Wright March 31, 2025 at 9:11 am

@John Pettis please review - special permit is coming before Council on April 8th.

Step Activity

OpenGov system activated this step	02/13/2025 at 8:51 am
OpenGov system assigned this step to John Pettis	02/13/2025 at 8:51 am
John Pettis approved this step	04/01/2025 at 3:07 pm

Fire1 Department Review

Record No.**CCSP-25-2**

Status Completed **Became Active** February 13, 2025

Assignee Eric Tarpy **Due Date** None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Eric Tarpy February 13, 2025 at 2:01 pm

see fire 2 comments

Step Activity

OpenGov system activated this step	02/13/2025 at 8:51 am
OpenGov system assigned this step to Eric Tarpy	02/13/2025 at 8:51 am
Eric Tarpy approved this step	02/13/2025 at 2:01 pm

City of Haverhill, MA

April 4, 2025

Fire2 Department Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 13, 2025

Assignee Robert Irvine

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Robert Irvine February 13, 2025 at 10:51 am

The planning, design and construction of new buildings, renovation of existing buildings and structures to provide egress facilities, fire protection and built-in fire protection equipment shall be in accordance with 780 CMR; and any alterations, additions or changes in buildings required by the provisions of 527 CMR which in the scope of 780 CMR, 9th edition, shall be made in accordance therewith. (527 CMR 1.04(4) and 780 CMR 101.2). Additionally, 780 CMR (901.2.1) Document Submittal Process will be required.
Plans approved by the fire department are approved with the intent they comply in all respects to MSBC, 780 CMR 527 CMR 1.00, NFPA 1 2021 Ed., MGL Chapter 148 and any City of Haverhill ordinance. Any omissions or errors on the plans do not relieve the applicant of complying with applicable requirements.

Fire Dept access (Chap. 18) will be required with this project
Snow storage and Dumpster location to be shown on plan
Intergration of FP Systems between new and existing to be evaluated and Third Party Review of the plan will be required

City of Haverhill, MA

April 4, 2025

Health Department Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 13, 2025

Assignee Mark Tolman

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Kaitlin Wright March 18, 2025 at 7:16 pm

@Mark Tolman please review - special permit is coming before Council on April 8th.

Kaitlin Wright March 31, 2025 at 9:11 am

@Mark Tolman please review - special permit is coming before Council on April 8th.

Mark Tolman March 31, 2025 at 1:29 pm

To all Councilor's,

Approved here locally.

It is an extension of existing services that is currently being provided. The State DPH needs to approve the increase in occupancy and all other aspects of the project.

The rubbish compactor will be located at a minimum of ten feet (10') from the lot lines as to not interfere with the safety, convenience or health of abutters and residents and must not be a nuisance. It will be placed on a smooth non-pervious surface in order to be easily maintained. The dumpster location has been approved.

The emptying of the compactor may not commence before 7:00 a.m.

Any other questions or comments let me know.

Mark

Step Activity

OpenGov system activated this step	02/13/2025 at 8:51 am
OpenGov system assigned this step to Bonnie Dufresne	02/13/2025 at 8:51 am
Bonnie Dufresne reassigned this step from Bonnie Dufresne to Mark Tolman	02/18/2025 at 8:43 am
Mark Tolman approved this step	03/31/2025 at 1:29 pm

City of Haverhill, MA

April 4, 2025

Police Department Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 13, 2025

Assignee Kevin Lynch

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

No comments yet.

Step Activity

OpenGov system activated this step	02/13/2025 at 8:51 am
OpenGov system assigned this step to Kevin Lynch	02/13/2025 at 8:51 am
Kevin Lynch approved this step	02/13/2025 at 9:00 am

City of Haverhill, MA

April 4, 2025

School Department Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 13, 2025

Assignee Margaret Marotta

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Kaitlin Wright March 18, 2025 at 7:17 pm

@Margaret Marotta please review - special permit is coming before Council on April 8th.

Margaret Marotta **Internal** March 20, 2025 at 1:05 pm

There is a dearth of psychiatric beds in Haverhill and across the state - the additional beds would be of great benefit to our students and families - is there any preference fro community members?

City of Haverhill, MA

April 4, 2025

Storm Water Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 13, 2025

Assignee John Pettis

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Robert Moore February 13, 2025 at 9:28 am

C. 219 n/a. Limit of Disturbance less than 1 acre.

Kaitlin Wright March 18, 2025 at 7:21 pm

@Robert Moore is this review complete? Or does @John Pettis need to review further?

Robert Moore March 18, 2025 at 7:33 pm

@Kaitlin Wright my review under C219 is complete. @John Pettis needs to approve any other stormwater related impacts.

Kaitlin Wright March 18, 2025 at 7:40 pm

@Robert Moore thank you for clarifying! @John Pettis please review and comment ASAP, thank you.

Kaitlin Wright March 31, 2025 at 9:11 am

@John Pettis please review - special permit is coming before Council on April 8th.

John Pettis April 1, 2025 at 3:07 pm

See Engineering Department Review

Kaitlin Wright 🔒 **Internal** April 1, 2025 at 3:12 pm

@John Pettis did you mean to upload a comment to the Engineering Review? If so, I do not see it.

Water/Wastewater Review

Record No.**CCSP-25-2**

Status Completed
Became Active February 13, 2025
Assignee Paul Jessel
Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Kaitlin Wright March 18, 2025 at 7:21 pm

@Robert Ward please review - special permit is coming before Council on April 8th.

Kaitlin Wright March 31, 2025 at 9:11 am

@Robert Ward please review - special permit is coming before Council on April 8th.

City of Haverhill, MA

April 4, 2025

Water Supply Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 13, 2025

Assignee John D'Aoust

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK,
KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Kaitlin Wright March 18, 2025 at 7:22 pm

@Robert Ward please review - special permit is coming before Council on April 8th.

Kaitlin Wright March 31, 2025 at 9:11 am

@Robert Ward please review - special permit is coming before Council on April 8th.

City of Haverhill, MA

April 4, 2025

Building Inspector Review

Record No.**CCSP-25-2**

Status Completed

Became Active February 13, 2025

Assignee Tom Bridgewater

Due Date None

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner

WP ACQUISITION SUB, LLC
METCALF AVE 14400 OVERLAND PARK, KS 66223

Applicant

Robert Harb
978-373-5611
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830

Messages

Kaitlin Wright March 18, 2025 at 7:22 pm

@Tom Bridgewater please review - special permit is coming before Council on April 8th.

Tom Bridgewater March 20, 2025 at 2:48 pm

After review, ok for agenda. If CC approves this application , if any conditions were put on Inspectional Services will enforce before any Occupancy Permit is granted.

ROBERT D. HARB
ATTORNEY AT LAW
40 KENOZA AVENUE
HAVERHILL, MASSACHUSETTS 01830

TEL: (978) 373-5611
FAX: (978) 373-7441
EMAIL: bobharb@aol.com

February 4, 2025

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

Re: APPLICATION FOR A SPECIAL PERMIT
TO EXPAND AN EXISTING PSYCIATRIC HOSPITAL
Property Located at 76 Summer Street, Haverhill , MA in an RU Zone

WP Acquisition Sub, LLC, doing business as Haverhill Pavilion Behavioral Health Hospital, Owner, hereby applies to the Haverhill City Council for a Special Permit under the terms and provisions of the Haverhill Zoning Ordinance Chapter 255 to expand the existing Psychiatric Hospital located at 76 Summer Street , Haverhill, MA in an RU Zone by constructing an attached addition and increasing the current 71 bed Psychiatric Hospital to a 95 bed Psychiatric Hospital . This is a preexisting use. A Psychiatric Hospital is an allowed use in an RU Zone with a Special Permit from the City Council.

Applicants would respectfully request the City Council grant this Application for a Special Permit.

Respectfully submitted,

Robert D. Harb, Attorney For Applicant

WP Acquisition Sub, LLC

The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Mental Health
25 Staniford Street
Boston, Massachusetts 02114-2575

MAURA T. HEALEY
Governor

KIMBERLEY DRISCOLL
Lieutenant Governor

KATHLEEN E. WALSH
Secretary

BROOKE DOYLE
Commissioner

(617) 626-8000
www.mass.gov/dmh

March 4, 2024

Felicia Risick
Division President Acadia
Haverhill Pavilion
76 Summer Street
Haverhill, MA 01830

Ms. Risick:

The Department of Mental Health (DMH) has reviewed and is providing provisional approval for a twenty-four (24) bed expansion to the current Haverhill Pavilion Behavioral Health located at 76 Summer Street, Haverhill.

The proposed expansion is to construct a new twenty-four (24) bed geriatric unit. The current twenty-one (21) geriatric unit will be converted to an adult unit once the newly constructed twenty-four (24) bed geriatric unit is completed and opened. Upon completion of the proposed twenty-four (24) bed geriatric unit, Haverhill Pavilion Behavioral Health will have a total of ninety-five (95) beds. Seventy-one (71) general adult beds and twenty-four (24) geriatric beds.

Please feel free to share this with interested parties and do not hesitate to email or call if you have questions on this or related matters.

Please ensure that there is ongoing communication with DMH on the progress of your construction project and any changes that may need to be made to the conceptual design drawing that was submitted and discussed with the Licensing team on February 22, 2024.

Once the expansion project is completed it will be necessary for Haverhill Pavilion to submit an application for licensing of the new twenty-four (24) geriatric beds.

Sincerely,

Martha M. Ryan, JD, MSN, RN
Assistant Commissioner for Clinical and Professional Service/ Director of Licensing

cc: Jeff Lenar, Chief Executive Officer, Haverhill Pavilion Behavioral Health

City of Haverhill, MA

Feb 20, 2025

CCSP-25-2

City Clerk Review - Hearing Dates Set

City Council Special Permit

Status: Active

Became Active: Feb 13, 2025

Assignee: Maria Bevilacqua

Completed:

Applicant

Robert Harb
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830
9783735611

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner:

WP ACQUISITION SUB, LLC
14400 METCALF AVE OVERLAND PARK, KS 66223

Comments

Kaitlin Wright, Feb 19, 2025

Please note, building has existing 71 beds and will be increasing to 95 - 24 units being built.

Kaitlin Wright, Feb 19, 2025

Hearing scheduled for April 8 - will be announced in Council on February 25th.

City of Haverhill, MA

Feb 20, 2025

CCSP-25-2

Fire2 Department Review

City Council Special Permit

Status: Complete

Assignee: Robert Irvine

Became Active: Feb 13, 2025

Completed: Feb 13, 2025

Applicant

Robert Harb
bobharb@aol.com
40 Kenoza Avenue
Haverhill, MA 01830
9783735611

Primary Location

76 SUMMER ST
Haverhill, MA 01830

Owner:

WP ACQUISITION SUB, LLC
14400 METCALF AVE OVERLAND PARK, KS 66223

Comments

Robert Irvine, Feb 13, 2025

The planning, design and construction of new buildings, renovation of existing buildings and structures to provide egress facilities, fire protection and built-in fire protection equipment shall be in accordance with 780 CMR; and any alterations, additions or changes in buildings required by the provisions of 527 CMR which in the scope of 780 CMR, 9th edition, shall be made in accordance therewith. (527 CMR 1.04(4) and 780 CMR 101.2). Additionally, 780 CMR (901.2.1) Document Submittal Process will be required.
Plans approved by the fire department are approved with the intent they comply in all respects to MSBC, 780 CMR 527 CMR 1.00, NFPA 1 2021 Ed., MGL Chapter 148 and any City of Haverhill ordinance. Any omissions or errors on the plans do not relieve the applicant of complying with applicable requirements.

Fire Dept access (Chap. 18) will be required with this project
Snow storage and Dumpster location to be shown on plan
Intergration of FP Systems between new and existing to be evaluated and Third Party Review of the plan will be required

ROBERT D. HARB

ATTORNEY AT LAW
40 KENOZA AVENUE
HAVERHILL, MASSACHUSETTS 01830

TEL: (978) 373-5611
FAX: (978) 373-7441
EMAIL: bobharb@aol.com

February 4, 2025

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

Special Permit Application-76 Summer Street, Haverhill, MA
City Council Rules and Regulations for Special Permits Information Required

General Criteria: General Special Permit Criteria

1. As required by the Special Permit criteria section of the Zoning Ordinance (Section 10.4.2), in order to grant a Special Permit, a Special Permit Granting Authority must make a written determination "that the proposed use or structure(s) shall not cause substantial detriment to the neighborhood or the City, taking into account the characteristics of the site and of the proposal in relation to that site." Under Section 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:
2. Community needs served by the proposal.
3. Traffic and pedestrian flow and safety, including parking and loading.
4. Adequacy of utilities and other public services
5. Neighborhood character and social structures
6. Impacts on the natural environment, and
7. Potential fiscal impact, including impact on City services, tax base, and employment.

Specific Findings Under Zoning Ordinance Section 10.4.2

- 8: Community needs served by the proposal.
- 9: Department of Mental Health has reviewed the need for the expansion project, which is proposing to add (24) beds to an existing (71)-bed facility for a total of 95 beds and has provided provisional approval based on assessed need. See attached letter from DMH. In 2024, Haverhill Pavilion deflected 1,354 geriatric referrals. Our current geriatric unit operated at a 97.1% occupancy rate in 2024.
- 10: Traffic and pedestrian flow and Safety, including parking and loading.
- 11: Careful attention has been given to traffic flow and pedestrian safety in this development plan. As part of the expansion, the design will update the facility to meet the latest ADA standards for parking and include an additional van-accessible handicap parking space. The main parking lot will

remain functional and largely unaffected by the project scope. Similarly, the rear asphalt area, primarily used for ambulance drop-offs and deliveries, will see minimal changes, with the addition of a new ambulance drop-off area incorporated into the expansion. These details are outlined in the provided site plan filed with this Application (see Sheet C5.0)

- 12: Adequacy of utilities and other public services.
- 13: The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City Departments have raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access on all three sides. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.
- 14: Neighborhood character and social structures.
- 15: The proposed addition is consonant with neighborhood character and social structures, as it will match the existing facility in materials and massing and represents no substantive change in the use or operation of the existing facility. The new addition will marginally increase the percentage of open space on the site and the replacement of asphalt with grass and landscaping will improve sightlines of existing parking. Unsightly elements such as dumpsters and a trash compactor will be shielded to the interior of the site, and the new emergency generator will be shielded on all sites by a concrete masonry unit enclosure finished with materials to match the existing building exterior. Applicant has met with the neighbors and reviewed this Application with them prior to submission. Property used to contain a 122 bed rehabilitation hospital.
- 16: Impact on natural environment.
- 17: There are no expected impacts to the natural environment as a consequence of this project. The new addition will marginally increase the percentage of open space on the site, and the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration.
- *18: Potential fiscal impact, including impact on City services, tax base, and employment.*
- *19: This project will have no impact on city services. It is believed that this project will increase the tax base. No impact on schools.* Haverhill Pavilion will increase its staffing to operate the additional beds. This will create employment opportunities for both clinical and non-clinical staff.

Specific Findings Under Zoning Ordinance Section 6.3.3

- Lighting: The proposed lighting for this project will comply with city standard 6.3.3(1). The existing lot lighting will remain largely unchanged, with the addition of wall packs on the new building. These wall packs will be mounted at a maximum height of 15 feet and designed as full-cutoff fixtures to ensure no light is directed outward, minimizing glare and maintaining a focused, compliant lighting environment where required on site.

- Noise: The project will comply with city standard 6.3.3(2) as it pertains to noise. Construction will abide by the restrictions set forth in Chapter 182 of the Haverhill Code and 310 CMR 7.10 of the Department of Environmental Protection's regulations. The project's new emergency generator has been placed away from the lot line and has a built-in muffler to mitigate noise. This generator will be shielded on all sites by a concrete masonry unit enclosure to further mitigate noise. An existing

dumpster located on the periphery of the site will be moved to a courtyard shielded on three sides by building, which will reduce noise at times of refuse collection.

- Landscaping: 6.3.3 (3) Screening and buffer area in I or C Districts. A screening and buffer area shall be required in any I or C District which adjoins or abut an R or S District at the side or rear of the property. This screening must consist of any one of, or some combination of, the following: (1) A solid fence or wall not less than six feet in height. A fence presently exists along the west side of the building. Additional screening was provided in the northeast corner based on request from neighboring property owners at a neighborhood review meeting.

- Stormwater Management: The proposed stormwater plan will comply with city standard 6.3.3(4), as detailed in the provided site plan. The design ensures that post-construction peak flow rates will match pre-construction conditions, supported by preliminary calculation tables. Additionally, the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration. The existing on-site storm line will be expanded to accommodate the new building while maintaining its current outfall to the city sewer beneath Sumer Street. All necessary Erosion Prevention and Sediment Control (EPSC) measures will be implemented during construction to minimize sediment displacement, protect nearby waterways, and maintain compliance with city regulations.

- Site development Standards: The proposed development plan complies with all site development standards outlined in Section 6.3.3(5). The area of disturbance has been carefully minimized to accommodate the building addition, ensuring the new footprint aligns seamlessly with the existing hospital facility. This thoughtful approach preserves the functionality of the site while reducing disturbance and maintaining accessibility for patients, staff, and visitors. Furthermore, new landscaping will be introduced to enhance the hospital grounds that also support improved stormwater management, soil stability, and sustainability, while adhering to city standards for healthcare facilities.

- Pedestrian and Vehicular Access/Traffic Management: As stated careful attention has been given to traffic flow and pedestrian safety in this development plan ensuring adherence to Section 6.3.3(6). The facility has operated in this capacity for an extended period without any reported issues related to traffic management or vehicular access. Pedestrian traffic and parking will continue to be located at the front, while ambulances and deliveries will be directed to the rear, maintaining separation of these traffic elements. The site currently has an excess of approximately 100 parking spaces, so the removal of the upper parking lot will not impact on the availability of parking for staff and patients, remaining within code requirements. Detailed parking requirements are outlined in the "Site Data Table" on sheet C0.0. Haverhill Pavilion plans on hiring an estimated (30) new staff members to facilitate the operations of the new unit. This increase in staff numbers does not trigger the need of a traffic study. Parking lot is within code for the proposed bed increase.

- Aesthetics: The proposed design of the building addition complies with the neighborhood compatibility requirement outlined in Section 6.3.3(7). The building addition will closely match the front façade of the existing facility in materials and massing, and will shield older and less-harmonious elements of the facility.

- Utilities/Security/Emergency Systems:The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The

proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City development services have raised no concerns about utility availability at this time, and the parcel's central location within the city provides ample utility access on all three sides. This favorable positioning allows for seamless integration of the expansion into existing infrastructure, minimizing disruptions and ensuring efficient service delivery. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.

- Other General Standards: The proposed expansion will cause no substantive change in the current facility's compliance with Section 6.3.3(9). The expansion will not be conducted in a manner as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard; noise or vibration, smoke, dust, odor or other form of environmental pollution; electrical or other disturbance; glare; liquid or solid, refuse or wastes; conditions conducive to the breeding of insects, rodents or other substance, conditions or element in an amount as to affect adversely the surrounding environment. All operations shall be conducted in such a manner so as to comply with the laws of the Commonwealth of Massachusetts regulating air pollution.

Based upon all of the above as well as all the plans and other documents filed with this Application, Applicant believes this Petition meets all the following requirements under Chapter 255 Section 10.4.2 for a Special Permit:

A. The proposed addition will not cause substantial detriment to the neighborhood or the City taking into account the characteristics of the site (its size, location, and existing structure) and the proposal in regard to this site. The Lot currently exists. The Site has an existing structure/use, and the additional will not be detrimental to the neighborhood. No objections to this project were received during Pre-development Review.

B. Community needs for additional psychiatric beds is served by this proposal. The increased beds have already been approved by the Department of Mental Health. See the letter attached.

C. Traffic and pedestrian flow and safety have been addressed and required parking for a 95 bed facility is being provided. See Site Plan filed with this Application.

D. Adequate utilities and other public services are all supplied for this project. Property is on city water and sewer.

E. The neighborhood character and structures have been addressed in the architectural designs of this project. The addition fits this lot and will fit in the neighborhood.

F. There will be no impact to natural environment.

G. The project will increase the city's tax base, supplies greatly needed psychiatric beds, and has no adverse impact on City services or City Schools.

Wherefore, the Petitioner would request that the Council approve this Special Permit.

Respectfully submitted.

Robert D. Harb
Attorney For Applicant

HAVERHILL PAVILION BUILDING ADDITION

76 SUMMER STREET HAVERHILL, MA 01830

PRELIMINARY SITE PLAN

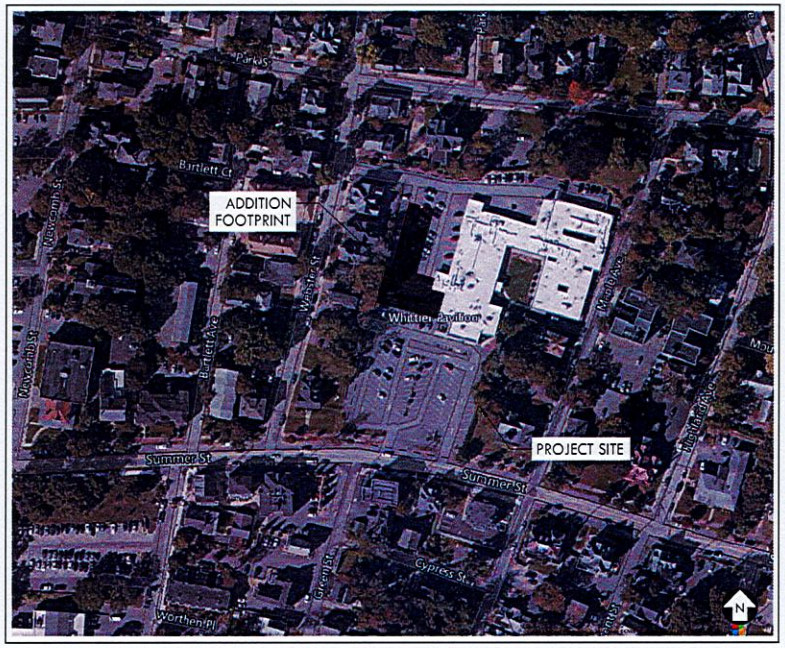
Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C4.0	DEMOLITION PLAN
C5.0	SITE PLAN LAYOUT
C5.1	SITE PLAN LAYOUT
C5.2	SITE PLAN LAYOUT
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

GENERAL INFORMATION

CIVIL ENGINEER
CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD, SUITE 201
BRENTWOOD, TN 37027
CONTACT: WILLIAM CRUNK, PE
PHONE: 615.873.1795
EMAIL: WILL@CRUNKENG.COM

PROPERTY INFORMATION
OWNER: WHITTIER REHAB ASSOCIATES LTD
25 RAILROAD SQUARE HAVERHILL, MA 01832
PARCEL ID: 203-34-9
DEED BOOK/PAGE: 37331/164
LOT SIZE: 3.86-ACRES
ZONE: RU
DESIGNATED USE: HOSPITAL

PARKING:
ZONING REQUIREMENT: 1.25 SPACES PER BED



LOCATION MAP
1-IN = 1000-FT

SITE DATA TABLE

SITE ACREAGE: 3.807 ACRES
EXISTING ZONING: RU (RESIDENTIAL URBAN DENSITY)
EXISTING/PROPOSE USE: HOSPITAL
PARCEL ID: 203-34-9
JURISDICTION: CITY OF HAVERHILL

EXISTING INFORMATION:

BLDG FOOTPRINT AREA	=	40,362 SQFT	
PATIENT BEDS	=	71	
NUMBER OF STORIES	=	2	
% BLDG LOT COVERAGE	=	24%	
% LOT IMPERVIOUS	=	84%	
SEWER DEMAND	=	175 GPD / BED	= 12,425 GPD

PROPOSED ADDITION INFORMATION:

BLDG FOOTPRINT AREA	=	12,134 SQFT
PATIENT BEDS	=	24
NUMBER OF STORIES	=	1
% BLDG LOT COVERAGE	=	8%

FINAL INFORMATION:

TOTAL FOOTPRINT AREA	=	52,496 SQFT	
PATIENT BEDS	=	71 + 24 = 95	
% BLDG LOT COVERAGE	=	31%	
% LOT IMPERVIOUS	=	77%	
SEWER DEMAND	=	175 GPD / BED	= 16,625 GPD

DIMENSIONAL REGULATIONS

ITEM	REQUIREMENT	PROVIDED
MIN LOT AREA	10,000 SQFT	168,846 SQFT
MAX FLOOR AREA RATIO	2.0	0.32
MAX BUILDING HEIGHT	35 FT	27.5 FT
FRONT YARD SETBACK	25 FT	193 FT
ADDITION SIDE YARD SETBACK	15 FT	15.2 FT
REAR YARD SETBACK	40 FT	40 FT

PARKING BREAKDOWN:
PARKING REQUIREMENT : 1.25 SPACES / BED

EXISTING:

STANDARD PARKING	185 SPACES
HANDICAP PARKING	5 SPACES

PROPOSED:

PARKING TO BE REMOVED	73 SPACES
REMAINING PARKING	185 - 73 = 112 SPACES
STANDARD PARKING	8 SPACES
HANDICAP PARKING	1 SPACE
EV PARKING	1 SPACE

FINAL:

PARKING REQUIREMENT	95 BEDS X 1.25 SPACES/BED = 118.75 => 119 SPACES
HANDICAP PARKING REQUIRED	5 SPACES
STANDARD PARKING	112+ 8 = 120 SPACES
HANDICAP PARKING	5 + 1 = 6 SPACES
EV PARKING	1 SPACE

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

WILLIAM CRUNK CIVIL No. 53857 REGISTERED PROFESSIONAL ENGINEER
12/3/24

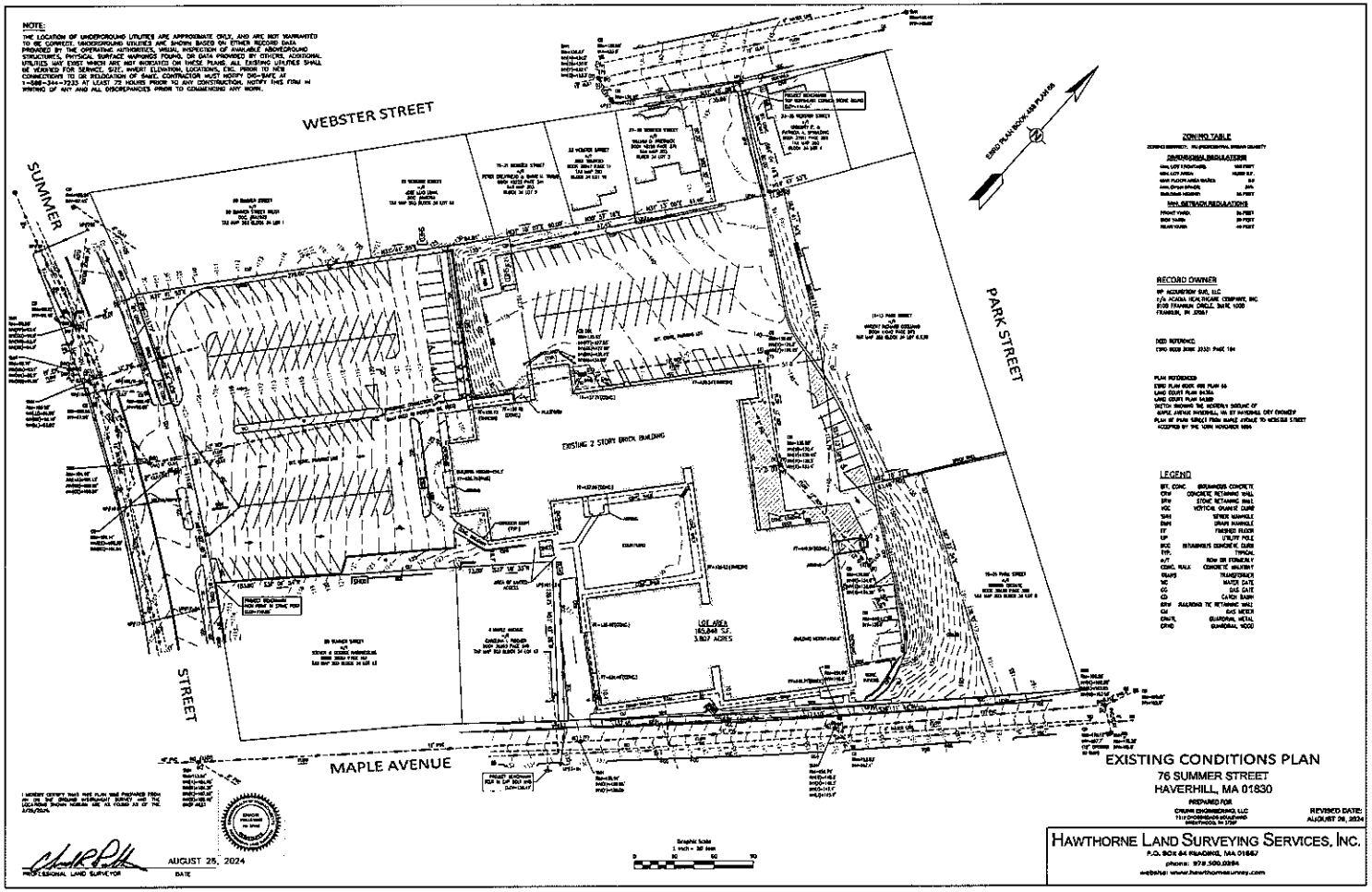
HAVERHILL PAVILION BUILDING ADDITION
76 SUMMER ST. HAVERHILL, MA 01830

AHC2215

REVISIONS		
No.	DATE	

12/03/2024 22106

C0.0
COVER SHEET



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 251
BRENTWOOD, TN 37027
(615) 673-1795
WWW.CRUNKENG.COM

12/5/24

HAVERHILL PAVILION BUILDING ADDITION

76 SUMMER ST. HAVERHILL, MA 01830

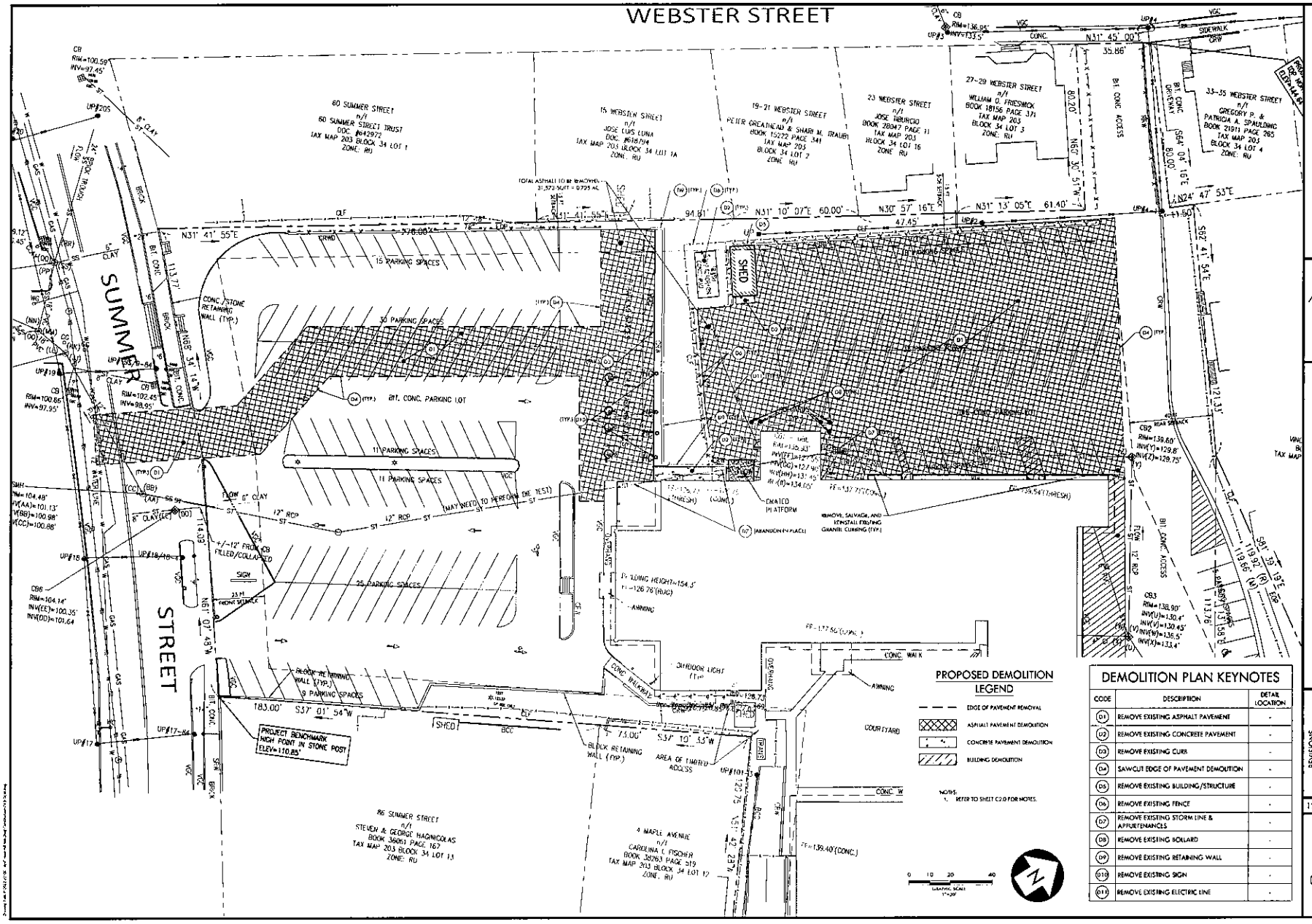
AHC2215

REVISIONS		
No.	DATE	

12/03/2024 22106

C1.0

EXISTING CONDITIONS



CRUNK ENGINEERING LLC
7112 CROSSBOARD BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 823-3795
WWW.CRUNKENG.COM

12/5/24

HAVERHILL PAVILION BUILDING ADDITION

76 SUMMER ST. HAVERHILL, MA 01830

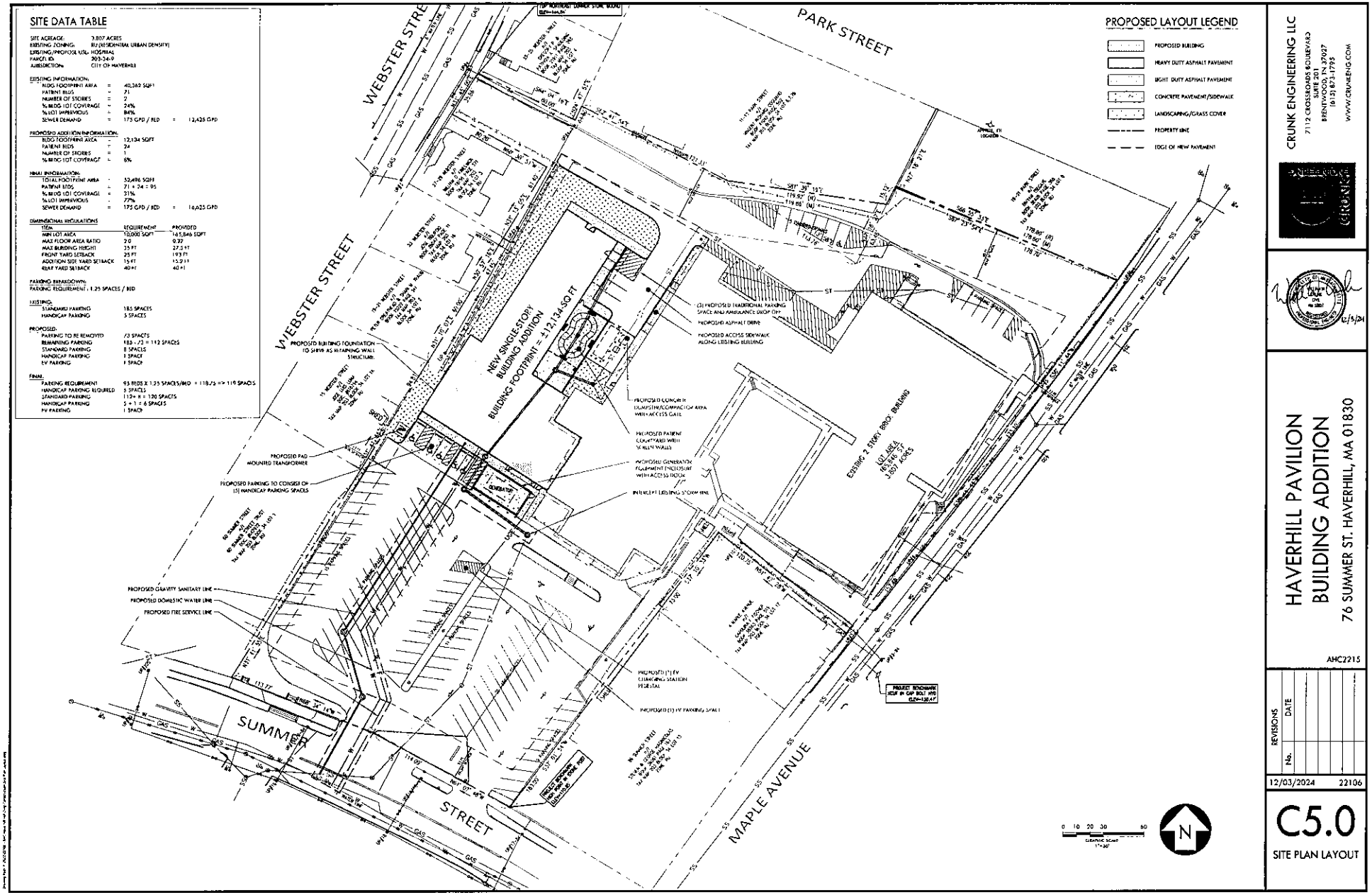
AHC2215

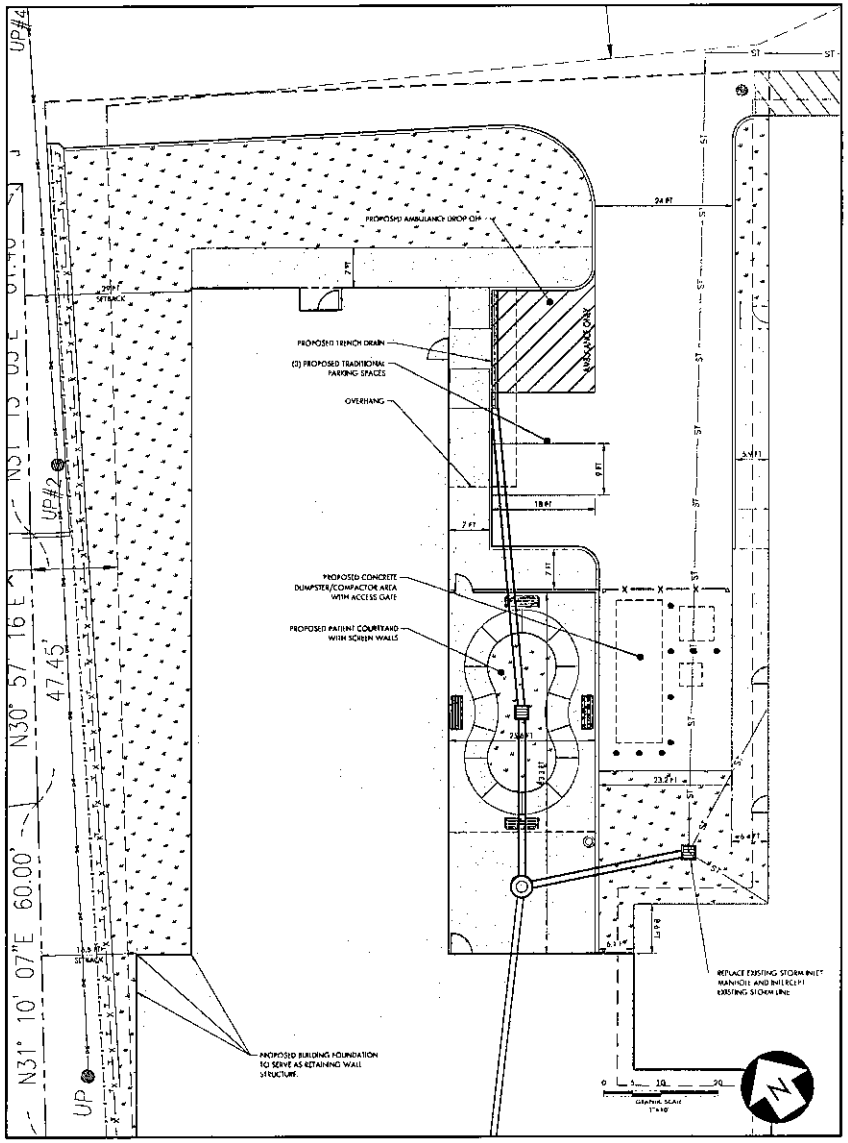
REVISIONS
No. | DATE

12/03/2024 | 22106

C4.0

DEMOLITION PLAN


SITE DATA TABLE
SITE ACREAGE: 3.807 ACRES
EXISTING ZONING: RU (RESIDENTIAL URBAN DENSITY)
EXISTING/PROPOSE USE: HOSPITAL
PARCEL ID: 203-34-9
JURISDICTION: CITY OF HAVERHILL
EXISTING INFORMATION:
BLDG FOOTPRINT AREA = 40,382 SQFT
PATIENT BEDS = 71
NUMBER OF STORIES = 2
% BLDG LOT COVERAGE = 24%
% LOT IMPERVIOUS = 84%
SEWER DEMAND = 175 GPD / BED = 12,425 GPD
PROPOSED ADDITION INFORMATION:
BLDG FOOTPRINT AREA = 12,134 SQFT
PATIENT BEDS = 24
NUMBER OF STORIES = 1
% BLDG LOT COVERAGE = 8%
FINAL INFORMATION:
TOTAL FOOTPRINT AREA = 52,496 SQFT
PATIENT BEDS = 71 + 24 = 95
% BLDG LOT COVERAGE = 31%
% LOT IMPERVIOUS = 77%
SEWER DEMAND = 175 GPD / BED = 16,625 GPD
DIMENSIONAL REGULATIONS
ITEM | REQUIREMENT | PROVIDED
MIN LOT AREA | 10,000 SQFT | 165,846 SQFT
MAX FLOOR AREA RATIO | 2.0 | 0.32
MAX BUILDING HEIGHT | 35 FT | 27.5 FT
FRONT YARD SETBACK | 25 FT | 193 FT
ADDITION SIDE YARD SETBACK | 15 FT | 15.2 FT
REAR YARD SETBACK | 40 FT | 40 FT
PARKING BREAKDOWN:
PARKING REQUIREMENT = 1.25 SPACES / BED
EXISTING:
STANDARD PARKING 185 SPACES
HANDICAP PARKING 5 SPACES
PROPOSED:
PARKING TO BE REMOVED 73 SPACES
REMAINING PARKING 183 - 73 = 112 SPACES
STANDARD PARKING 8 SPACES
HANDICAP PARKING 1 SPACE
EV PARKING 1 SPACE
FINAL:
PARKING REQUIREMENT 95 BEDS X 1.25 SPACES/BED = 118.75 => 119 SPACES
HANDICAP PARKING REQUIRED 6 SPACES
STANDARD PARKING 112+ 8 = 120 SPACES
HANDICAP PARKING 5 + 1 = 6 SPACES
EV PARKING 1 SPACE
PROPOSED LAYOUT LEGEND
PROPOSED BUILDING
HEAVY DUTY ASPHALT PAVEMENT
LIGHT DUTY ASPHALT PAVEMENT
CONCRETE PAVEMENT/SIDEWALK
LANDSCAPING/GRASS COVER
PROPERTY LINE
EDGE OF NEW PAVEMENT
WEBSTER STREET
PARK STREET
SUMMER STREET
MAPLE AVENUE
NEW SINGLE-STORY BUILDING ADDITION
BUILDING FOOTPRINT = ± 12,134 SQ FT
EXISTING 2 STORY BRICK BUILDING
LOT AREA 165,846 SF 3.807 ACRES
PROPOSED BUILDING FOUNDATION TO BE RETAINING WALL STRUCTURE
PROPOSED PAD MOUNTED TRANSFORMER
PROPOSED PARKING TO CONSIST OF (5) HANDICAP PARKING SPACES
PROPOSED GENERATOR EQUIPMENT ENCLOSURE WITH ACCESS DOOR
PROPOSED CONCRETE DUMPSTER/COMPACTOR AREA WITH ACCESS GATE
PROPOSED PATIENT COURTYARD WITH RETAINING WALLS
PROPOSED ASPHALT DRIVE
PROPOSED ACCESS SIDEWALK ALONG EXISTING BUILDING
(5) PROPOSED TRADITIONAL PARKING SPACE AND AMBULANCE DROP OFF
PROPOSED GRAVITY SANITARY LINE
PROPOSED DOMESTIC WATER LINE
PROPOSED FIRE SERVICE LINE
PROPOSED (1) EV CHARGING STATION PEDESTAL
PROPOSED (1) EV PARKING SPACE
PROJECT BENCHMARK
0 10 20 30 60
GRAPHIC SCALE
1" = 30'
N
CRUNK ENGINEERING LLC
7112 CROSSBOARD BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 812-1795
WWW.CRUNKENG.COM
12/5/24
HAVERHILL PAVILION
BUILDING ADDITION
76 SUMMER ST. HAVERHILL, MA 01830
AHC2215
REVISIONS
No. DATE
12/03/2024 22106
C5.0
SITE PLAN LAYOUT



SITE DATA TABLE

SITE ACREAGE:	3.807 ACRES	
EXISTING ZONING:	RU (RESIDENTIAL URBAN, DENSITY)	
EXISTING/PROPOSED USE:	HOSPITAL	
PARCEL ID:	203-304-B	
JURISDICTION	CITY OF HAVERHILL	
EXISTING INFORMATION:		
BLDG FOOTPRINT AREA	40,367 SQFT	
PATIENT BEDS	71	
NUMBER OF STORIES	2	
% BLDG LOT COVERAGE	24%	
% LOT IMPERVIOUS	84%	
SEWER DEMAND	175 GPD / BED =	12,425 GPD
PROPOSED ADDITION INFORMATION:		
BLDG FOOTPRINT AREA	12,134 SQFT	
PATIENT BEDS	24	
NUMBER OF STORIES	1	
% BLDG LOT COVERAGE	8%	
FINAL INFORMATION		
TOTAL FOOTPRINT AREA	52,496 SQFT	
PATIENT BEDS	71 + 24 = 95	
% BLDG LOT COVERAGE	33%	
% LOT IMPERVIOUS	77%	
% WSE DEMAND	175 GPD / BED =	16,625 GPD

DIMENSIONAL REGULATIONS

ITEM	REQUIREMENT	PROVIDED
MIN LOT AREA	10,000 SQFT	165,846 SQFT
MAX FLOOR AREA RATIO	2.0	0.32
MAX BUILDING HEIGHT	35 FT	37.5 FT
FRONT YARD SETBACK	25 FT	+93 FT
AUDUBON SIDE YARD SETBACK	15 FT	35.2 FT
REAR YARD SETBACK	40 FT	40 FT

PARKING BREAKDOWN
PARKING REQUIREMENT - 1.25 SPACES / BED

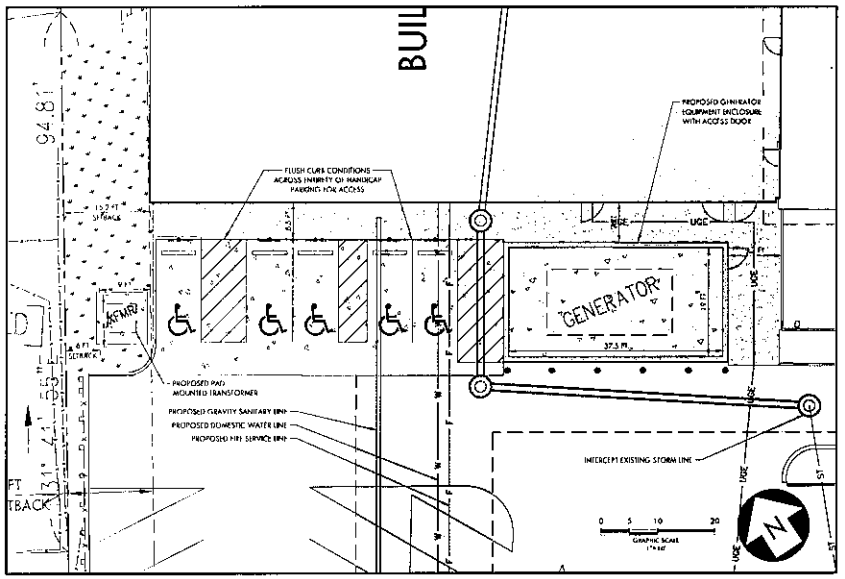
EXISTING
- STANDARD PARKING: 185 SPACES
- HANDICAP PARKING: 5 SPACES

PROPOSED
- PARKING TO BE REMOVED: 73 SPACES
- REMAINING PARKING: 185 - 73 = 112 SPACES
- STANDARD PARKING: 8 SPACES
- HANDICAP PARKING: 1 SPACE
- EV PARKING: 1 SPACE

FINAL
- PARKING REQUIREMENT: 95 BEDS X 1.25 SPACES/BED = 118.75 => 119 SPACES
- HANDICAP PARKING REQUIRED: 5 SPACES
- STANDARD PARKING: 112 + 8 = 120 SPACES
- HANDICAP PARKING: 5 + 1 = 6 SPACES
- EV PARKING: 1 SPACE

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- LANDSCAPING/GRASS COVER
- PROPERTY LINE
- EDGE OF NEW PAVEMENT



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 373-1795
WWW.CRUNKENG.COM

12/5/24

HAVERHILL PAVILION BUILDING ADDITION

76 SUMMER ST. HAVERHILL, MA 01830

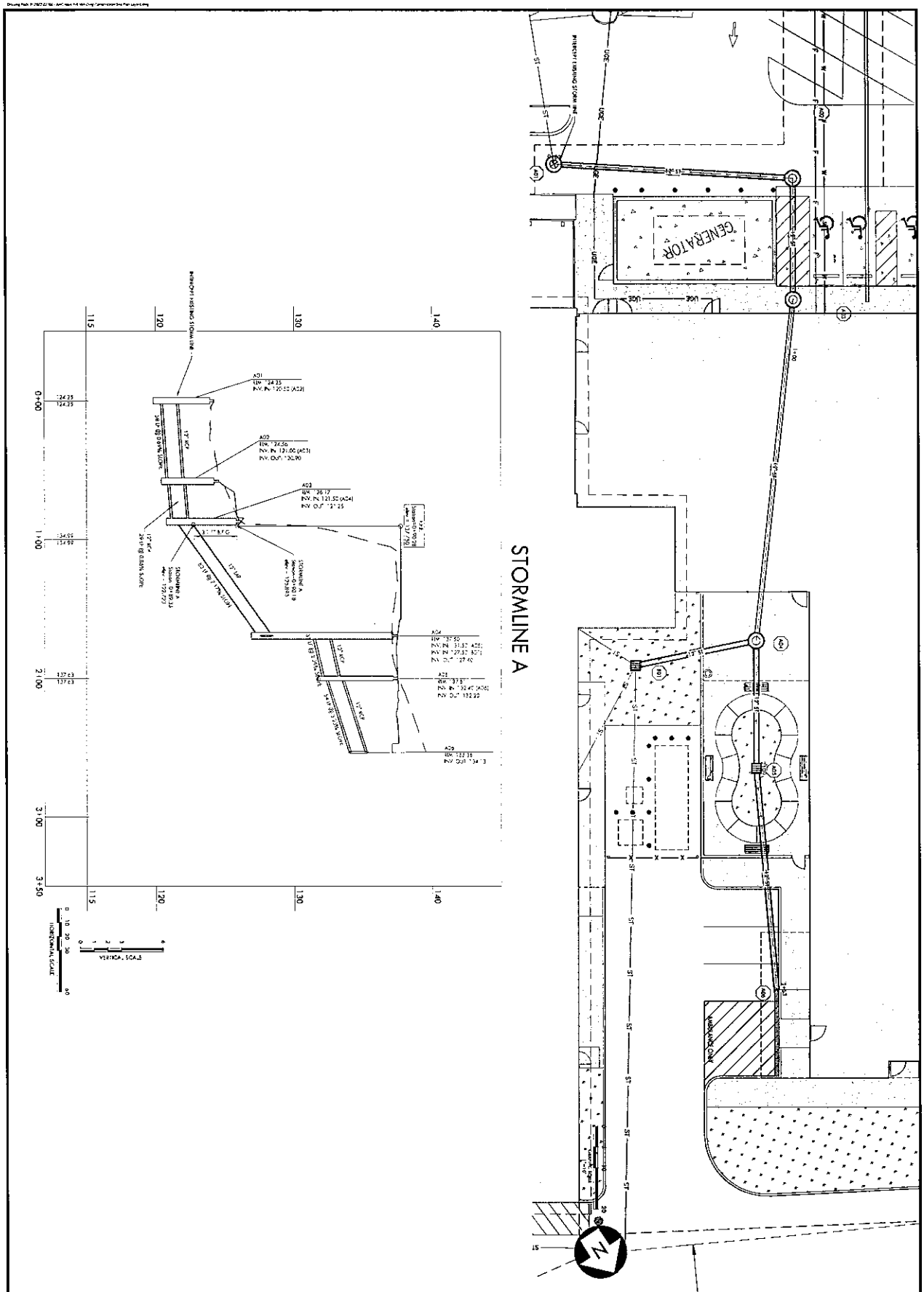
AHC2215

REVISIONS		
No.	DATE	

12/03/2024 22106

C5.1

SITE PLAN LAYOUT



C5.2
SITE PLAN LAYOUT

12/03/2024
22106

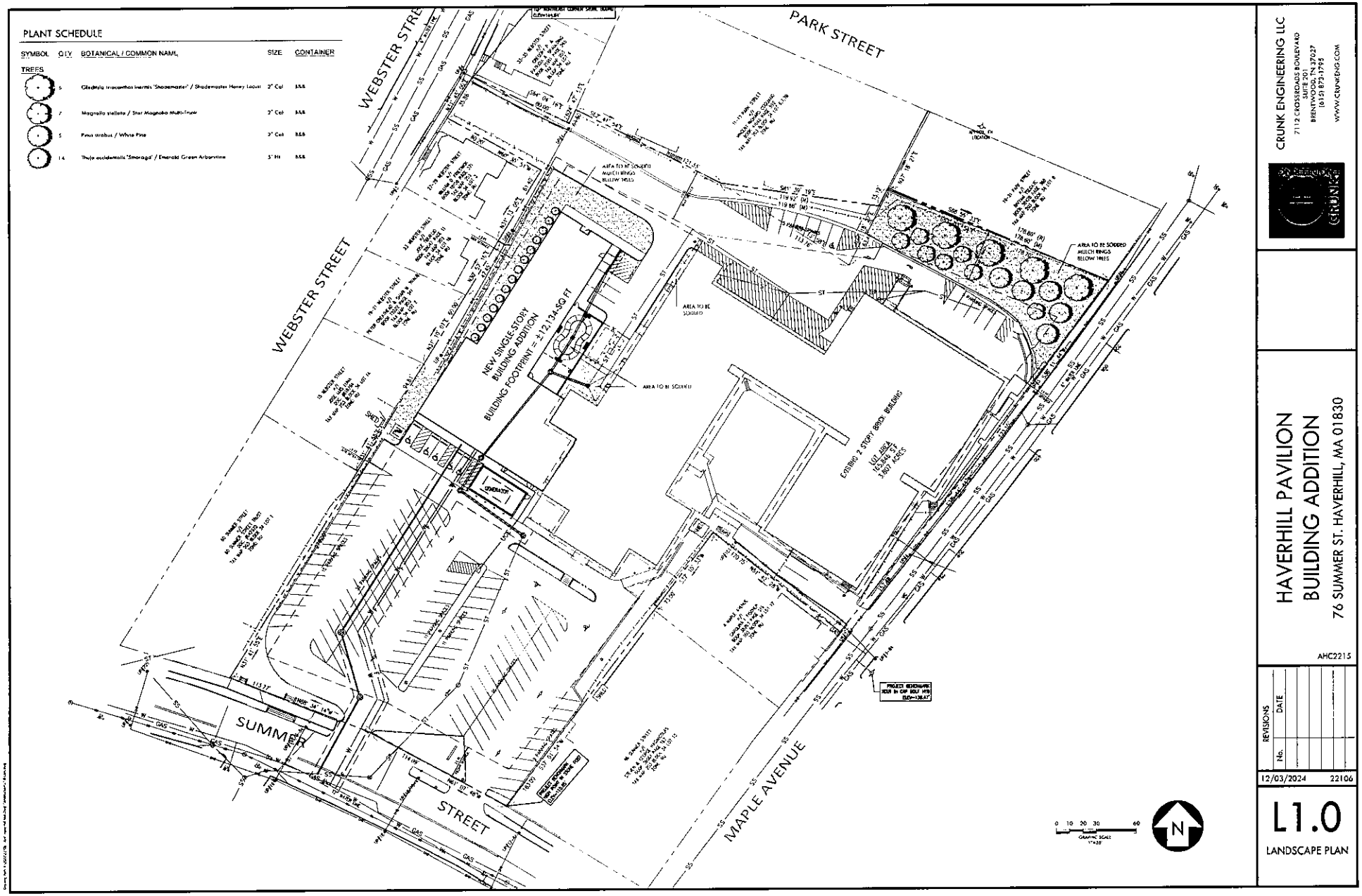
REVISIONS	
No.	DATE

AHC2215

HAVERHILL PAVILION BUILDING ADDITION

76 SUMMER ST. HAVERHILL, MA 01830

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 823-1795
WWW.CRUNKENG.COM

HAVERHILL PAVILION BUILDING ADDITION

76 SUMMER ST. HAVERHILL, MA 01830

AHC2215

REVISIONS	
No.	DATE

12/03/2024 22106

L1.0

LANDSCAPE PLAN

GENERAL TREE PRESERVATION/PROTECTION NOTES

GENERAL TREE PRESERVATION/PROTECTION NOTES & PER PART 12, SUBPART B - TREE PROTECTION

1. CONSTRUCTION FENCING SHALL BE ERECTED WITHIN DRIP-LINE TREES OR TREE CANOPY EXISTS WITHIN 3' OF A COMMON PROPERTY LINE. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE LIMITS OF DISTURBANCE AREA, PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF EXISTING ROOT SYSTEMS OF TREES TO BE PRESERVED AND OFF- SITE TREES. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.
2. CONSTRUCTION FENCING SHALL BE ELECTED AT THE EDGE OF THE LIMITS OF DISTURBANCE AREA, PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. THE FENCING SHALL IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
3. CONSTRUCTION FENCING SHALL TO ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES – PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRSERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. PRIOR TO SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES A SITE INSPECTION BY PDS STAFF OR DESIGNEE SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/ PROTECTION FENCING AND SIGNAGE IS INSTALLED AND CORRECTLY PLACED.
5. THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION/ PROTECTION FENCING AND CONSTRUCTION FENCING IDENTIFYING THE ENCLOSED AREA AS TREE PRESERVATION/ PROTECTION AREA. THE SIGNS SHALL INCLUDE THE FOLLOWING TEXT: STAY OUT TREE PRESERVATION / PROTECTION AREA. NO EQUIPMENT, MATERIALS, OR VEHICLES SHALL BE STORED OR PLACED WITHIN THE AREA ENCLOSED BY THIS TREE PRESERVATION/PROTECTION FENCE. THIS FENCE MAY NOT BE REMOVED WITHOUT THE APPROVAL OF THE CITY OF JACKSONVILLE. FAILURE TO COMPLY WILL RESULT IN FINES AND TREE MITIGATION.
6. THE TREE PRESERVATION/ PROTECTION AREA SIGNAGE SHALL BE POSTED EVERY 50 FEET ALONG THE TREE PRESERVATION FENCE. THE SIGNS SHALL BE A MINIMUM SIZE OF 8" X 10" AND WEATHER RESISTANT. IF THE SIGNS ARE DAMAGED OR FADING, THEY SHALL BE REPLACED WITHIN 10 WORKING DAYS OR 2 WEEKS.
7. THE ORIGINAL STAMPED COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE PRESENT ON SITE DURING ALL CLEARING, GRADING AND CONSTRUCTION ACTIVITY AND SHALL BE MADE AVAILABLE TO ANY DPDS INSPECTOR OR ENFORCEMENT OFFICER UPON REQUEST.
8. AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT OF WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN, OR REPORTED AS A PUBLIC HAZARD.

TREE CANOPY PROTECTION AREA/ TREE CANOPY CREDIT AREA (TCPA/TCCA)

1. TREE CANOPY PRESERVATION AREA (TCPA)/TREE CANOPY CREDIT AREAS (TCCAS) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE DESIGNATED TO MEET THE TREE PLANTING REQUIREMENTS OF CHAPTER 10 OF THE LAND DEVELOPMENT CODE AND ARE TO BE PERMANENTLY PROTECTED. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. AS TREES DESIGNED AS TCPAS/TCCAS ARE LOST THROUGH NATURAL CAUSES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE REQUIREMENTS AS SPECIFIED ON THE APPROVED DEVELOPMENT OR PRELIMINARY SUBDIVISION PLAN.
2. DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCPAS/TCCAS AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR EACH TCPA/TCCA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.
3. TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPAS/TCCAS PRIOR TO SITE DISTURBANCE APPROVAL TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. THE FENCING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
4. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCPAS/TCCAS.

LANDSCAPE NOTES:

SITE PREPARATION

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH QUALITY TOPSOIL FREE OF ROOTS AND ROCKS. SEE TOPSOIL SPECIFICATION.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL CONTRACTORS APPLYING CHEMICALS ON SITE SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
6. PLANTING BEDS SHALL BE CLEARED OF GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
7. SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUND COVER AREAS.

TOPSOIL

1. ALL PLANTED AREAS TO HAVE A MINIMUM OF 6" OF QUALITY TOPSOIL.
2. ALL COMPACTED AREAS TO BE AERATED AND AMENDED AS NEEDED.
3. TOPSOIL IS TO BE NATURAL, FERTILE, FRIABLE, PRODUCTIVE SOIL, NEITHER EXCESSIVELY ACID NOR ALKALINE, AND FREE FROM TOXIC SUBSTANCES, STONES WEEDS, CLAY, CLODS, ROOTS, CINDERS, DEBRIS, AND CONSTRUCTION MATERIAL.

PLANTING

1. ALL PLANTING BEDS OR MULCH BEDS SHALL BE FREE OF WEEDS PRIOR TO THE INSTALLATION OF MULCH..
2. THE OPTIMUM TIME OF PLANTING IS FROM OCTOBER 1 TO APRIL 1. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO ACCOUNT FOR TEMPORARY WATERING AS PART OF THEIR BID FOR ANY PLANTING INSTALLED DURING PERIODS OF HIGH TEMPERATURES
3. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A PRE-INSTALLATION INSPECTION IN ORDER TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATIONS. TREES OF SAME SPECIES ARE TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
4. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED
5. AFTER PLANTING, TREE BRANCHES SHALL BE SELECTIVELY TRIMMED BY 25%, MAINTAINING NATURAL SHAPE. ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS SHALL ALSO BE PRUNED. REMOVE TAGS, TWINE, OR OTHER NON-BIODEGRADABLE MATERIAL
6. WATERING: ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED WITHIN ONE HOUR OF INSTALLATION.

GENERAL LANDSCAPE NOTES:

1. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
2. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, OR TURF.
3. EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS IF ANY TREES OR SCREENING VEGETATION DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
4. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ASSOCIATED VEGETATION AND DRAINAGE SYSTEM WITHIN THE STORMWATER BASINS.
5. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER EFFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS
6. ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10 REQUIREMENTS.
7. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES
8. AIR SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LOCAL ZONING ORDINANCE/GOVERNING AGENCY. SERVICE STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
9. CONTRACTOR SHALL COORDINATE ANY UTILITY, SIDEWALK, OR GRADE CHANGES WITH LANDSCAPE ARCHITECT PRIOR TO BED PREPARATION, IRRIGATION, OR PLANTING INSTALLATION.
10. IRRIGATION WILL BE PROVIDED ON A DESIGN-BUILD BASIS. THIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING. (IF APPLICABLE)
11. AN AUTHORIZED INSPECTOR OR LOCAL AGENCY OFFICIAL SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT OF WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN, OR REPORTED AS A PUBLIC HAZARD.
12. LANDSCAPE ARCHITECT SHALL INSPECT AND CERTIFY THAT ALL REQUIRED LANDSCAPING, INCLUDING SCREEN FENCING, HAS BEEN INSTALLED OR PLANNED AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
13. LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. THESE PLANTINGS ARE TO BE MAINTAINED THEREAFTER.

PLANT MAINTENANCE

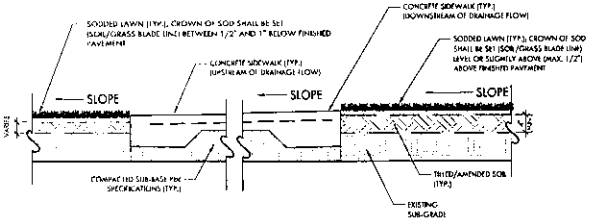
1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
2. CONTRACTOR TO WARRANTY ALL MATERIAL FOR 2 YEARS AFTER DATE OF FINAL ACCEPTANCE.
3. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, GIVEN EFFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

MULCHING

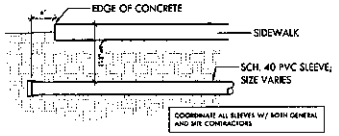
1. ALL PLANTING BEDS OR MULCH BEDS SHALL HAVE WEEDS REMOVED PRIOR TO THE INSTALLATION OF MULCH.
2. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED SHREDDED HARDWOOD BARK MULCH OR A MINIMUM OF 4" DEEP PINE STRAW MULCH.
3. CONTRACTORS SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
4. MULCH SHALL NOT CONTACT OUTER BARK AT BASE OF TREES. PULL BACK MULCH 3-4" FROM TRUNK.

PLANT MATERIALS

1. THE LANDSCAPE CONTRACTORS SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
2. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK: ANSI - LATEST EDITION FOR SIZE AND QUALITY.
3. ALL PLANT MATERIAL SHALL BE A MINIMUM OF FLORIDA NUMBER ONE AS DEFINED IN THE MOST CURRENT EDITION OF THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANTS THAT ARE INFERIOR OR DAMAGED WILL NOT BE ACCEPTED.
4. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND. WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT
5. ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE



2 PAVEMENT/LAWN TRANSITION DETAIL — NOT TO SCALE



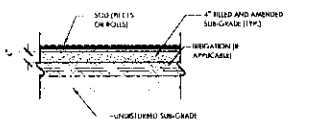
1 SLEEVE UNDER PAVEMENT DETAIL — NOT TO SCALE

NOTES:
CONTRACTOR SHALL OBTAIN A SOIL ANALYSIS FROM AN INDEPENDENT LABORATORY APPROVED BY THE STATE DEPARTMENT OF AGRICULTURE. ANY RECOMMENDED AMENDMENTS SHALL BE INCORPORATED INTO PREPARATION.

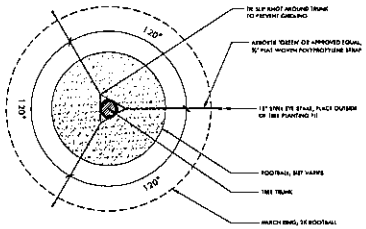
CONTRACTOR SHALL LOOSEN THE TOP FOUR (4") INCHES OF SOIL IN AREAS TO RECEIVE LAWN. REMOVE ALL DEBRIS, ROCKS, ROOTS, RUBBISH, CLUMPS OF SOIL, STONES OVER ONE (1) INCH IN DIAMETER, AND ALL OTHER EXTRANEOUS MATTER PRIOR TO FINE GRADING FOR SOD AREAS AS PER SPECIFICATIONS.

LAY SOD WITH TIGHTLY FITTED JOINTS, ELIMINATING AIR POCKETS AND FORMING A SMOOTH CONTINUOUS MASS OF LAWN.

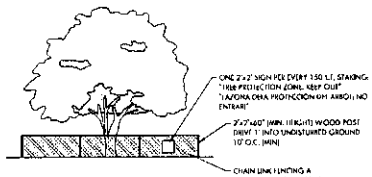
REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION THAT ARE PART OF THE CONTRACT DOCUMENTS.

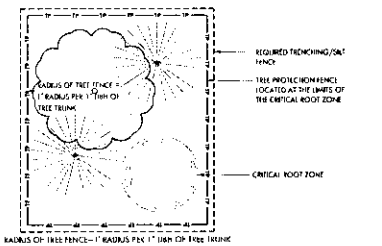


4 LAWN DETAIL — NOT TO SCALE

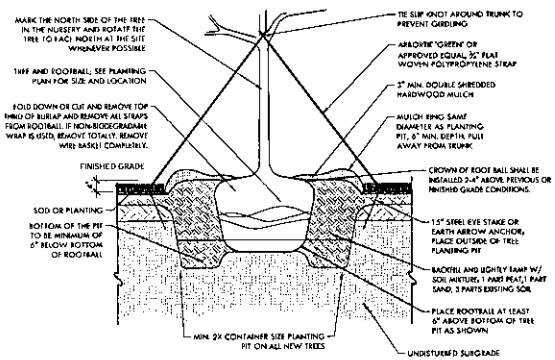


3 TREE STAKING DETAIL — NOT TO SCALE





6 TREE PROTECTION DETAIL — NOT TO SCALE



5 TREE PLANTING DETAIL — NOT TO SCALE

CRUNK ENGINEERING LLC
7112 CROSSBOARD BOULEVARD
SUITE 201
BEN-TWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

HAVERHILL PAVILION BUILDING ADDITION

76 SUMMER ST. HAVERHILL, MA 01830

AHC2215

REVISIONS		
No.	DATE	

12/03/2024 — 22106

L1.1

LANDSCAPE DETAILS



City Council
Special Permit Meeting
04.08.25

New Patient Health Unit Addition

76 Summer Street

Haverhill, Massachusetts 01830

CRUNK ENGINEERING

Haverhill Pavilion
BEHAVIORAL HEALTH HOSPITAL

ACADIA
HEALTHCARE

STENGEL-HILL

Case For Expansion

+ Haverhill Pavillion Statistics
  - Treatment footprint includes Essex County and Southern New Hampshire.
  - Existing Hospital capacity is 71 patients. Approximately 1,320 patients are treated annually, equating to approximately 25,000 patient days.
  - The Patient Unit Addition will add 24 inpatient beds. Allowing Haverhill Pavilion to impact an additional 450 patients, and 8,500 patient days.
+ Patient Population
  - The Patient Unit Addition will treat older adult and dementia patients.
+ Neighborhood
  - Haverhill Pavilion is committed to maintaining a positive relationship with its neighbors. To be proactive, a Neighborhood Meeting was held in December 2024.
  - Revisions to the design based upon the meeting include:
    - Screening and noise isolation of new rooftop units.
    - Roof connections for future green sources of energy.
    - Electric vehicle parking and charging stations.
    - Increased landscape screening at the parking lot and new addition.



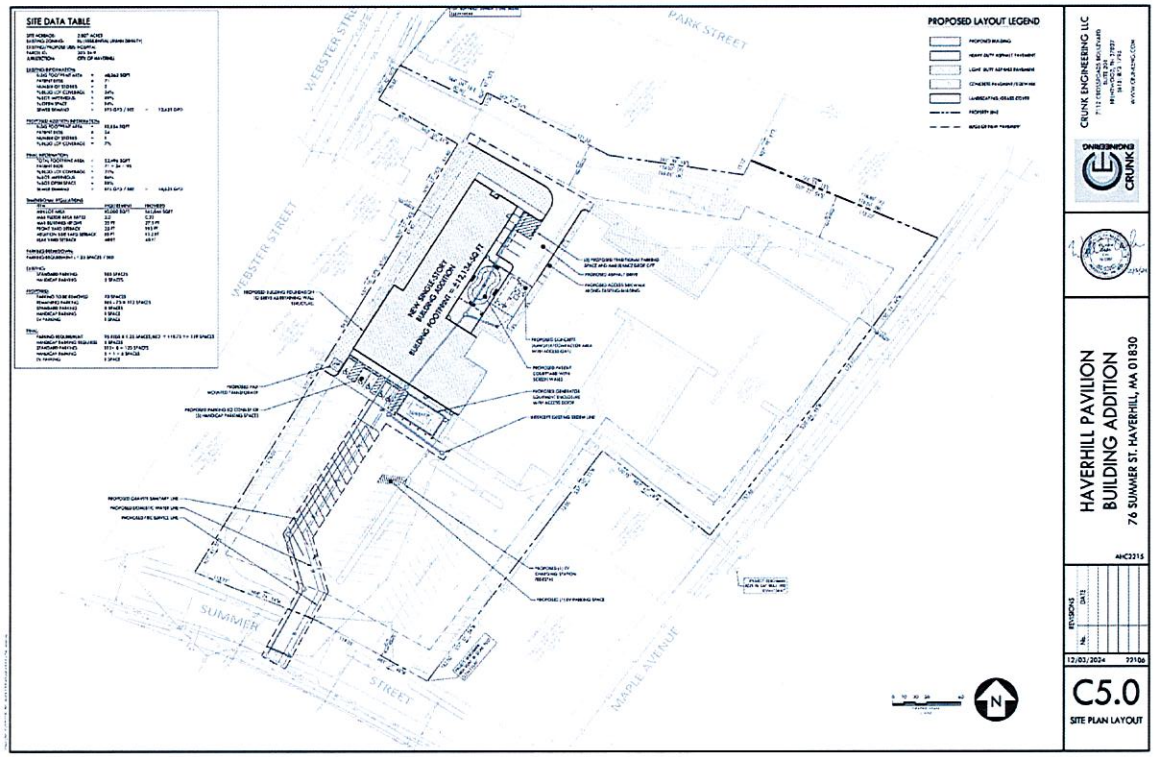
Haverhill Pavilion
BEHAVIORAL HEALTH HOSPITAL
ACADIA
HEALTHCARE

What Will We Treat

+ Geriatric Psychiatry
+ General Mood Disorders
  - Depression
  - Anxiety
  - Bipolar Disorder
  - Traumatic Experience Care
+ Thought Disorders
  - Disturbance of thought and perception
  - Neurocognitive decline
+ Dual Diagnosis/SUD
  - Alcohol
  - Opioids
  - Tobacco

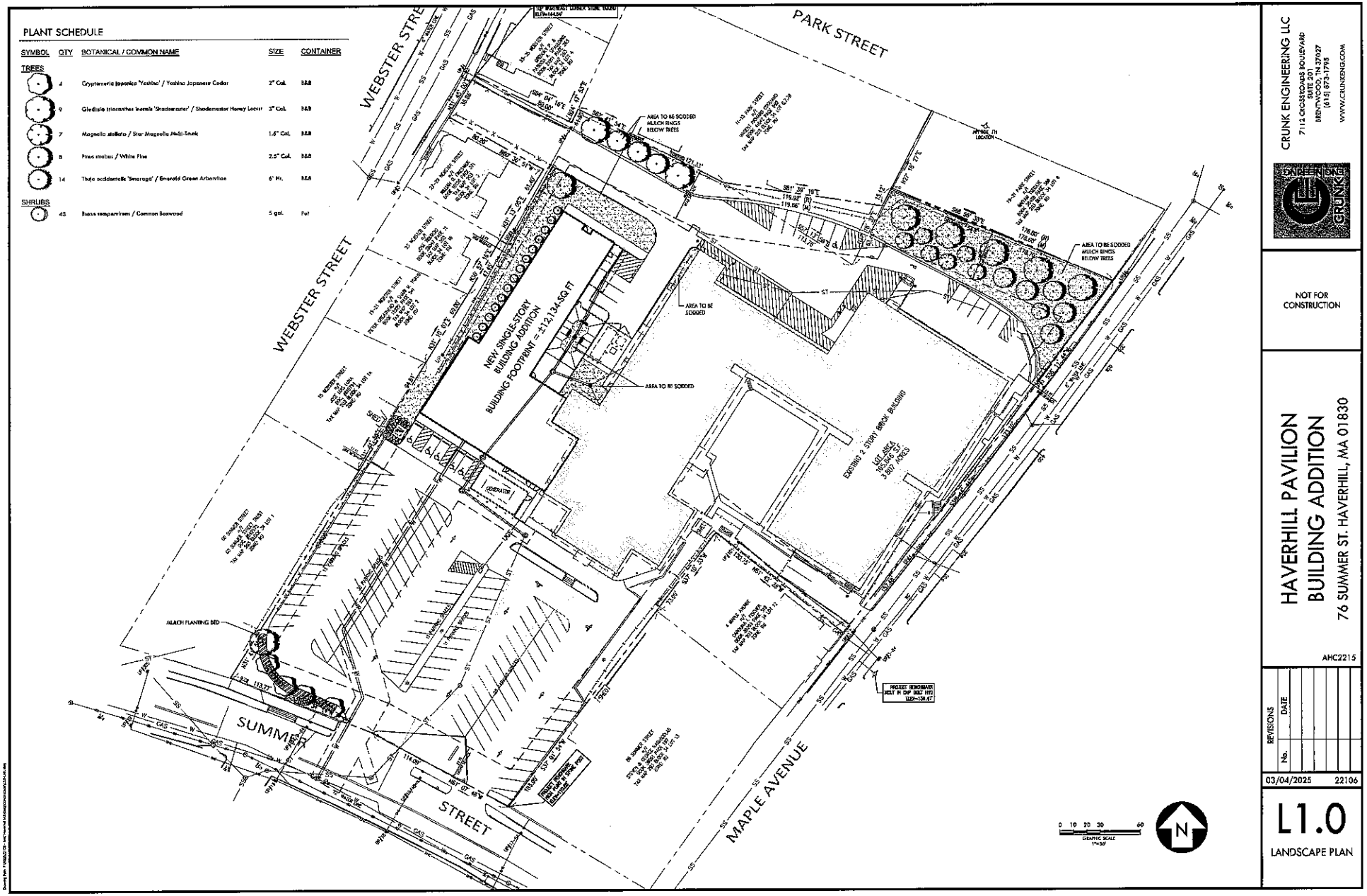


Site Plan



New Patient Unit
Haverhill, Massachusetts

Haverhill Pavilion
BEHAVIORAL HEALTH HOSPITAL
ACADIA
HEALTHCARE



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

NOT FOR CONSTRUCTION

HAVERHILL PAVILION BUILDING ADDITION

76 SUMMER ST. HAVERHILL, MA 01830

AHC2215

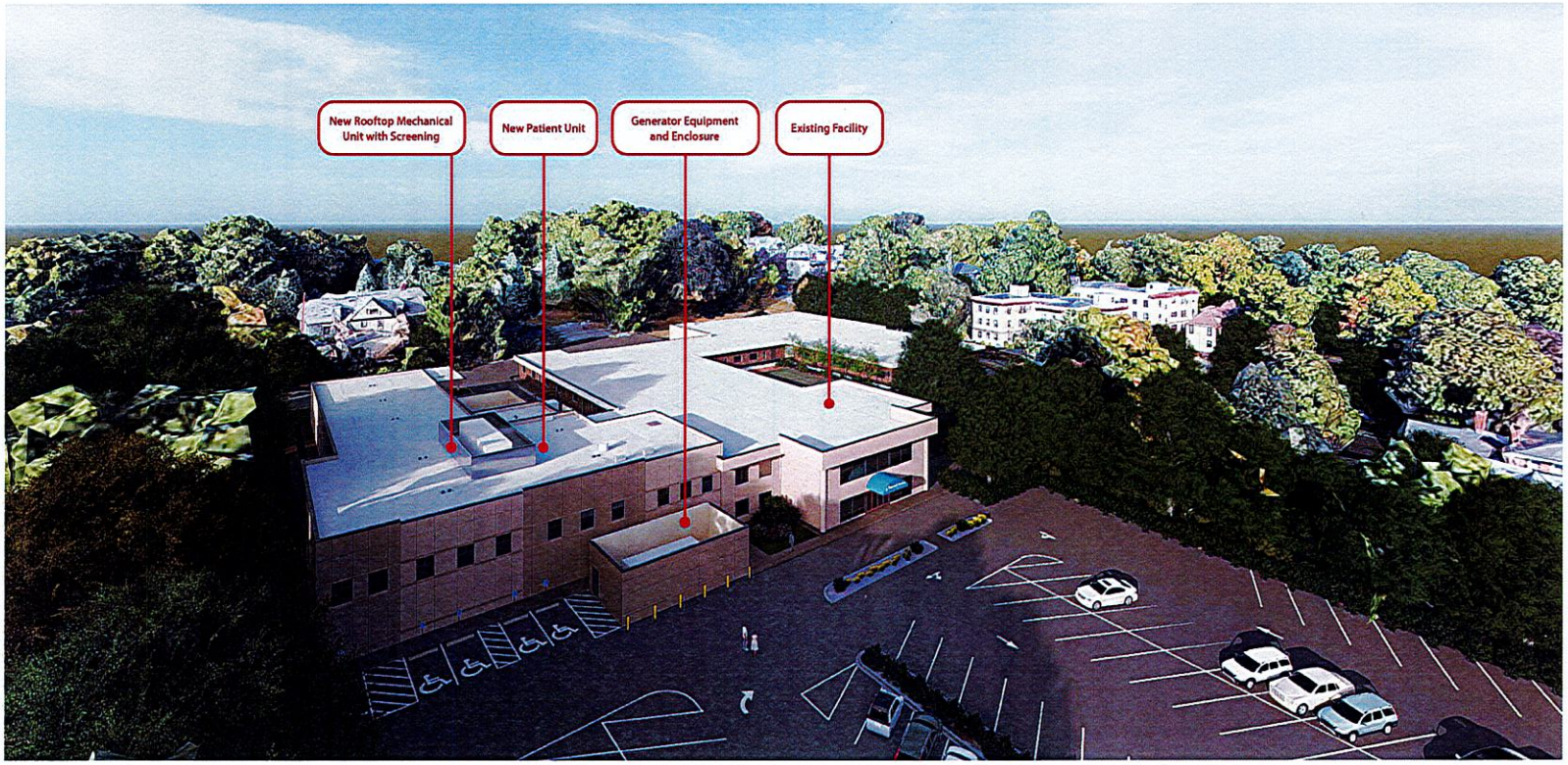
REVISIONS		
No.	DATE	

03/04/2025 22106

L1.0

LANDSCAPE PLAN

Aerial View



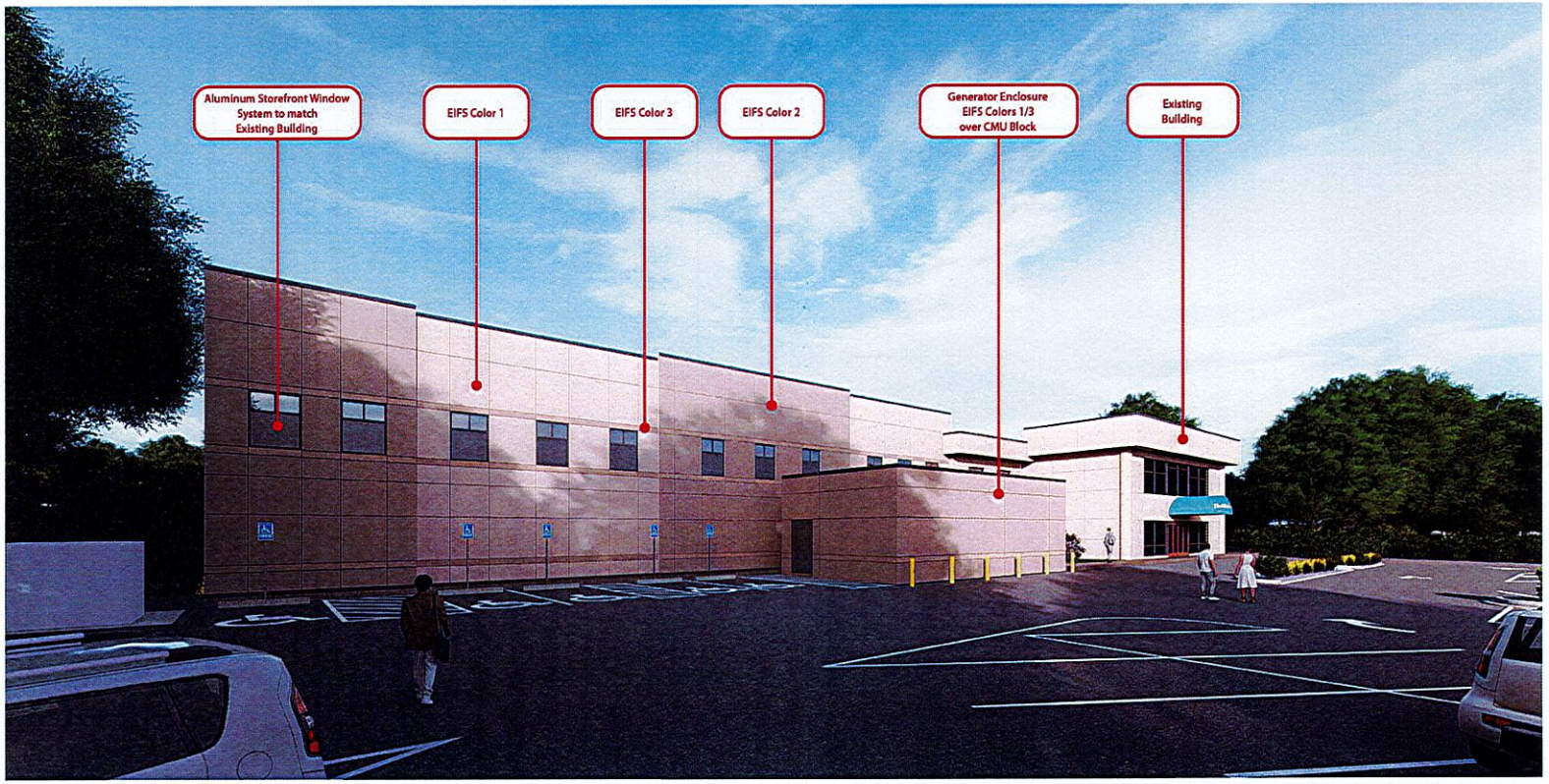
ACADIA HEALTHCARE

Front View



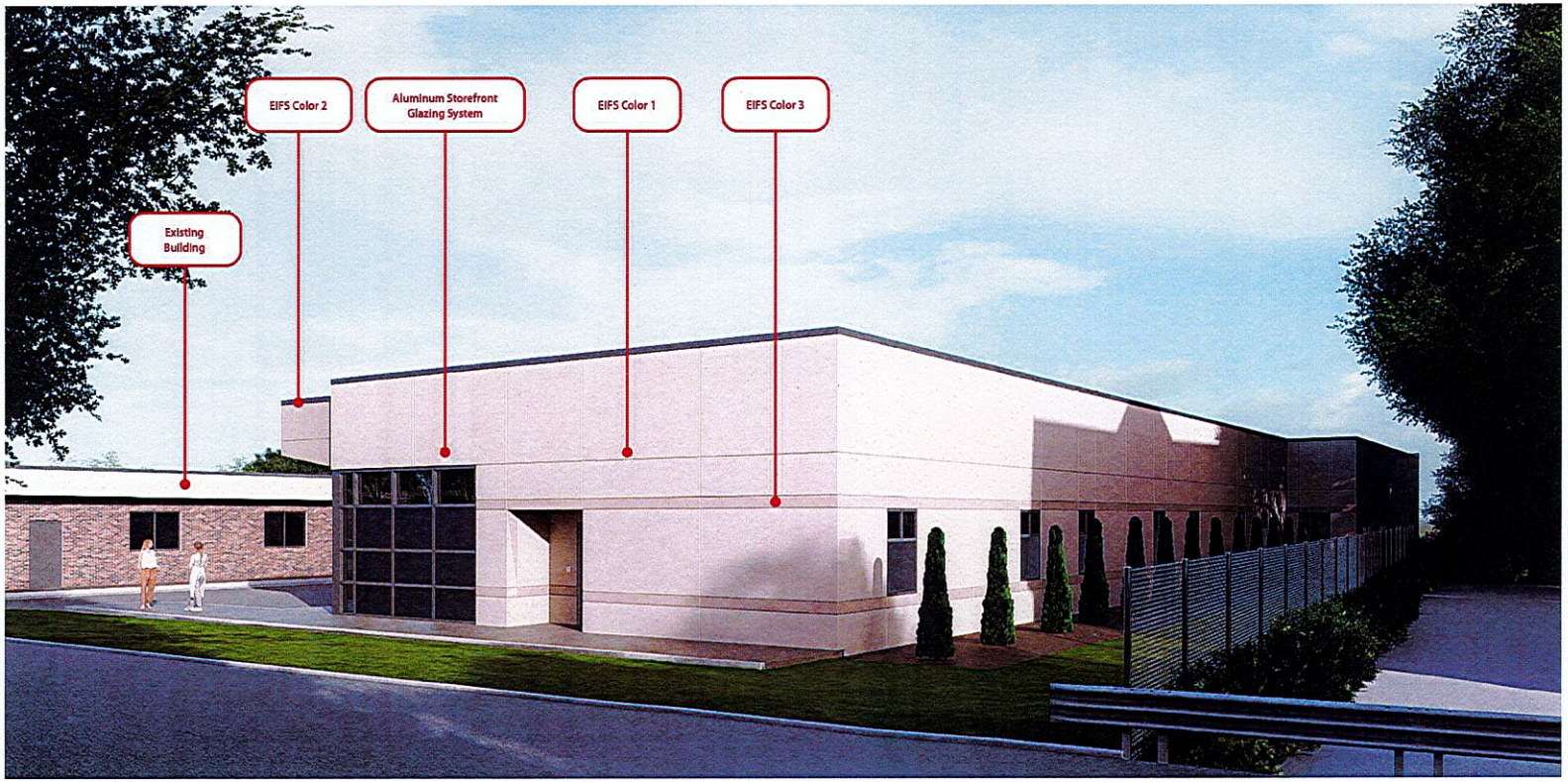
ACADIA HEALTHCARE

Front View



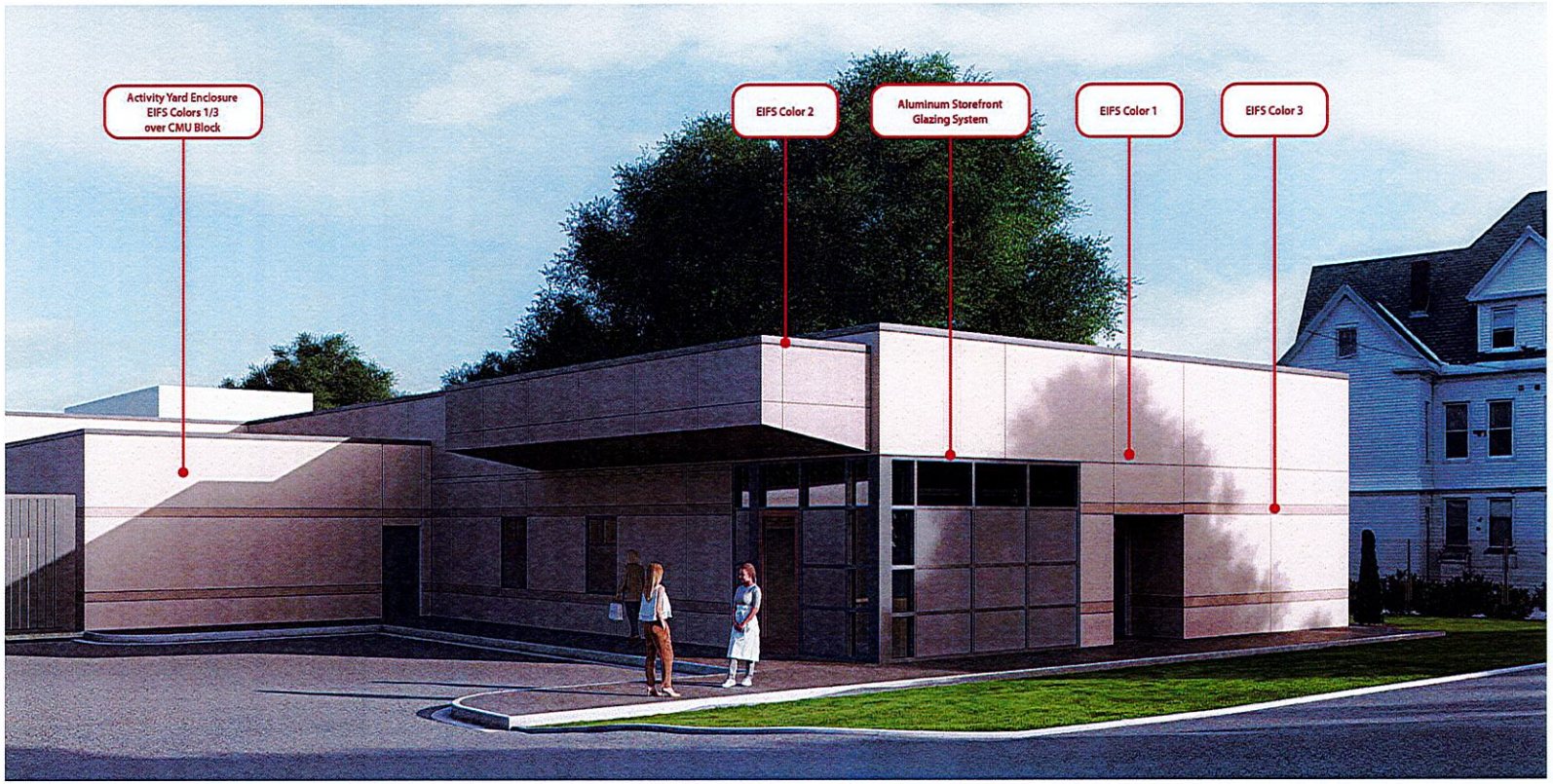
ACADIA HEALTHCARE

Rear View



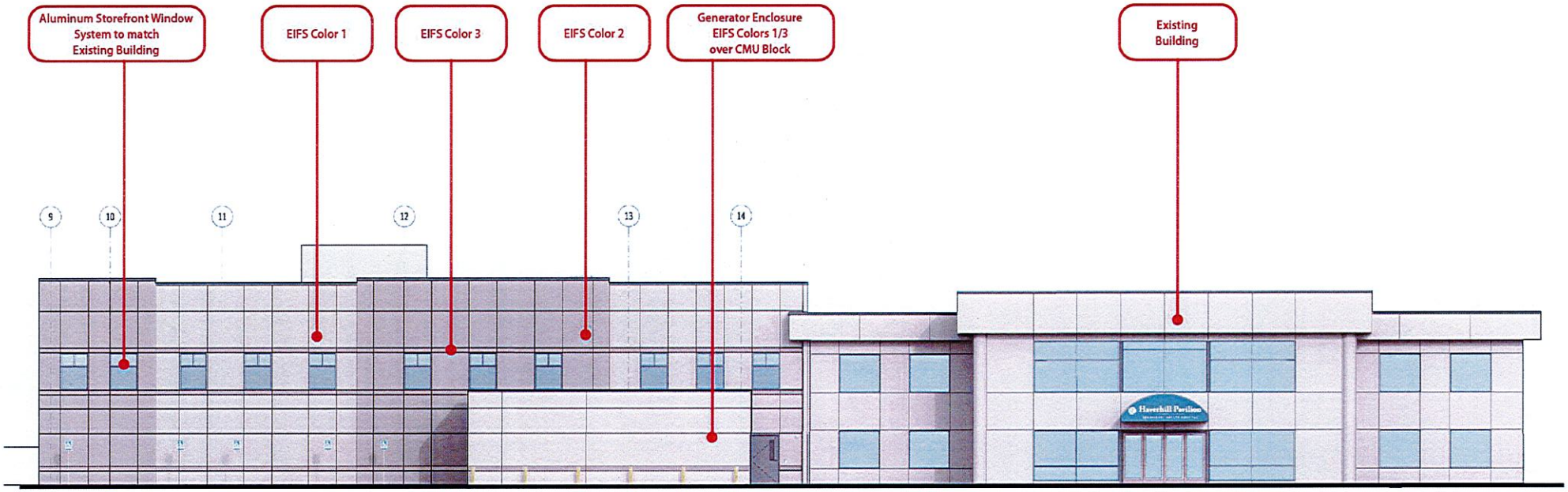
ACADIA HEALTHCARE

Rear View



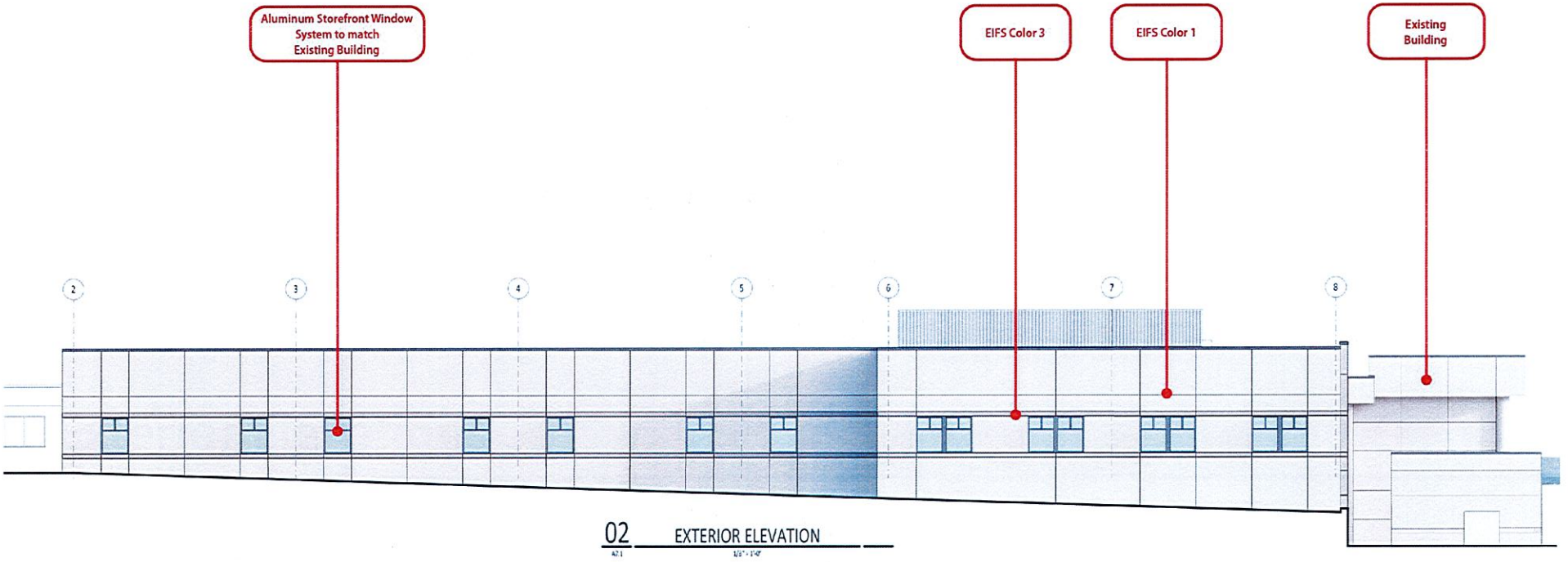
ACADIA
HEALTHCARE

Exterior Elevations



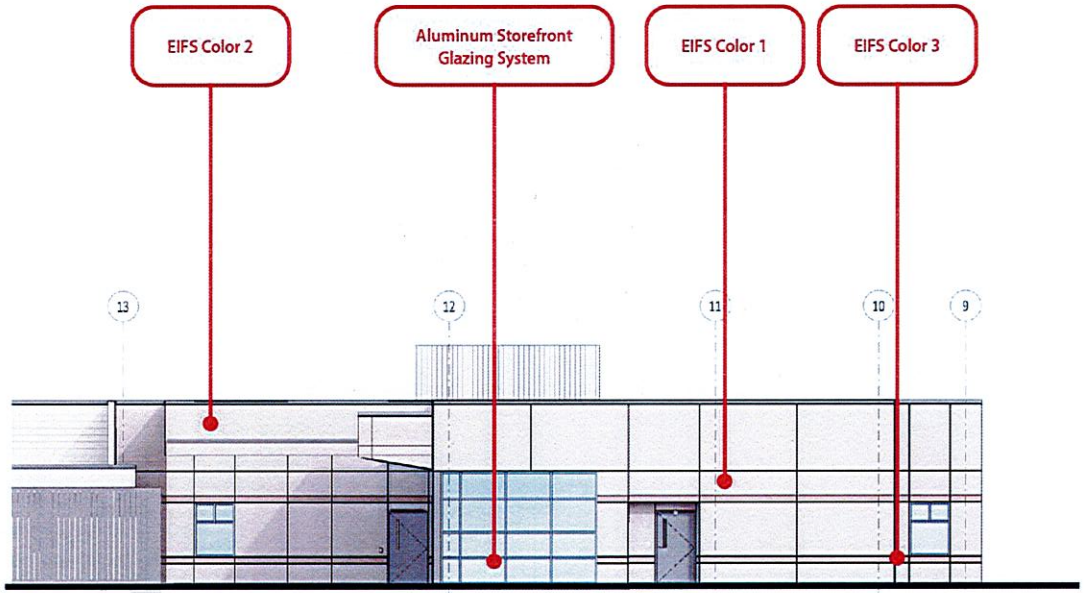
ACADIA HEALTHCARE

Exterior Elevations



ACADIA HEALTHCARE

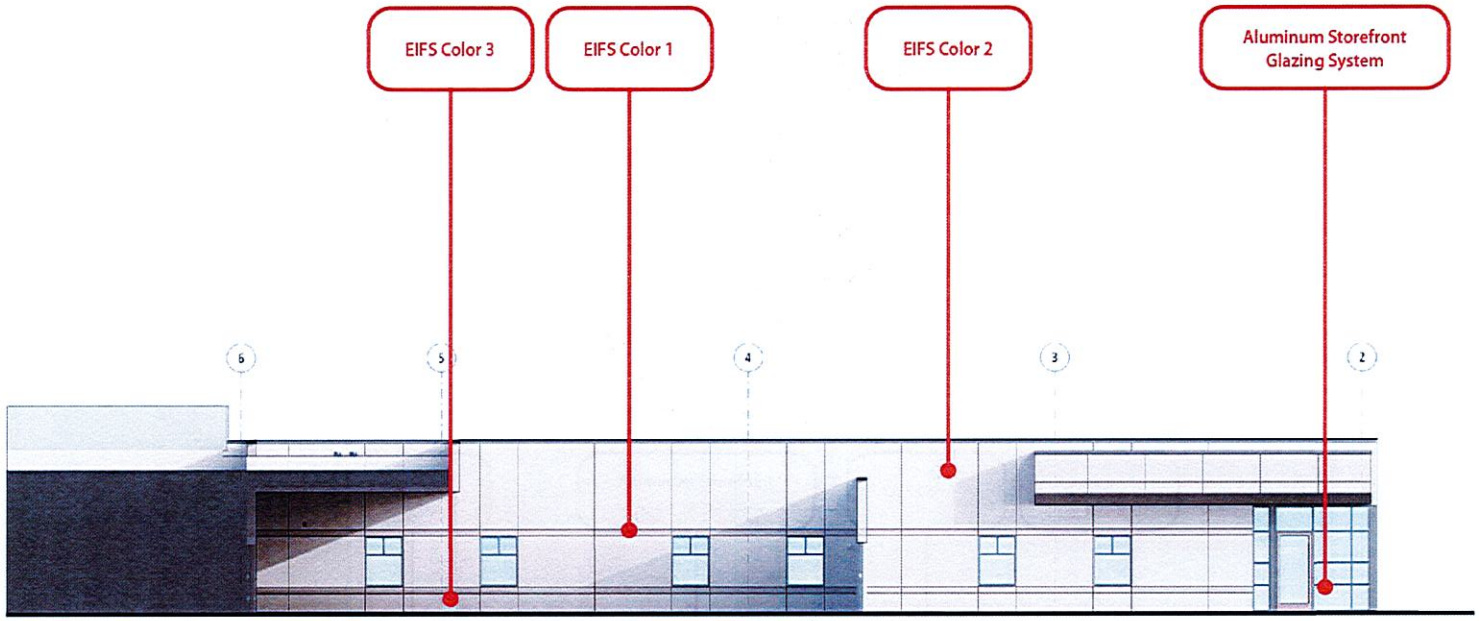
Exterior Elevations



03 EXTERIOR ELEVATION

ACADIA HEALTHCARE

Exterior Elevations



04 EXTERIOR ELEVATION

ACADIA HEALTHCARE

Confirming

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

11,1,1

May 1, 2025

To: City Council President Thomas J. Sullivan and Members of the Haverhill City Council

From: Mayor Melinda E. Barrett

Re: Appointment to Commission on Disability Issues

Dear Mr. President and Members of the City Council:

I hereby appoint the following to serve on the Commission on Disability Issues for the term so stated:

1. Alexandra Ponder, 25 Perspective Dr., Haverhill, MA for the term of three years (May 6, 2025 – May 6, 2028).

Pursuant to City Code, Chapter 11, Boards and Commissions, Article IV, Commission on Disability Issues, §11-10, these members are appointed by the Mayor and confirmed by City Council.

I recommend approval.

Very truly yours,

Melinda E. Barrett

Melinda E. Barrett
Mayor

JAMES J. FIORENTINI
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

11,1,2

MAY 2 AM 8:54
HAV CITY CLERK

May 1, 2025

To: City Council President Thomas J. Sullivan and Members of the Haverhill City Council

From: Mayor Melinda E. Barrett

RE: Reappointment Board of Assessors-Roy Wright

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

I hereby reappoint Roy P. Wright, 59 Woodland Park Drive, Haverhill, to the Board of Assessors. This is a non-confirming appointment and takes effect immediately and expires on 4/30/2028.

Sincerely,

Melinda E. Barrett

Melinda E. Barrett
Mayor

MEB/em

Cc: Christine Webb

Event Permit

EVNT-25-7

Submitted On: Apr 1, 2025

Applicant

Dustin MacIver
978-914-5877
@ dustinmaciver@gmail.com

Primary Location

10 CHURCH ST
Bradford, MA 01835

122.1

Organization Information

Organization
Haverhill Garden Club

Organization Phone
508-265-4820

Organization Address
31 Eastland Terrance

Organization City
Haverhill

Organization State
Massachusetts

Organization Zip
01830

Is the Organization Tax Exempt?
Yes

Is the Organization Non-Profit?
Yes

Is the Organization a House of Worship?
No

APR 28 AM8:52
HAVCITYCLERK

Contact Information

Contact Name
Dustin MacIver

Contact Title
Garden Club Plant Sale Co-Chair

Contact Phone
978-914-5877

Contact Email
DustinMacIver@gmail.com

Contact Address
1019 West Lowell Avenue

Contact City
Haverhill

Contact State
Massachusetts

Contact Zip
01832

Property Owner Information

Property Owner Name
FIRST CHURCH OF CHRIST - BRADFORD

Property Owner Phone
978) 374-1114

Property Owner Address
10 Church Street

Property Owner City
Bradford

Property Owner State
Massachusetts

Property Owner Zip
01835

Is the Applicant the Property Owner?
No

Event Information

Description of event

Haverhill Garden Club's annual plant sale

Type of Event

Other

IF OTHER, Please Specify

Plant Sale

Event Date

05/17/2025

Event Location

10 Church Street Bradford, MA 01835

is the Event on Bradford Common?

Yes

Is the Event on City Property?

No

Event Venue

Outdoor

Number of Anticipated Attendees

500

Do attendees need to purchase a ticket to attend?

No

Is this event open to the public? Or private?

Public

Are You Requesting Additional Fees Be Waived? (APPLICATION FEE IS NOT WAIVABLE)

Yes

Event Start Time

6:00 A.M.

Event End Time

12:00 P.M.

Will Food Be Served/Sold at the Event?

No

Any Helpful Comments about Food

N/A

Special Considerations (i.e. fireworks)

N/A

Parking Information

Number of Parking Spaces Onsite

50

Have Off-site Parking Arrangements Been Made?

Yes

IF YES, Please Provide Details of Offsite Arrangements

The Harverhill Garden club will once again be obtaining permission to use the parking lot owned by First Church of Christ-Bradford for additional parking

Are There Charges/Fees for Parking?

No

Sanitation Information

Number of Public Restrooms Available

0

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

The Haverhill Garden Club will utilize the existing trashcan receptacles on the Bradford Green and/or dispose of trash/recyclables privately

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true

City of Haverhill, MA

April 28, 2025

Building Inspector Approval

Record No.**EVNT-25-7**

Status Completed

Became Active April 1, 2025

Assignee Tom Bridgewater

Due Date None

Primary Location

10 CHURCH ST
Bradford, MA 01835

Owner

FIRST CHURCH OF CHRIST
CHURCH ST 10 BRADFORD, MA 01835

Applicant

Dustin MacIver
978-914-5877
dustinmaciver@gmail.com
1019 W Lowell Ave
Haverhill, MA 01832-1146

Messages

Kaitlin Wright April 10, 2025 at 2:00 pm

@Tom Bridgewater please review, thank you!

Kaitlin Wright April 16, 2025 at 8:17 am

@Tom Bridgewater please review, thank you!

Kaitlin Wright April 22, 2025 at 11:02 am

@Tom Bridgewater Please review - I am waiting for your review before sending to Council.

Kaitlin Wright April 24, 2025 at 1:56 pm

Please review - I am waiting for your review before sending to Council.

Step Activity

Kaitlin Wright assigned this step to Tom Bridgewater	04/01/2025 at 2:37 pm
Kaitlin Wright activated this step	04/01/2025 at 2:38 pm
Tom Bridgewater approved this step	04/28/2025 at 7:40 am

City of Haverhill, MA

April 28, 2025

Fire Inspector Approval

Record No.**EVNT-25-7**

Status Completed

Became Active April 1, 2025

Assignee Eric Tarpy

Due Date None

Primary Location

10 CHURCH ST
Bradford, MA 01835

Owner

FIRST CHURCH OF CHRIST
CHURCH ST 10 BRADFORD, MA 01835

Applicant

Dustin MacIver
978-914-5877
dustinmaciver@gmail.com
1019 W Lowell Ave
Haverhill, MA 01832-1146

Step Activity

Kaitlin Wright assigned this step to Eric Tarpy	04/01/2025 at 2:38 pm
Kaitlin Wright activated this step	04/01/2025 at 2:38 pm
Eric Tarpy approved this step	04/07/2025 at 12:23 pm

City of Haverhill, MA

April 28, 2025

Police Department Approval

Record No.**EVNT-25-7**

Status Completed

Became Active April 1, 2025

Assignee Kevin Lynch

Due Date None

Primary Location

10 CHURCH ST
Bradford, MA 01835

Owner

FIRST CHURCH OF CHRIST
CHURCH ST 10 BRADFORD, MA 01835

Applicant

Dustin MacIver
978-914-5877
dustinmaciver@gmail.com
1019 W Lowell Ave
Haverhill, MA 01832-1146

Step Activity

Kaitlin Wright assigned this step to Kevin Lynch	04/01/2025 at 2:38 pm
Kaitlin Wright activated this step	04/01/2025 at 2:38 pm
Kevin Lynch approved this step	04/16/2025 at 12:42 pm

City of Haverhill, MA

April 28, 2025

Public Works Director Approval

Record No.**EVNT-25-7**

Status Completed

Became Active April 1, 2025

Assignee Robert Ward

Due Date None

Primary Location

10 CHURCH ST
Bradford, MA 01835

Owner

FIRST CHURCH OF CHRIST
CHURCH ST 10 BRADFORD, MA 01835

Applicant

Dustin MacIver
978-914-5877
dustinmaciver@gmail.com
1019 W Lowell Ave
Haverhill, MA 01832-1146

Step Activity

Kaitlin Wright assigned this step to Robert Ward	04/01/2025 at 2:38 pm
Kaitlin Wright activated this step	04/01/2025 at 2:38 pm
Robert Ward approved this step	04/01/2025 at 2:44 pm

TAYLOR RENTAL CENTER

531 BROADWAY
HAVERHILL, MA 01832
www.mypartyplus.com

978-374-0136 Phone

Status: Reservation

Contract #: 69596

Event Beg: Fri 5/16/2025 8:00AM
Event End: Mon 5/19/2025 4:00PM
Operator: Andy R

Customer #: 5449

HAVERHILL GARDEN CLUB
166 CEDAR ST
HAVERHILL MA 01830

Phone 978-373-0441
Mobile 978-837-2093

Qty	Key	Items	Part#	Status	Each	Price
21	071-0901-1	TABLE, BANQUET 8'		Reserved	$10.95	$229.95
8	071-1101-1	CHAIR,BROWN SAMSONITE	W/#45	Reserved	$1.95	$15.60
1	MISC	DELIVERY, MISCELLANEOUS CHARGE		Selling	$140.00	$140.00

Delivery Fri 5/16/2025
TRUDI 978-973-4555
WILL BE THERE
HAVERHILL MA 01830

Pickup Mon 5/19/2025
TRUDI 978-973-4555
WILL BE THERE
HAVERHILL MA 01830

deliver to Bradford commons
DUSTIN MACIVER- 978-914-5877
CALL TRUDI OR DUSTIN ON THE WAY

What day is the event: 5/18/24

Cancellations will result in a 25% reservation fee

Payments made on this contract:

Rental/Sale Paid	$410.11	Sat 3/ 8/2025 12:04PM Check # 722
Total	**$410.11**	

Rental Contract

The back of this contract contains important terms and conditions, including Taylor's disclaimer of all liability for injury or damage and details of Renter's responsibilities to care for and return the item(s) rented. They are part of this contract- Read them. "I have read and understand the terms & conditions listed on the face and reverse hereof, specifically item 3."

Delivery is door to door only, no exceptions will be made.
"Please" keep all rented equipment secure.
You are responsible for theft.
Tables & chairs must be folded & stacked for pick up.
Folding and stacking charges are $5.00 per table & 1.00 per chair.
Reservation fees are non-refundable or non transferable.

All delivery and pick up times are estimated and are subject to change with or with-out notice

Rental:	$245.55
Damage Waiver:	$24.56
Delivery Charge:	$140.00
Subtotal:	$410.11
Total:	$410.11
Paid:	$410.11
Amount Due:	$0.00

Signature:

HAVERHILL GARDEN CLUB

MASSACHUSETTS DEPARTMENT OF REVENUE

Form ST-2

Certificate of Exemption

HAVERHILL GARDEN CLUB
226 KENOZA ST
HAVERHILL MA 01830-4319

MA Taxpayer ID: 11170999
Certificate Number: 163502080

This certifies that the organization named above is an exempt purchaser under Chapter 64H, section 6(d) or (e) of the Massachusetts General Laws. All purchases of tangible personal property by this organization are exempt from taxation to the extent that such property is used in the conduct of the business of the purchaser. Misuse of this certificate by any tax-exempt organization or unauthorized use of this certificate by any individual will lead to revocation. Willful misuse of this certificate is subject to criminal sanctions of up to one year in prison and $10,000 ($50,000 for corporations) in fines. This certificate is non-transferable and may be suspended or revoked for failure to comply with state laws and regulations.

Effective Date: December 9, 2019

Expiration Date: December 8, 2029

The First Church of Christ, Bradford

10 Church Street

Bradford, Massachusetts 01835

978-374-1114 office@ccbradford.org

March 7, 2025

Dear City Council President Thomas and members of the Haverhill City Council:

Please be advised the Trustees of the First Church of Christ – Bradford grant permission to use the Bradford Common to the Haverhill Garden Club to hold their 2024 Plant Sale on Saturday May 17th, 2025 between 7AM and 12 Noon.

Our approval is contingent upon the Greater Haverhill Garden Club meeting all Haverhill City Council, Haverhill Police Department and our Board of Trustees' requirements.

Please contact us thru the church office (telephone number and e-mail address above) if you have any questions or concerns.

Very truly yours:

Steven R Esty

Steven Esty, President Board of Trustees

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/01/2025

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 Alera Group, Inc. 500 Faunce Corner Road Dartmouth MA 02747	CONTACT NAME: Kathleen Fuller PHONE (A/C, No, Ext): (508) 995-4553 FAX (A/C, No): (508) 995-4525 E-MAIL ADDRESS: kathleen.fuller@aleragroup.com
INSURED Garden Club Federation of Massachusetts, Inc. 400 5th Ave Ste 110 Waltham MA 02451	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : Philadelphia Indemnity Ins. Co 18058 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 25-26 GL BAP UMB **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	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		PHPK2681203	05/01/2025	05/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 1,000,000 $ 20,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			PHPK2681203	05/01/2025	05/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ 1,000,000 $ $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			PHUB909608	05/01/2025	05/01/2026	EACH OCCURRENCE AGGREGATE [ ]	$ 1,000,000 $ 1,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (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	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Haverhill Garden Club-May 17, 2025 Plant Sale.

City of Haverhill is additional insured as respect the general liability when required by written contract.

CERTIFICATE HOLDER

City of Haverhill
4 Summer St
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

© 1988-2015 ACORD CORPORATION. All rights reserved.

AGENCY CUSTOMER ID: 00136653

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Alera Group, Inc.	Garden Club Federation of Massachusetts, Inc.
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

Coverage is excluded for the following events:
- Parades sponsored by the Insured
- Shooting activities
- Fireworks
- Carnivals and fairs with mechanical rides sponsored by the Insured
- Events including contact sports
- Rodeos sponsored by the Insured
- Political Rallies
- Any event with greater than 2,500 people at any one time (including otherwise acceptable events)
- Any event with liquor provided by the Insured if a license is required for such activity.

© 2008 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Event Permit

EVNT-25-10

Submitted On: Apr 10, 2025

Applicant

Lynn Peterson
7813152484
@ lynn.peterson4@verizon.net

Primary Location

26 WHITE ST
Haverhill, MA 01830

12,2,2

Organization Information

Organization
Trinity Church

Organization Phone
978-372-4244

Organization Address
26 White St.

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
Lynn Peterson

Contact Title
Co-Warden (Board co-chair)

Contact Phone
781-315-2484

Contact Email
lynn.peterson4@verizon.net

Contact Address
380 Kenoza St.,

Contact City
Haverhill

Contact State
MA

Contact Zip
01830

APR 29 AM11:24
HAVCITYCLERK

Property Owner Information

Property Owner Name
Trinity Church

Property Owner Phone
978-373-4244

Property Owner Address
26 White Street

Property Owner City
Haverhill

Property Owner State
MA

Property Owner Zip
01830

Is the Applicant the Property Owner?
Yes

Event Information

Description of event

BBQ and resource fair

Type of Event

Other

IF OTHER, Please Specify

BBQ (outdoors)/resource fair (indoors)

Event Date

06/08/2025

Event Location

26 White Street

is the Event on Bradford Common?

No

Is the Event on City Property?

No

Event Venue

Indoor

Number of Anticipated Attendees

100

Do attendees need to purchase a ticket to attend?

No

Is this event open to the public? Or private?

Public

Are You Requesting Additional Fees Be Waived? (APPLICATION FEE IS NOT WAIVABLE)

No

Event Start Time

12:00

Event End Time

3:00

Will Food Be Served/Sold at the Event?

Yes

IF YES TO FOOD, By What Means?

Organization Sponsored Cookout

IF YES To FOOD, How Will it be Cooked?

Gas Grills

Any Helpful Comments about Food

Volunteers will grill hamburgers and hotdogs. We will have bags of chips, bottled beverages, and ice cream.

Special Considerations (i.e. fireworks)

None

Parking Information

Number of Parking Spaces Onsite

0

Have Off-site Parking Arrangements Been Made?

Yes

IF YES, Please Provide Details of Offsite Arrangements

We have permission to use the Shoe City Hardware parking lot on Winter Street and the Youth progam lot on William St.

Are There Charges/Fees for Parking?

No

Sanitation Information

Number of Public Restrooms Available

3

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

We will use our garbage and recycling barrels.

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true

City of Haverhill, MA

April 29, 2025

Building Inspector Approval

Record No.**EVNT-25-10**

Status Completed

Became Active April 15, 2025

Assignee Tom Bridgewater

Due Date None

Primary Location

26 WHITE ST
Haverhill, MA 01830

Owner

TRINITY EPISCOPAL CHURCH
WHITE ST 26 HAVERHILL, MA 01830

Applicant

Lynn Peterson
781-315-2484
lynn.peterson4@verizon.net
380 Kenoza Street
Haverhill, MA 01830

Step Activity

OpenGov system activated this step	04/15/2025 at 10:21 am
OpenGov system assigned this step to Tom Bridgewater	04/15/2025 at 10:21 am
Tom Bridgewater approved this step	04/15/2025 at 1:43 pm

City of Haverhill, MA

April 29, 2025

Fire Inspector Approval

Record No.**EVNT-25-10**

Status Completed

Became Active April 15, 2025

Assignee Eric Tarpy

Due Date None

Primary Location

26 WHITE ST
Haverhill, MA 01830

Owner

TRINITY EPISCOPAL CHURCH
WHITE ST 26 HAVERHILL, MA 01830

Applicant

Lynn Peterson
781-315-2484
lynn.peterson4@verizon.net
380 Kenoza Street
Haverhill, MA 01830

Step Activity

OpenGov system activated this step	04/15/2025 at 10:21 am
OpenGov system assigned this step to Eric Tarpy	04/15/2025 at 10:21 am
Eric Tarpy approved this step	04/15/2025 at 2:38 pm

City of Haverhill, MA

April 29, 2025

Health Inspector Approval

Record No.**EVNT-25-10**

Status Completed

Became Active April 15, 2025

Assignee Mark Tolman

Due Date None

Primary Location

26 WHITE ST
Haverhill, MA 01830

Owner

TRINITY EPISCOPAL CHURCH
WHITE ST 26 HAVERHILL, MA 01830

Applicant

Lynn Peterson
781-315-2484
lynn.peterson4@verizon.net
380 Kenoza Street
Haverhill, MA 01830

Step Activity

OpenGov system activated this step	04/15/2025 at 10:21 am
OpenGov system assigned this step to Mark Tolman	04/15/2025 at 10:21 am
Mark Tolman approved this step	04/18/2025 at 8:44 am

City of Haverhill, MA

April 29, 2025

Police Department Approval

Record No.**EVNT-25-10**

Status Completed

Became Active April 15, 2025

Assignee Kevin Lynch

Due Date None

Primary Location

26 WHITE ST
Haverhill, MA 01830

Owner

TRINITY EPISCOPAL CHURCH
WHITE ST 26 HAVERHILL, MA 01830

Applicant

Lynn Peterson
781-315-2484
lynn.peterson4@verizon.net
380 Kenoza Street
Haverhill, MA 01830

Step Activity

OpenGov system activated this step	04/15/2025 at 10:21 am
OpenGov system assigned this step to Kevin Lynch	04/15/2025 at 10:21 am
Kevin Lynch approved this step	04/16/2025 at 12:11 pm

Public Works Director Approval

Record No.**EVNT-25-10**

Status Completed

Became Active April 15, 2025

Assignee Robert Ward

Due Date None

Primary Location

26 WHITE ST
Haverhill, MA 01830

Owner

TRINITY EPISCOPAL CHURCH
WHITE ST 26 HAVERHILL, MA 01830

Applicant

Lynn Peterson
781-315-2484
lynn.peterson4@verizon.net
380 Kenoza Street
Haverhill, MA 01830

Step Activity

OpenGov system activated this step	04/15/2025 at 10:21 am
OpenGov system assigned this step to Michael Arpino	04/15/2025 at 10:21 am
Kaitlin Wright reassigned this step from Michael Arpino to Robert Ward	04/25/2025 at 8:56 am
Robert Ward approved this step	04/29/2025 at 11:17 am

Trinity Church
26 White Street
Haverhill MA 02130

Trinity Church has authorized consent to hold a BBQ and Resource Fair on June 8, 2025 on its property.

We have no leases or contracts with outside vendors. This is a church-led event.

Sincerely,

Lynn Peterson

Lynn Peterson
Co-Warden (Board co-chair)

Trinity Church
26 White Street
Haverhill MA 02130

April 8, 2025

RE: June 8 BBQ and Resource Fair

In consideration of a permit granted by the Haverhill City Council as requested herein, **Trinity Church** hereby remises, releases and forever discharges the City of Haverhill, its respective 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.

Lynn Peterson

Lynn Peterson
Co-Warden

Commonwealth of Massachusetts
Department of Revenue
Christopher C. Harding, Commissioner

mass.gov/dor

Letter ID: L0820496000
Notice Date: December 3, 2018
MA Taxpayer ID: 11423845

CERTIFICATE OF EXEMPTION

000115

TRINITY EPISCOPAL CHURCH
26 WHITE ST
HAVERHILL MA 01830-5702

Attached below is your Certificate of Exemption (Form ST-2). Cut along the dotted line and display at your place of business. You must report any change of name or address to us so that a revised ST-2 can be issued.

EIN
~~FEID~~# 04-6057712

DETACH HERE

MASSACHUSETTS DEPARTMENT OF REVENUE — Form ST-2

Certificate of Exemption

TRINITY EPISCOPAL CHURCH
26 WHITE ST
HAVERHILL MA 01830-5702

MA Taxpayer ID: 11423845
Certificate Number: 700274688

This certifies that the organization named above is an exempt purchaser under Chapter 64H, section 6(d) or (e) of the Massachusetts General Laws. All purchases of tangible personal property by this organization are exempt from taxation to the extent that such property is used in the conduct of the business of the purchaser. Misuse of this certificate by any tax-exempt organization or unauthorized use of this certificate by any individual will lead to revocation. Willful misuse of this certificate is subject to criminal sanctions of up to one year in prison and $10,000 ($50,000 for corporations) in fines. This certificate is non-transferable and may be suspended or revoked for failure to comply with state laws and regulations.

Effective Date: January 4, 2019

Expiration Date: January 3, 2029

HAVERMAS01 RBLAND

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/11/2025

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 License # 957262 The Church Insurance Agency Corp 210 South Street, Suite 2 Bennington, VT 05201-2894	CONTACT NAME: Ruth Bland PHONE (A/C, No, Ext): (800) 293-3525 FAX (A/C, No): (800) 557-1395 E-MAIL ADDRESS: rbland@cpg.org
	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Church Ins Co of Vermont — 10669V
INSURED Trinity Church 26 White St Haverhill, MA 01830-5702	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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR			VPP0010450	4/1/2025	4/1/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 30,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 5,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			VPP0010450	4/1/2025	4/1/2026	EACH OCCURRENCE	$ 4,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 4,000,000
	DED X RETENTION $ 10,000							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / 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	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CANCELLATION: THE POLICY IS SUBJECT TO THE PREMIUMS, FORMS, AND RULES IN EFFECT FOR EACH POLICY PERIOD. SHOULD THE POLICY BE TERMINATED, THE COMPANY WILL ENDEAVOR TO GIVE THE ADDITIONAL INTEREST IDENTIFIED 30 DAYS WRITTEN NOTICE, AND WILL SEND NOTIFICATION OF ANY CHANGES TO THE POLICY THAT WOULD EFFECT THAT INTEREST, IN ACCORDANCE WITH THE POLICY PROVISIONS OR REQUIRED BY LAW.

CERTIFICATE HOLDER

City of Haverhill
4 Summer St
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

Lianne M. Amoli

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

AGENCY CUSTOMER ID: HAVERMAS01 RBLAND

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

AGENCY	License # 957262	NAMED INSURED
The Church Insurance Agency Corp		Trinity Church 26 White St Haverhill, MA 01830-5702
POLICY NUMBER		
SEE PAGE 1		
CARRIER	NAIC CODE	EFFECTIVE DATE: SEE PAGE 1
SEE PAGE 1	SEE P 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Coverage Details

CANCELLATION: THE POLICY IS SUBJECT TO THE PREMIUMS, FORMS, AND RULES IN EFFECT FOR EACH POLICY PERIOD. SHOULD THE POLICY BE TERMINATED, THE COMPANY WILL ENDEAVOR TO GIVE THE ADDITIONAL INTEREST IDENTIFIED 30 DAYS WRITTEN NOTICE, AND WILL SEND NOTIFICATION OF ANY CHANGES TO THE POLICY THAT WOULD EFFECT THAT INTEREST, IN ACCORDANCE WITH THE POLICY PROVISIONS OR REQUIRED BY LAW.

© 2008 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

File 10 DAYS

14.1

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

MUNICIPAL ORDINANCE **CHAPTER 240**

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 240, as amended, be further amended by adding the following to § 240-85 Schedule B: Parking Restrictions and Prohibitions:

Marshall Street **East side, entire length**	**No Parking**	**24 hrs**

APPROVED AS TO LEGALITY:

_____

City Solicitor

APR 30 PM2:09
HAVCITYCLERK

Haverhill

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

April 30, 2025

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

Subject: ***Marshall Street - Parking Restriction***

As requested by Traffic & Safety, attached is the Ordinances for Parking Restriction on the east side of Marshall Street.

Please contact me if you have any questions.

Sincerely,

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

C: Mayor Barrett, Ward, Mead, Pistone, O'Brien

APR 30 PM2:09
HAVCITYCLERK

File 10 DAYS

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

14.2

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Wilson Street: **In front of #212**	**No Parking** **(except for 1 24-hour parking space)**	**24 hours**

APPROVED AS TO LEGALITY

_____

City Solicitor

Haverhill

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

April 25, 2025

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

Subject: ***Wilson Street #212 – Add Handicap Parking***

As requested, attached is the subject Ordinance to add handicap parking.

Please contact me if you have any questions.

Sincerely,

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

C: Mayor Barrett, Ward, Pistone, Wright

APR 25 AM9:58
HAVCITYCLERK

60

(61)

WILLIAM PILLSBURY, JR.,
DIRECTOR
TELEPHONE: 978-374-2344 V/TDD
FAX: 978-374-2332

CITY OF HAVERHILL
COMMUNITY DEVELOPMENT

CITY HALL, ROOM 309
FOUR SUMMER STREET
HAVERHILL, MA 01830-5843

April 11, 2025

Thomas J. Sullivan, President
Haverhill City Council
4 Summer Street
Haverhill, MA 01830

RE: Haverhill Housing Production Plan

Dear President Sullivan and Members of the Haverhill City Council:

On behalf of Mayor Barrett, I am pleased to submit a draft of the **2025-2030 Haverhill Housing Production Plan** for your review and approval.

The City's previous 2018-2023 Housing Production Plan on file with the Commonwealth expired at the end of 2024. There are tangible benefits to having an approved Housing Production Plan on file with the State, including advantages with certain State grants and programs, as well as 'safe harbor' provisions from M.G.L. Chapter 40B. These benefits will explained more broadly before the City Council.

Our goal was to give the City Council time to be able to review this draft, which was largely created by the Merrimack Valley Planning Commission (MVPC) working closely with the Mayor's Office and the Community Development Department. The Council may choose to made edits to this Plan, which also requires approval from the Planning Board.

I am pleased to state that the cost of producing this report was borne by the MVPC and a State grant, with no real impacts to the City budget.

MVPC staff and I will be available to offer a presentation to the City Council about this Plan at the May 6, 2025 meeting. The Council may elect to place this draft Plan on file for 10 days or send to committee, whatever it chooses. This Plan is merely being submitted at this juncture to allow adequate time for review.

Sincerely,

Andrew K. Herlihy, Division Director
Community Development Department

IN CITY COUNCIL: April 15 2025
POSTPONED TO MAY 6 2025
Attest;

_____City Clerk

60-B

Document 60-B

CITY OF HAVERHILL

In Municipal Council April 15 2025

16,1,1

Ordered:

That the Mayor being and is hereby authorized to submit the Haverhill Housing Production Plan, a copy of which is attached hereto and incorporated herein, to the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) for formal certification.

POSTPONED TO MAY 6 2025
Attest;
_____City Clerk

Comments from Planning Board

16.1.1L

April 9, 2025
City Council President Thomas Sullivan
& City Councilors
City of Haverhill

RE: Approval of minutes-

Members Present:	Michael Morales
	Nate Robertson
	Bill Evans
	April DerBoghosian
	Paul Howard
Members Absent:	Carmen Morales
	Bobby Brown
	Ismael Matias
Also Present:	William Pillsbury Jr. Director of Economic Development and Planning,
	Melanie Sloan, Head Clerk.

APR 30 PM3:04
HAVCITYCLERK

Paul Howard: Can we get approval of the minutes?
Member Nate Robertson made a motion to approve the minutes of 2/12/2025 meeting.
Mike Morales Moved Motion
April DerBoghosian seconded the motion.

Member Nate Robertson – yes
Member Boby Brown – Absent
Member Carmen Garcia – Absent
Member William Evan – Yes
Member Michael Morales – Yes
Member Ismel Matias – Absent
Chairman Paul Howard – Yes

Paul Howard: Tonight, we are going to have a presentation on the Haverhill housing plan.
William Pillsbury: Thank you, Mr. Chairman I just want to remind you, that the board, I want to say 6 years ago approved the earlier plan and now it is as you know it has a 5-year lifespan, so we back for another review. Another check on the issue is a very important issue of housing, how it affects the city and you know it sets future strategies and goals. This plan that Andrew is going to present has been worked on by the Merrimack Valley

Planning Commission. Everyone who puts it together did a great job getting a lot of statistical information in your package. Tonight sets the table for the city to be able to apply for grants and apply for other things so it does have to be approved by the planning board, But again we want to see how tonight goes and then the council has to look at it as well and so there might be an opportunity to you know if there are going to be comments or recommendations then to you know perhaps yeah come back and you know so again in the future at some point. So again, the presentation is important. I want to have your feedback. I want to hear from the board as to your thoughts about the plan. Then we'll go from there and see which direction we take.

Anderw Herilhy:
Good evening, I'm Andrew Herilhy for the record I'm the Division Director of the Community Development Department. I work for Bill. I'm not before the planning board much so a little different type of thing tonight here is obviously not an address specific project here it's more of a policy piece. Bill touched on a good amount of it. Again, what is this housing production plan? It's something that the state would like to see us do and it gives us certain protection and benefits to have the housing plan the best piece of the news is this costs us basically nothing, because the Merrimack Planning Commission got a grant to do this. They did 6 years ago and they did this again working primarily with our department and community development, one of the other city staff the mayor herself, was very involved in this and has read every word of it. And has been active with the mayor's office and other folks in other departments who've had some public outreach sessions on this as well. There are certain state standards to having a housing production plan and among those standards it is It has to pass both the planning board and the city council equal footing to be adopted if we get a housing production plan it does several things for us. First, it's a guidebook for us. Going forward, driving some of our policy considerations which hopefully gets down to the project level and who guides this and that, but there are some goodie attached to that as Bill said we get some advantages on certain grants, one of the things we can do to help us get housing choice money. It could help us get lower interest rates on wastewater bonds and loans and stuff from the state. I put this in a really good position with the state along with our already approved, MBTA communities' passage. This is just another feather in our cap with the state about how we're doing in terms of housing and the other thing about this is the plan talks about it gives you some safe harbor protection under some circumstances from 40B so if we end up as a community below 10% and I'll get into that in a second. We are right there. We could get up to a year or 2 years of safe harbor protection if we're making progress on a state-approved housing production plan, even if we're below 10%, we can be shielded from a 40B development out of our control, out of your control if we have this, So this is a little bit of an insurance policy for us as well. That's

giving you some background on what that is. I think it's kind of, I haven't heard this formally, I think they gave everyone during COVID a one-year extension, so it was done in 2018 and supposed to be for 5 years. I think it was 6, in any event, December 31, 2024, was considered over. So we have been working to update the housing production plan and MEPC working with the city updated a bunch of statistics in here and I'm not going to go through everything, but there is some very interesting statistical information in here and I think it's presented pretty well graphically, I'm just going to touch on a couple of quick quick highlights, obviously the one of the most dramatic ones we knew this already but so we're in the middle of a 20 year period right now. Between 2015-2035 whereas Haverhill's population over 65 doubles in size. That statistic shows that blue line is going from last place to first place here. It'll be our biggest cohort in the city. So senior housing helps people to be able to downsize. Making sure housing

Is accessible. Physical accessibility for seniors. There are all going to be major major issues for us to continue to think about over 55 developments. All this kind of stuff is going to be big. It gets into our population projections which you can see which go up and but not like they have been. Population of Haverhill soared for a while it really sort of levels off actually went down in2021 and 2022 recovered in 2023 we didn't get increased in 2024 we'll get those statistic soon. It certainly hasn't gone up in a dramatic sense since 2020gets into some of the rates and ethnicity and income data interesting chart on page 10. We've known this but it's pretty dramatic. I mean since 2000 it is a fact that people's incomes household income has gone up. People have seen real economic gains since 2000, that's good right? The bad news is it's been wiped out entirely by housing costs. So, people aren't necessarily better off they're getting more income in, they get more going out for housing so they're not they're not necessarily better off. And the amount of the issues of renters versus owners in Haverhill you can see those income discrepancies that's true across the state. But it's particularly profound here, renters in Haverhill tend to be at a lot less well-off that homeowners, and you can see what homeownership can mean here in Haverhill. Statistically, in relative terms we have a lot of renters that are struggling, literally a majority of 51% are considered a cost burden. Spending over 30% of their income or more.

In any case, 50% of income are just on housing. I've actually just came from a CBG meeting going on upstairs right now and where it's all kinds of different food banks and stuff. This what's going on, people may have a roof over their head but they have nothing at the end of the month. If they're not hitting food pantries and other social services because so much of their money is going into their rent or their housing or their mortgage or whatever, so that's the sort of an overview of that. It details a lot about our current zoning. It talks about interesting stat about the permits. You can see what 2023 did with all those big projects we called them the big 4 at least in this building they did. Some of the large developments get a big spike in multifamily housing approvals, but those are mostly market rate and all rental

units. We certainly need to do that but it's not addressing some of the other types of housing. Haverhill's great diversity is socii-economic. And we have to continue to build housing for different types of people. The study does an interesting job showing the types units versus the types of households and there is a disconnect there. We don't have enough housing for certain types of people, especially one person households and for more persons households. We are in both cases, dramatically underhoused, and in many cases over housed. We have seniors and other people living in large buildings that they struggle to maintain, but really have no else where to go.

And if you could get that kind of turnover and people, families could move into those larger 3–4-bedroom units. It would help immensely. But there were some recommendations, which I think I what you really want to get into. That've been made just general strategies. And I can quickly walk through them. Obviously, one is expanding home ownership opportunities for Haverhill residents. There are some interesting suggestions that the MVPC have made new program like 40Y, that is board may want to take a look at in the future. I can speak on the first-time home buyer issue for a second, It's been a great struggle for us up in ZBG land we have money through community development block grant. First time home buyer, it was great program 5-10 years ago. We really struggle to use those funds now because I say it to people, you have to be poor enough for the qualifying of the federal level and rich enough to get an offer accepted. It's almost impossible to find people now that can make that work. So to use CBG money, you have to be 80% of area median income or below and 10 years ago you could be at 80% of the air median income and you could make an offer on a house and have it accepted, but the housing prices in Haverhill have escalated to a point, and we're still relatively affordable compared to our neighbors. But the whole thing in Eastern Mass. We're not immune to that. It's gotten kind out of whack. So, we really have a hard time finding people who can qualify for first time home buyers so it's a resource we can hardly ever use because of the math because of the restrictions. So if there's other funding, we can do to encourage homeownership we would like to do that. Strategy 2 continues to encourage development housing as affordable low in modern income households again. I'll get into 4040B right now. There is no city in Massachusetts larger than us that is closer to the line, this study actually has us at 9.8% I can tell you, we're at like a 10.03% we are that close. It's literally within 10-15 units here either way. We just submitted some new project approvals to the state. We believe that'll have us just over 10, when I say just over we're talking like 8 to 10 units over threshold. So we perilously close to being under 10% and I anticipate by 2030, Every 10 years with the census, they count a denominator a new number a total housing unit. So, in all these market rate housing developments come online is over 1000 that's going to really put us under in the future but or right now we are 10% but we could use the benefit of the housing production plan to give us that safe harbor if we need it. So, we can control our own

housing destiny. The mayor is going renew her push to nominate members to the affordable housing trust. If that's another strategy that would be a flexible tool for us if developers were to buy out of developing affordable units now we're talking about projects of 10 units or more. That money would go into a special piggy bank here at the city and we could be more flexible. There's some state rules about that, but we could be a lot more flexible about it than the kind of rules we're seeing with this CBG or some of these other federal areas that would allow us to, we could have first time home buyers for example for people at higher incomes where it could actually make a difference for people That's just one example

Strategy number 4 its obviously about developing senior housing incentives to help seniors age in place or make it easier to downsize their large homes so there's some interesting ideas there. Maybe MPC did a good job of looking at different programs around the state and new things that are coming out. Strategy 5 is based off the master plan looking to increase housing supply strictly in the village centers, you're probably familiar with that from the master plan work and maybe adding one additional level on top of some commercial areas. There are different commercial neighborhood districts throughout the city. I'll pick one like walnut square. You know where you have a little bit of commercial mixed in with it, you're in a residential neighborhood all of a sudden there are some businesses in there and then it goes back to residential. Another interesting idea of strategy 6 is the good landlord tax credit which would allow property tax exemptions for voluntarily for landlords who allow their properties to be rented out at a more affordable rate, sort of a end to round to rent control and again, we're looking at potentially going for a house and choice designation. Having an approved housing production plan would help us get that designation which has again real concrete benefits for the city in a number of other ways. I'll stop there. We can have a conversation about this, but you have the report in front of you, it's still a draft. The council has to approve of this as well. Our plan is to enter this onto the council's agenda next week. Simply for it to be placed on file. We anticipate that the council will take a look at this an vote on it on May 6th or at least to have a presentation done better than what I'm doing but from one from the MVPC on May 6th .We need approval from both parties, it's a draft, they may have suggestions you may have suggestions we can continue to flush this out, but we do ultimately our goal is to get approval from this body. A majority approval from the planning board and eventually be able to file this to the state, get them in such a way that they can officially certify it, we can have this in the books as an official housing plan for the next 5 years.

Bill Pilsbury Thank you Andrew, again while it's not a public hearing we're not going through public format, but we certainly want to hear from members of the board know your

thoughts and comments and questions about issue that we can talk about and then we can see where we go from there.

Paul Howard: Any members want to speak. I just had a question, in the past we had a lot more projects that had affordable there were no market rate, what changed where in the past we had mandate

Nate Robertson:
Andrew, thank you for walking us through the statistics. I have written a bunch of stats that were shocking to me. Rents going up 86% in the past 20 years, home value is going up 101%. It just doesn't keep up, it blows any sort of income game that has happened over the past few years out of the water and the result is you know, young people. Homeownership is out of the question for a lot of people. Seniors have to stay to stay in homes that are falling apart because they can't afford to leave. And working classes people who aren't making a ton of money are getting priced out. So, from my perspective, I mean I thought the report itself did an awesome job laying out that reality. What I'm frustrated by is I don't, I didn't think the suggestions for what we can produce over the next 5 years were bold enough really to address what is a pretty serious problem probably the biggest challenge for folks in Haverhill today so from my perspective that the plan, the recommendation in the plan, one in particular, around the affordable housing trust fund I think in the plan it says it's going to take 2 years to constitute a committee to point affordable house fun which isn't going to move the needle on anything. It's something that should be done, but I feel like that's something that could happen in the line. So, I guess what Id like the city to do is maybe work with MVPC to come up with some heftier suggestions here for addressing the housing production over the next 5 years in a real way. The report itself was great. I just wanted to see some more meat on the bones in terms of what we are going to do over the next 5 years. What we are going to produce for housing in the next 5 years because as it stands it doesn't move the needle much.

Mike Morales:
Mr. Chairman if I may. First, I've been anticipating this report for a while now knowing that it's been coming down the pipeline, but I will say I'm not exactly sure when this report was released, but I will say that there' a measure of process it would be more beneficial to receive this report as a body and have more than 48 hours to review, that being said

knowing that this report was coming down the pipeline and I'm happy to see that it is. I do have some suggestions and recommendations to put in the preview of the council and I echo my fellow board members in terms of wishing that some of those suggestions were a little bit more a robust. I completely agree that, for example, that the affordable housing trust, which as enacted I think about 3 years ago, still hasn't been inactive. In that case, it should not take more than a couple of months to pick up the phone and appoint people to that board. I don't think that it's necessary to suggest a 1–2-year time frame for something that can be done with picking up the phone.

Second one of the things that I in my conversations with developers for years now is 1 of the obstacles that a lot of developers are facing with regards to zoning and it certainly the Commonwealth of the city has done many things to improve that situation, but there are still things that we can do in the city. I feel we can help improve that. For example, some zoning restrictions in certain zoning areas, for example some zoning restrictions in certain areas for example in zoning R, M, which requires a minimum of 20,000 square feet of an lot. 20,000 square feet is a lot. To be built in the R district it requires 80,000. I would love to see the council have a meaningful conversation about the possibility of reducing those requirements and minimum law requirements in those zoning areas specifically because that was something that was imposed back in I think 2000 once in June of 2001 and the purpose of that was to actually reduce the rate of housing production, which as we know right now pretty much worked. So, I would love to see the city council have a meaningful conversation about certain zoning changes beyond the scope of what the commonwealth recommends in terms of how we can keep things in-house. Second, I love the idea of downpayment assistance for buyers. I'm always a preponement of those but I would caution and I didn't know that a lot of people were having difficulty getting qualified, but it doesn't surprise me, but I would throw caution to the wind in the sense that people who are renting are having to come up wit first and last and deputies, you know you're talking about 6-8 thousand of dollars that they would otherwise be happy to put towards a down payment for a house if there was one available so my hesitation and just throwing caution to the wind, is the down payment assistance programs that if we get too much money out there, where we are just saturating the market even more it comes basically down to housing production. Third, the senior tax credit is something that I shared my remarks as a resident of Haverhill a few weeks ago to the city council. In clause 41C we have the ability the council has the ability to strengthen certain tax abatements for seniors. If not tax deferment that's a separate program, but a tax abatement for seniors. Right now, for example it requires a minimum age of 70 years old but the commonwealth statue. It provides the municipality with the opportunity to lower that to 65. It also provides municipality, to revise some of the income and asset requirements which I believe in my

opinion are frankly antiquated. So, I encourage the city council to take a look at it as well. I would also encourage the council the take a look at the good landlord tax credit. There are certain equations that I know that many landlords would be interested in taking advantage of it if they can but again it goes back down to zoning. Another point to that is if we even incorporate or explore the opportunity for a 40Y overlay district where people where developers can establish starter homes in talking with developers. The problem is that if you're still buying a lot that required to put a minimum square footage on, they are forced to build those 6,7,8 hundred thousand mcmansions that drive everybody crazy. So, I don't have an answer for that, but I would definitely invite the council to pay careful attention to that. To echo Mr. Hurley, I think that maintaining that housing community choice designation is paramount to our community, but I also feel that it would make no difference if we didn't have the affordable housing trust in place. So, thank you Mr. Hurley, I just want to relay those interpretations and recommendations to the council

Paul Howard:
We summit something like this to a client it would be a draft report they would review it we would get comments back and would produce a final repot and that final report is something that if you would vet again and you wouldn't vote on it until that point, you wouldn't be asked to vote on it in the draft state. I would want to see what they do with the comments that we have, are they going to accept them or not? Are they going to expand on them or not. I look at this as just this is the cursory first shot at it. Yes, you know that they'll get the feedback from us and the city council they'll go back, it's an attempt to produce a final report. Then we'll get another shot at the final report.

Nate Robertson:
Is this something that we should make a motion on to send back to the city and of the VPC to come up with more and to take our comments into consideration?

Paul Howard:
I think before we vote on it, that it should be one of our records.

Nate Robertson:
So, I guess in the spirit of that I guess the motion would be to incorporate plenty more comments into the draft of this housing production plan as he continues to development process within the city,

Paul Howard:
I'd like to see this graph of the public school expand you know that one only went out to the current year yeah, the projections went out to 2050 because if you look at it you know as the age of school population should drop you know? I mean, they're showing pacifically going from 25 down to 19. What does that look like? That's a big thing to right for the services that are required but it shows us to that if we target the more for the senior housing part of it, you know you impact more city services.

Mike Morales:
Mr. Chairman, If I may on the next page of that graph on page 8, 1st paragraph, the MRP FC does share some statistic with regards to the underage, our population projection to decrease from 2020 to 2050 whereas the age of 65 plus age group is projected to increase by 11%.

Paul Howard:
If they don't give any percentage for that you know the show, but you sort of see it in the graph that's going from 25 down to 19, so I agree.

Mike Morales:
So, I just want to say that procedurally, I'm not sure but I definitely agree that this ai something that requires very thoughtful and meaningful conversations. Almost all the city hall levels. We talked to our neighbors; we talked to people throughout the city and the number one issue that can consistently comes up as their main concern is housing. I just want to make sure that this is not something that is casually overlooked because people are busy and we don't have time to read it, we need to consider this very carefully, and it's my hope and recommend that the city council and the mayor's office take this into account as well

Mike Morales:
You know I also want to just point out that statistically speaking Massachusetts in general compared to the other 50 states has about a 2% vacancy rate, which is not toward the bottom, it's pretty much the bottom. Massachusetts, if we look at the statistics, it's around third or fourth most expensive state in the country. Which yay for us but boo at the same time and Haverhill, I think I looked it up yet last week or before, according to the US census, we had about a 5% vacancy rate, so I agree with you Bill, you know that number that we're often fixed with 1700 units oh that's enough. Personally, and professionally, I would prefer to see a lot more guard style condo because it allows people to fiat time buyers to get their foot in the door, generate wealth. Sell it in a few year, make some profit and move on, but

for my conversations with developers who are consistently m asking apartments for granted, Yes I understand that apartments are necessary and the demand is there but it does nothing to help people's bottom lines, in terms of being able to want to generate wealth in the long run because spending 6-8K in 1 shot just to rent an apartment and if they are lucky to get their deposits back at the end. So again, this is a conversation that goes well beyond this room, and I just want to reiterate and thank you Mr. Hurley for all your efforts. I just want to reiterate to the council that I don't want them to overlook this, I really really them to have meaningful conversations and just put their stuff aside in order to look at the whole picture.

Nate Robertson:
what was it in 2024 I mean the big 4 happened. That was a ton of new homes which is great within 2024 it was like 8 multifamily homes

Nate Roberson:
So, when we keep having years of 8. The rent goes up if the home prices continue to go up here's more and more people online beginning for an apartment or anything because there's a lot of that too, and that stuff breaks my heart. So, unless the city changes things we're going to keep getting 5 minutes 8 minutes which is just no.

Paul Howard:
If you're not competing against cash buyers, if you don't have cash, they are not getting anything. I've bought and sold a couple of houses in the past couple of years, if you don't have cash, you're not getting them.

Nate Robertson:
Should we take a motion to have the city incorporate the planning board's comments into it continued the drafting of the 5 year April housing production plan with it.

Mike Morales:
May I just ask if we move that motion, does that mean that the report comes back to this board

60

Merrimack Valley Planning Commission
Plan • Innovate • Promote
160 Main Street, Haverhill, Massachusetts 01830 | P: 978.374.0519 | F: 978.372.4890 | mvpc.org

HAV CITY CLERK APR 10 '25 1:55

City of Haverhill 2025-2030 Housing Production Plan

DRAFT 4/3/2025

Table of Contents

CHAPTER 1: INTRODUCTION 2
Background & Purpose 2
Community Overview & Findings 4
2018-2023 Housing Accomplishments 5
CHAPTER 2: DEMOGRAPHIC PROFILE 6
Population 6
Household Trends 9
CHAPTER 3: LOCAL HOUSING CONDITIONS 13
Housing Supply 13
Trends in Residential Property Values 15
Permitting Activity 15
Housing Characteristics 16
Housing Affordability 18
Affordability Gap 20
Ownership Affordability by Income 20
Rental Affordability by Income 20
CHAPTER 4: HOUSING DEVELOPMENT CONSTRAINTS 22
Environmental Constraints 22
Infrastructure 22
Regulatory Considerations 23
CHAPTER 5: HOUSING PRODUCTION STRATEGIES 29
City of Haverhill 5-year Housing Production Numeric Goals 29
Housing Production Strategies 30
Action Plan Matrix 33
2024-2029 Housing Production Plan 35
APPENDIX ..... **Error! Bookmark not defined.**

CHAPTER 1: INTRODUCTION

Background & Purpose

A Housing Production Plan, or HPP, is a state-guided plan that articulates a city or town's path, goals, and vision towards creating affordable housing in the community. The Commonwealth of Massachusetts allows communities to use certified HPPs as a way for achieving compliance with M.G.L. Chapter 40B if the community has not yet reached the statutory threshold of having 10% of its housing stock designated as affordable.

The City of Haverhill last created its HPP in 2018. That 5-year plan was due to expire in 2023, and thus this plan began its creation. Following state guidance, this plan offers tools and strategies for how to achieve affordable housing production goals. More than that, however, this plan articulates a strategy for increasing housing of all types in the community. As is shown throughout the plan, Haverhill has a need and a desire to diversify its housing stock and create a community where all its residents have access to the housing that best fits their needs.

The Merrimack Valley Planning Commission (MVPC) previously spearhead a region-wide Housing Production Plan (HPP) process, co-creating a series of 14 HPPs alongside municipal partners in 2018, in addition to creating the Merrimack Valley Regional Housing Production Plan. As these plans have been in place, the region has implemented strategies aligned with increased housing production including the adoption of inclusionary zoning, increased permitting activity for multi-family development, and proactively pursuing funding opportunities geared towards supporting creation of housing types to meet the needs of residents. Those 14 plans, along with Haverhill's HPP, helped guide the region's housing production. As their expiration dates neared, MVPC launched this HPP update project.

This HPP process allowed for MVPC, community working groups, municipal planning staff, and members of the public to come together and learn from one another about the unique challenges, aspirations, and concerns related to housing in each of the region's communities. As the statewide housing shortage affects each and every community in the Commonwealth, it is more crucial than ever to understand the individual nuances of community housing development and address the shortage from a place of mutual understanding and commitment.

As part of this process, the City of Haverhill, in collaboration with MVPC, conducted a public engagement event to closely involve Haverhill residents in the HPP update process. A virtual session was held on October 4, 2023, where participants had the opportunity to review region-wide and local housing data and discuss their interpretations of how this data resonated with their lived experiences.

Acknowledgements

On behalf of the Merrimack Valley Planning Commission, we would like to express our sincere thanks to all who participated in the 2024-2029 Haverhill Housing Production Plan process.

Throughout this update process, a working group comprised of City personnel gathered to build consensus around Haverhill's existing housing landscape and what types of strategies and action items would work most effectively to continue to build a Haverhill that includes a variety of housing types with varying affordability. This intensive, thoughtful work would not have been possible without the significant contributions of time and thought from each and every participant. In addition to this core work, Haverhill co-hosted a virtual community engagement session to glean public sentiment around key housing production strategies and simultaneously educate on these types of tools. Thank you to the Haverhill community at-large and the working group for their impactful contributions to this important plan.

City of Haverhill Staff:

Melinda Barrett, Mayor
Christine Lindberg, Chief of Staff
Josselyn DeLeon-Estrada, Deputy Chief of Staff
Andrew Herlihy, Community Development Division Director
Matt Hennigan, Housing Coordinator

Merrimack Valley Planning Commission:

Ian Burns, Community and Economic Development Program Manager
Kayla Rennie, Community and Economic Development Planner
Lauren Keisling, Community Planner
Tyler Distefano, Community Planner

The Consensus Building Institute (CBI) provided robust planning, coordination, and facilitation support for the community engagement phase of the regional HPP update process.

The development of this plan is funded through the Executive Office of Housing and Livable Communities (EOHLC) Community Planning Grant, the Executive Office of Energy and Environmental Affairs (EOEEA) Planning Assistance Grant, and through District Local Technical Assistance (DLTA) funds.

Community Overview & Findings

Haverhill is a mid-sized city bordered by New Hampshire to the north; Merrimac, West Newbury, and Groveland to the east; Boxford and North Andover to the south; and Methuen to the west. Haverhill retains all of the characteristics of a Gateway city with a historic downtown, rural agricultural areas, and several suburban residential neighborhoods. Haverhill was first incorporated as a town early in the state's history in 1641, later becoming a city in 1870.

Haverhill changed gradually between the 19th and 20th centuries from an industrial community to one which is mostly residential with a vibrant commercial downtown center. City residents have easy access to Interstate 495 as well as Routes 97, 108, 110, 113, and 125.

Haverhill has experienced both population and household growth over the last several years. From 2010 to 2020, the City gained about 6,900residents.

Homes for sale in Haverhill tend to be lower priced than in nearby communities. The average price for all home sales (single family & condominiums) was about$463,000 in 2023. Roughly 60 percent of Haverhill's occupied housing units were owner occupied and 40 percent renter occupied, which is typical for a Gateway city in the region.

Haverhill has a low homeownership vacancy rate, reasonably high rental prices, and a potential increase of population and households in the coming years. This indicates that Haverhill's housing needs may be best addressed through a combination of new housing production of affordable ownership and rental units, both in the form of single family and multi-family homes. Similar to other Gateway cities in the region, Haverhill is experiencing a demographic shift:

- Haverhill's population is projected to increase by 6% between 2020 and 2050
- Between 2020 and 2050, the following changes to Haverhill's age distribution are projected to occur:
    - 6% decrease in population under 20
    - 11% increase 65+ population

The demographic shift would indicate a need for housing types to accommodate an aging population with more accessible units that accommodate a variety of needs, including both physical and mental disabilities. This shift will also need to accommodate various income levels, as an aging population may indicate a higher proportion of residents on a fixed income.

2018-2023 Housing Accomplishments

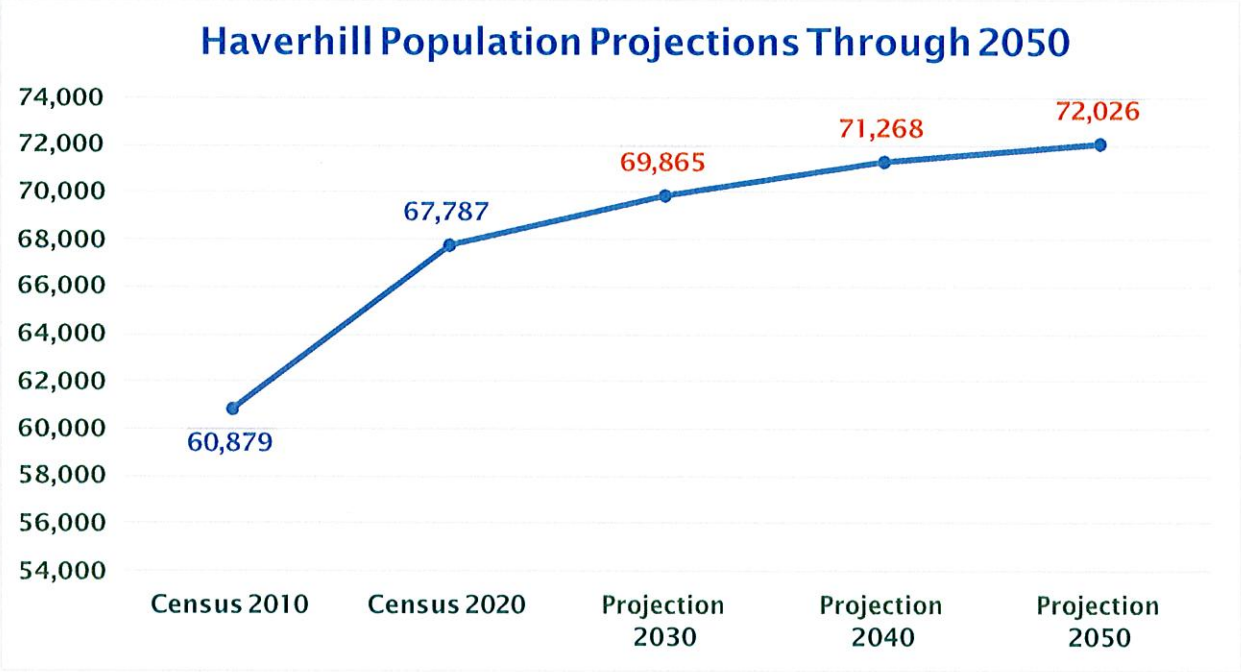
Over the past 5 years, the City of Haverhill has worked diligently to advance its housing production efforts, in accordance with its 2018 Housing Production Plan. Through joint efforts spearhead by the Affordable Housing Trust, Planning Department, Planning Board, Zoning Board of Appeals, and Select Board, the following accomplishments have been achieved:

Planning & Policies

- Completed construction of over 400 new housing units, including 100+ affordable housing units.
- Recently approved permits for over 1,000 new housing units.
- Created 7 new affordable homeownership units in the Mount Washington neighborhood with 4 additional units in the planning process.
- Adopted a new Accessory Dwelling Unit (ADU) bylaw in 2023.
  Added more group homes and sober homes to the City's housing inventory to better meet the housing needs of those challenged by addiction, mental illness, and disabilities. This step is in response to a broader regional issue (addiction and mental illness, etc.) whose burden falls disproportionately on Haverhill and other Gateway Cities.
- Adopted a new Inclusionary Zoning ordinance

CHAPTER 2: DEMOGRAPHIC PROFILE

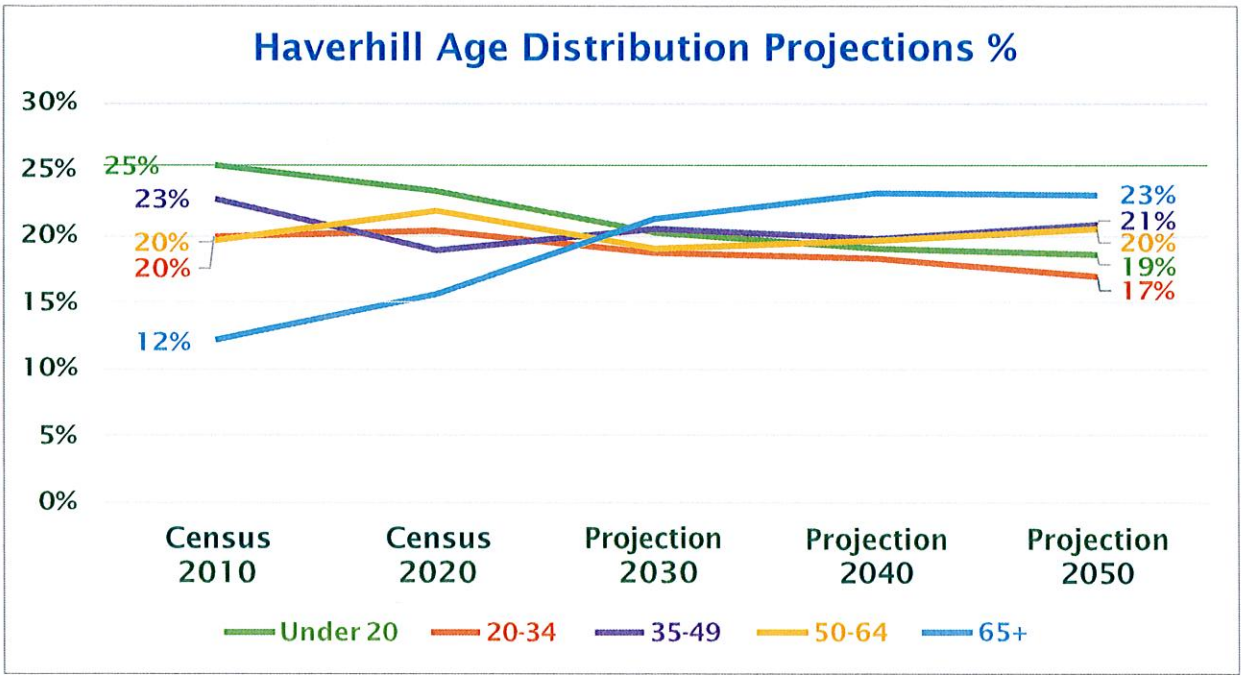
Population



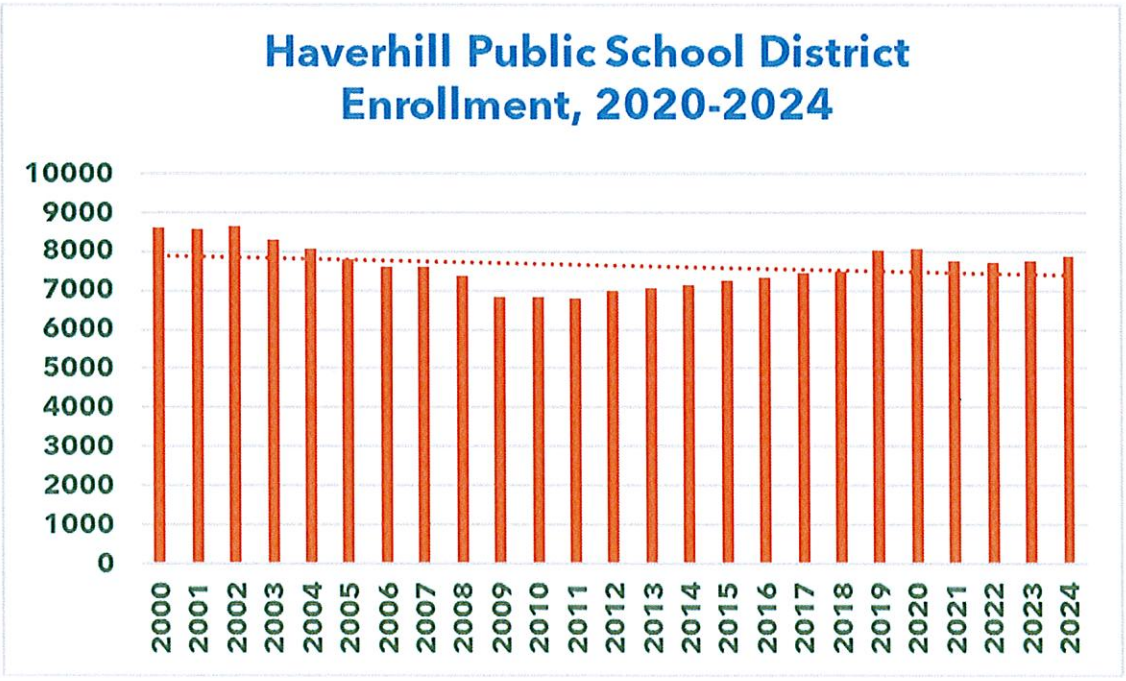
Source: UMASS Donahue Institute, Massachusetts Population Projections

Per the 2020 Census, the City of Haverhill has a population of 67,787 residents. Population projections from the UMass Donahue Institute indicate that between 2020 and 2050, the population is projected to increase by about 6% percent, from 67,787 to 72,026. This projected increase over 30 years is moderate, and is estimated based on current birth, mortality, and local migration trends. Promoting and maintaining diverse housing availability is a substantial factor in mitigating out-migration, as well as providing opportunities for new residents looking to move into the City. The strategies Haverhill looks to employ in this plan may be leveraged to encourage sustainable growth for the community.

These projections, combined with changing household compositions (fewer children, more people over 65, and more single-person households), point to the possible need to rethink how the current housing stock is used. This could include seeking opportunities to redevelop existing properties to accommodate changing needs, or to encourage development of housing types that best fit the demographics.



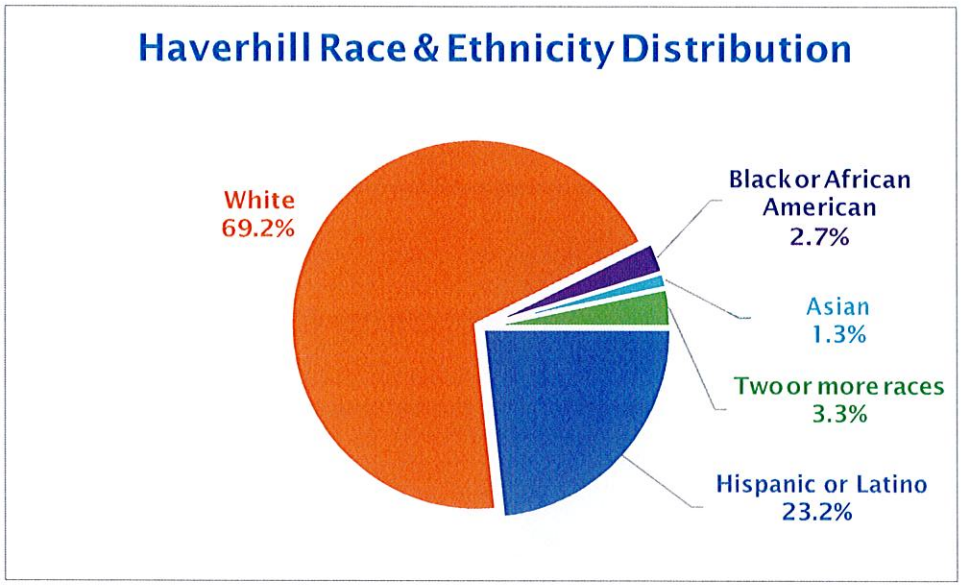
Source: UMASS Donahue Institute, Massachusetts Population Projections, "Age/Sex Details"



Source: MA Department of Elementary & Secondary Education, School and District Profiles

Haverhill's age projections show an aging population, suggesting a need for additional housing types suitable for downsizing and individuals on a fixed income. In some cases, lack of suitable housing may be a factor in the decrease that is projected in certain groups. Most notably, the under 20 age group proportion is projected to decrease from 2020-2050. This decrease correlates with local school enrollment data, which indicates a slight decrease in enrollment since 2000. Meanwhile, the 65+ age group is projected to increase by 11%, making up almost a quarter of Haverhill's population by 2050. With an aging population, it is crucial that the housing and personal needs of seniors are strongly integrated into the housing production conversation, especially in regard to the need or desire to downsize into physically and financially accessible housing. The need for supportive services is also an integral factor when considering where senior-friendly housing could and should be located.

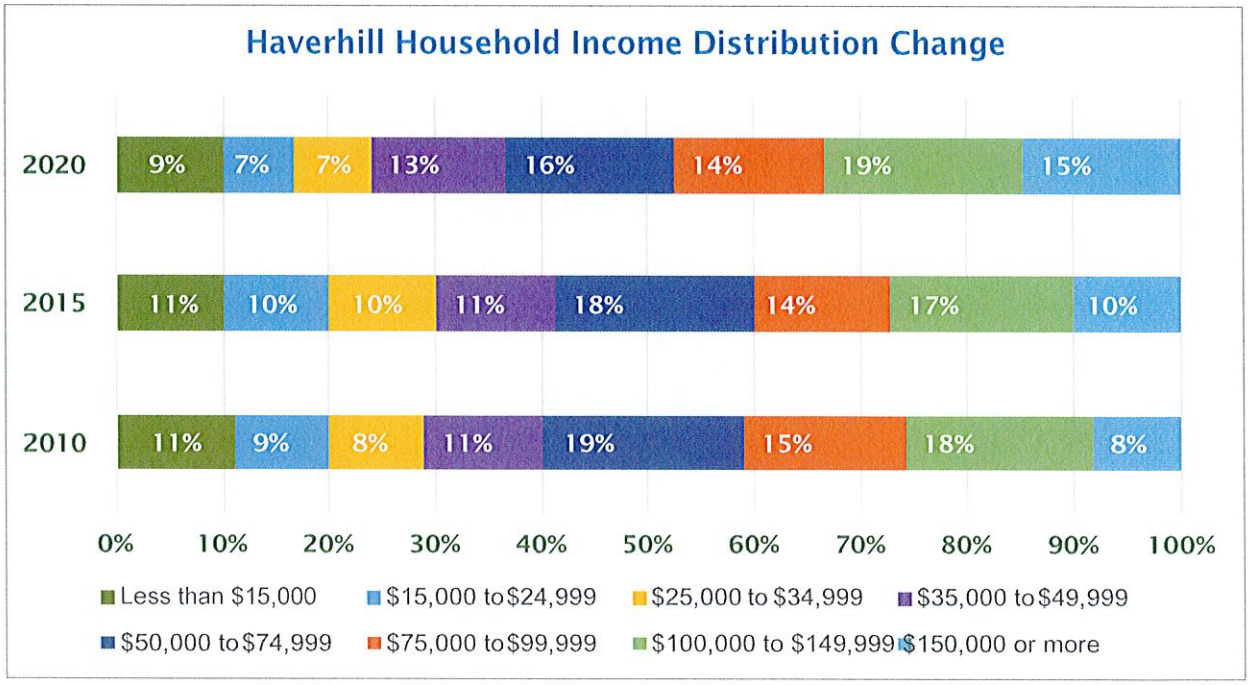
It is important to note that this age distribution data is based on projections from trends seen in previous years. There are several factors that determine changes in a community's age distribution. Fluctuations in birth rates, aging populations, and housing turnover rates may affect the age distribution seen in a community. If communities work to develop new housing, it may impact the projected distribution, depending on the types of housing communities are building.



Source: U.S. Census Bureau American Community Survey, 2016-2020 5-year Estimates, Table DP05

Haverhill's race & ethnicity distribution reflects the distribution across the Gateway cities of the Merrimack Valley, with almost 70% of residents identifying as non-Hispanic white and 23% of residents identifying as Hispanic or Latino. A key factor in ensuring continued economic and racial diversity in the community will be the continuation of a diverse housing stock, with a variety of housing types and housing costs accessible to all individuals and families.

Household Trends

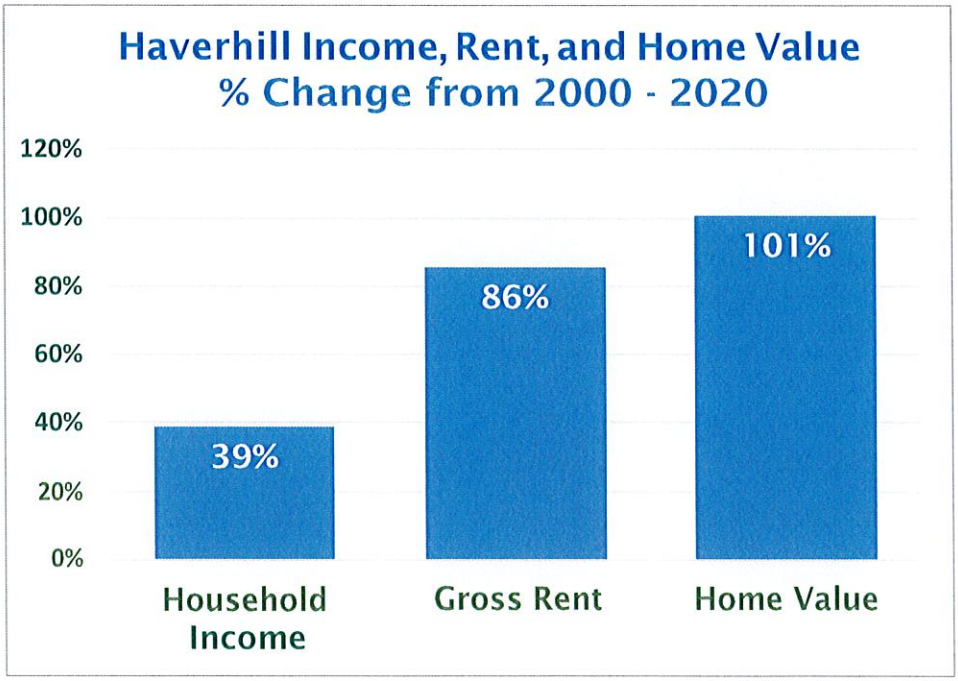


Source: 2006-2010 ACS Estimates, 2011-2015 ACS Estimates, 2016- 2020 ACS Estimates, Table B19001

Median Income by Tenure, 2020				
Tenure	**Haverhill**	**Merrimack Valley Region***	**Essex County**	**Massachusetts**
All Residents	$69,237	$108,174	$82,225	$84,385
Owner	$96,051	$127,308	$112,582	$110,315
Renter	$43,525	$51,875	$41,553	$47,842
*Source: 2020 ACS Estimates, Table B25119. *Note: Merrimack Valley Regional median incomes are the author's calculation of the average of the estimated median incomes of the 15 towns and cities in the region.*				

According to the 2020 American Community Survey (ACS), Haverhill's housing stock is roughly 60% (just over 58%) owner occupied and around 40-42% renter occupied. The median household income for Haverhill renters was $43,525 in 2020, and the median household income for homeowners was $96,051. This difference follows a historic wealth disparity between renters and owners state and country- wide and indicates the importance of preserving naturally occurring affordable rental opportunities for residents, in addition to promoting development of income-restricted affordable units, to meet this need.

While Haverhill remains relatively affordable in comparison to its neighbors, when discussing access and availability of units that are affordable to residents seeking both owner and rental opportunities in the city, it is of equal importance to consider available housing types to meet individual needs.

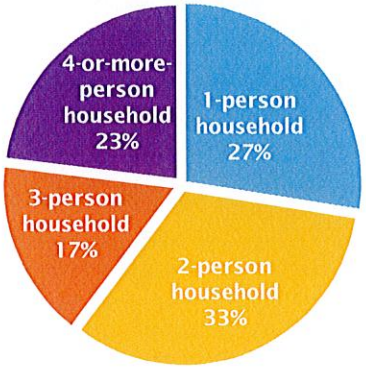


Source: 2000, 2010, and 2020 Decennial Census; Tables DP3 & DP4

Additionally, it is critical to observe the changes in overall housing costs in Haverhill over time to add more context to the housing landscape. Over the 20-year period between 2000 and 2020, there has been a significant increase in median household income, gross rent, and home value in the City. While it is expected that household incomes would rise alongside rising rent and home values, there is a growing distance between median income and median rent in Haverhill – per Census data, household income has increased 39% over this period, while gross rent has increased 86% and home values have increased 101% over the same 20-year period. This difference has implications when it comes to access to homeownership opportunities in Haverhill, as higher rent costs make it harder for renters to save up enough funds for a downpayment on a home purchase and rising home values increase the amount of money a household needs to purchase a home.

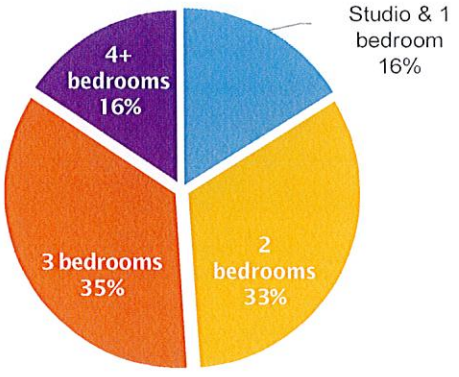
Comparing a community's current housing stock and its current occupancy characteristics may provide insight into possible housing supply gaps, suggesting what types of housing development should be considered if there are sizeable gaps between occupancy counts and bedroom counts within existing structures. These observations are objective, and do not reflect individual housing type preference – for example, a two-person household may be best suited to occupy a 3-bedroom home, based on individual needs, design preference, storage needs, etc. However, these comparisons may provide more quantitative context to identify local needs, such as the desire to downsize within the community, where there potentially are not enough options to do so.

Housing Breakdown by Occupancy



1 or 2 person households make up **60%** of Haverhill's homes, while 1- or 2-bedroom homes make up **49%** of Haverhill's housing stock.

Bedrooms per Housing Unit



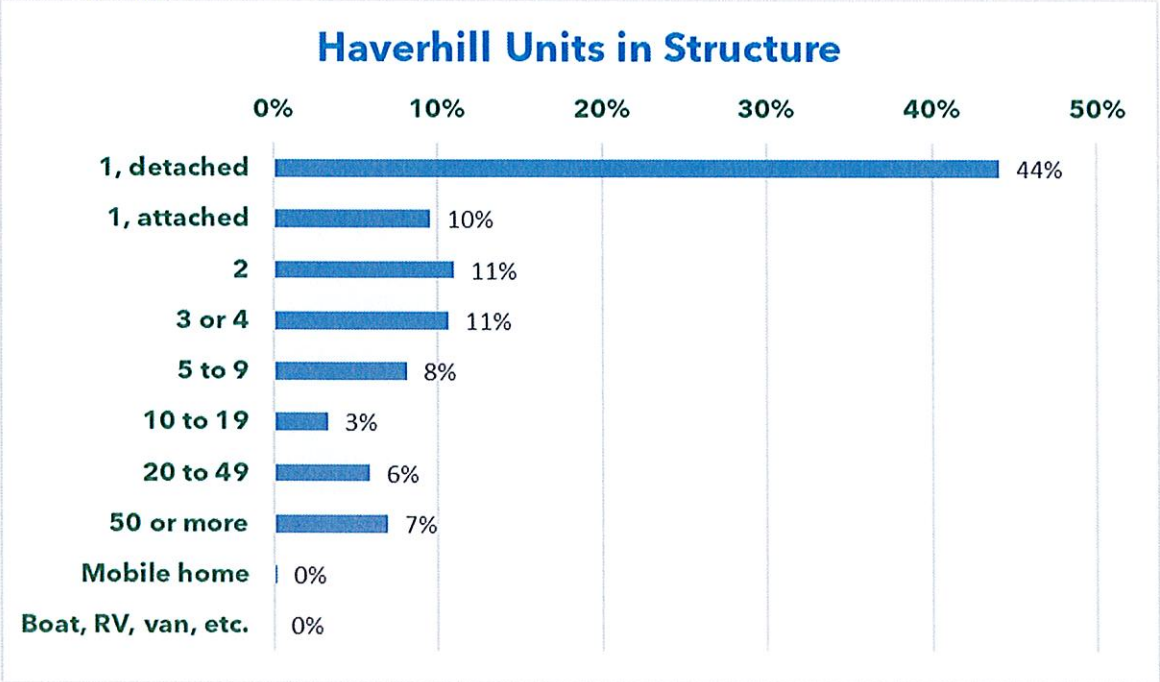
3 or more person households make up **40%** of Haverhill's homes, while 3 or more-bedroom homes make up **51%** of Haverhill's housing stock.

Source: 2023 ACS Estimates, Tables S2501 & B25041

As is commonly seen in surrounding communities, Haverhill appears to have a slight lack of one or two bedroom units and an excess of three or four bedroom units. 1 or 2 person households comprise 60% of Haverhill homes, while 1 and 2 bedroom units comprise 40% of the City's total housing stock. On the other end, 3 or more person households comprise 40% of homes, while the majority of the City's housing stock is three or more bedroom units, at 51%. These figures may suggest a gap in availability of "right-sized" housing, which the City could address by encouraging the development of smaller housing units consisting of studio, one, and two bedroom units.

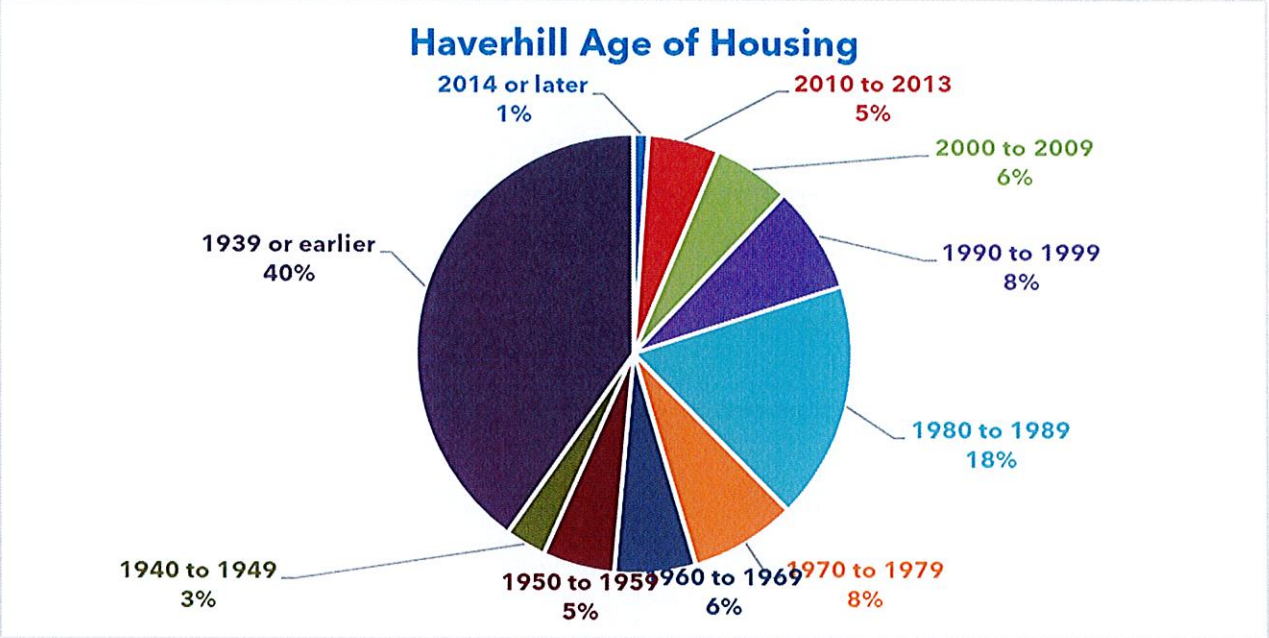
CHAPTER 3: LOCAL HOUSING CONDITIONS

Housing Supply



Source: 2023 ACS Estimates, Table B25024

As of the 2023 American Community Survey, approximately 44% of all housing units in Haverhill are detached single-family homes. Given the aging population and the apparent gap in availability of smaller units (discussed above), a key strategy of this plan may be to create pathways for the creation of smaller units in multifamily developments. This may encourage developers to incorporate a mix of unit sizes, including studios and one-bedroom apartments. The City could also collaborate with non-profit developers to facilitate the development of smaller, affordable housing units.



Source: 2023 ACS Estimates, Table B25034

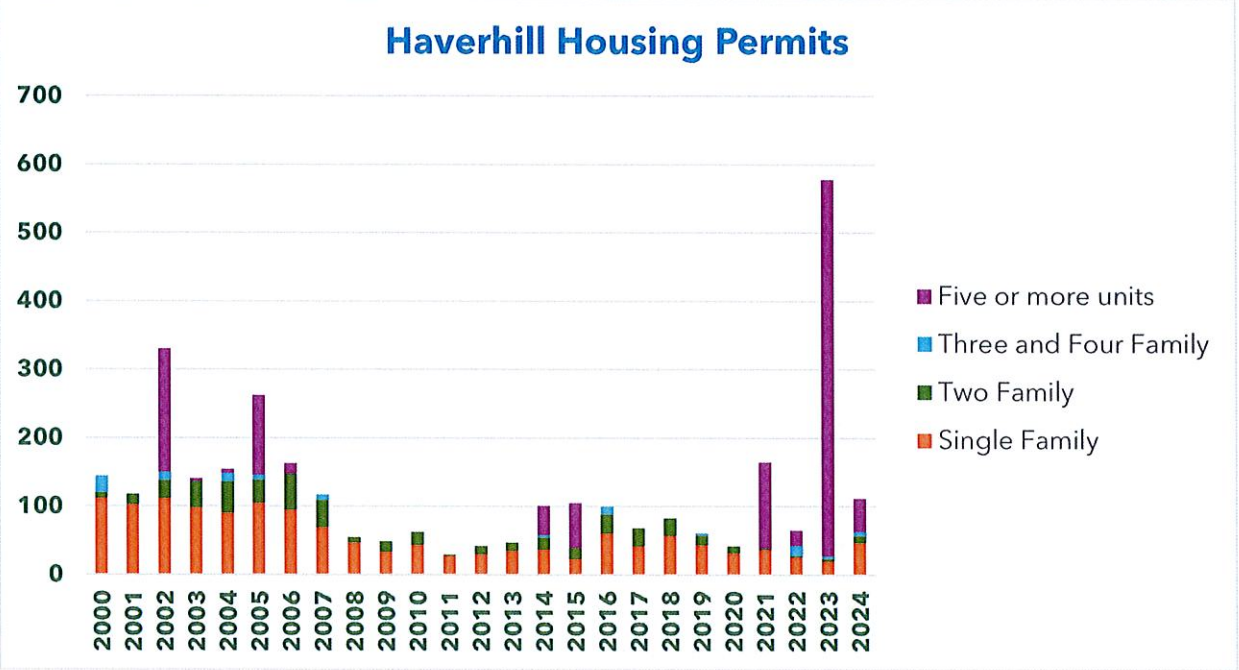
The age of housing is an important factor to consider in planning for future growth, as the preservation of existing housing stock is critical to the overall wellbeing of the City's form, function, and of its residents. Haverhill, similar to other Gateway cities in Massachusetts, is known for its quintessential New England aesthetic, where much of this character is exhibited by its housing stock. Approximately half of the City's housing stock was built before 1960, which is typical for many communities in the Merrimack Valley region. The City began seeing steady housing production through the second half of the 20th century, with an uptick in construction during the 1980s and 1990s. This trend in housing production during this period is similar to the historic trends seen in other communities throughout Massachusetts, as families began moving out of cities to settle in the bedroom communities outside Boston. In recent years, Haverhill has seen an uptick in housing production once again as new developments in the downtown area have brought much needed new multi-family housing units to the City.

Trends in Residential Property Values

A review of trends in residential property values provides some perspective on housing costs in the local real estate market. Data from the Massachusetts Department of Revenue (DOR) and other sources can offer insights about residential assessed values, average single-family home values, tax rates, and tax bills for each municipality in the Commonwealth.

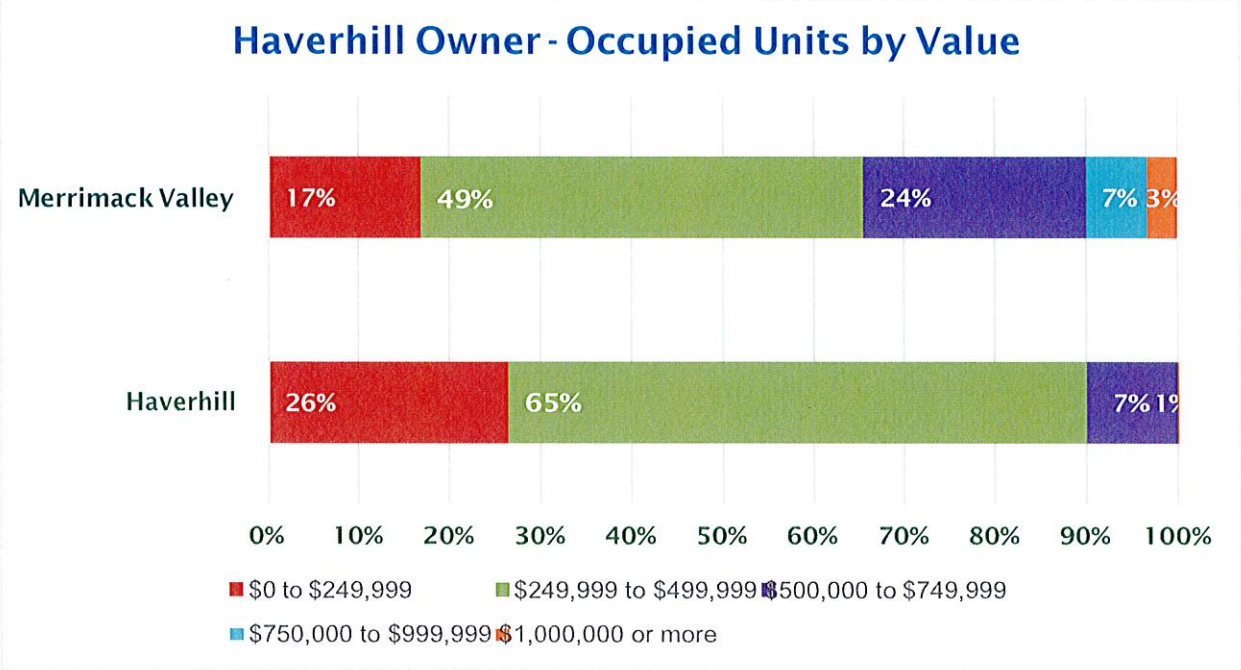
In FY23, the total assessed value of all residential parcels in Haverhill was $8,435,061,505, and the average assessed value of a single-family home was $462,309. Since the last iteration of the City's HPP in 2017, the single-family assessed value has risen 60%.

Permitting Activity

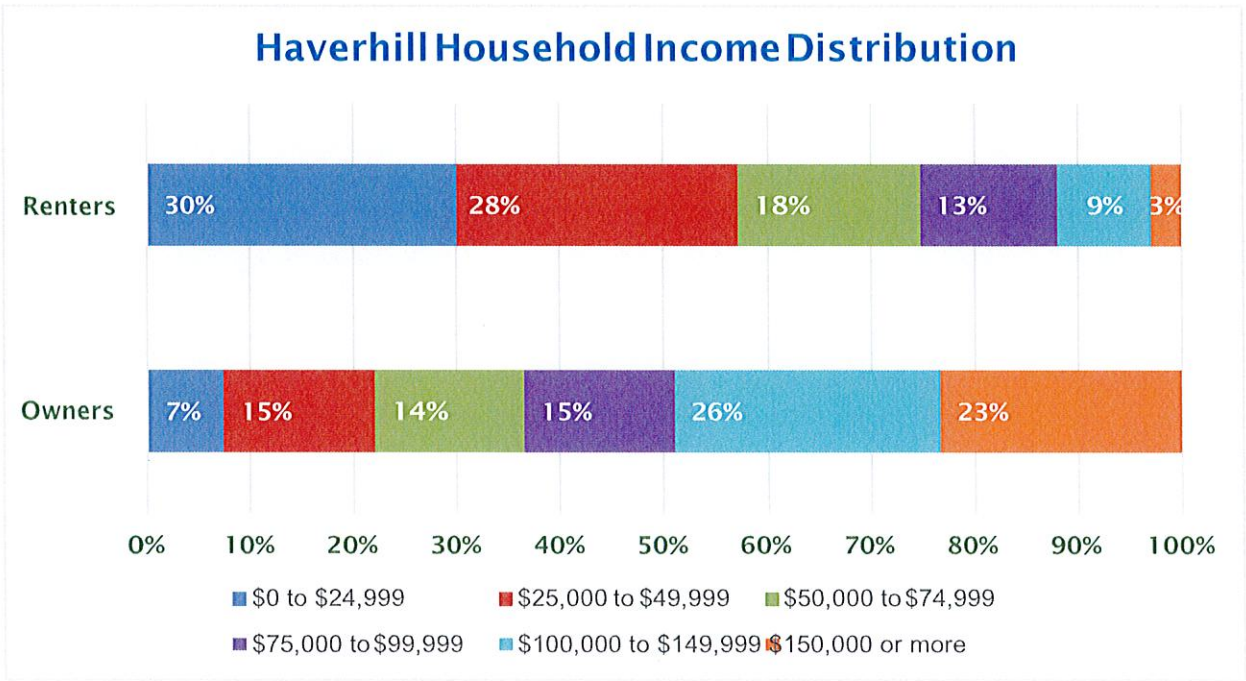


Over the last two decades, permitting activity in Haverhill has varied by total permits issued per year and by building type. In the early 2000s, Haverhill permitted a significant amount of new housing, including single family homes as well as several duplexes and multi-family housing structures. After a decrease in production in the years surrounding the Great Recession, housing production began to increase again with several single-family homes and duplexes, along with a few multi-family housing structures, being permitted albeit at a lower rate than then 2000s. In recent years, Haverhill has increased the number of permits issued mainly encompassing several new multi-family developments, with significant permitting occurring in 2023.

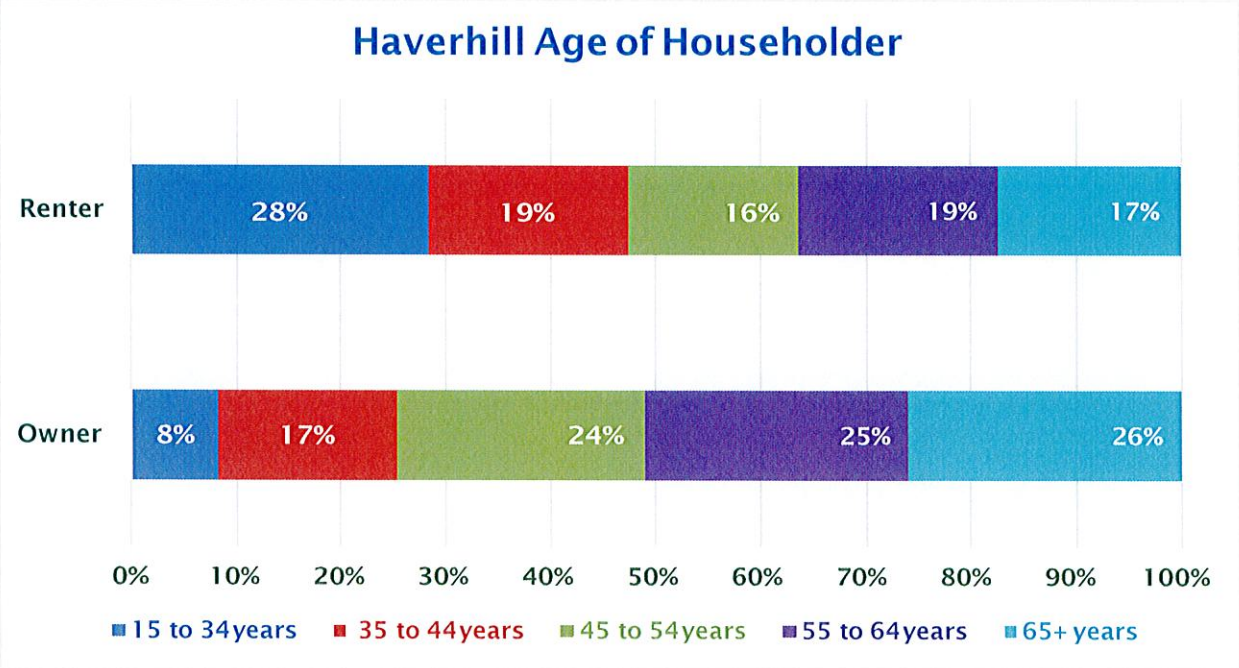
Housing Characteristics



Source: 2016-2020 ACS Estimates, Table B25118



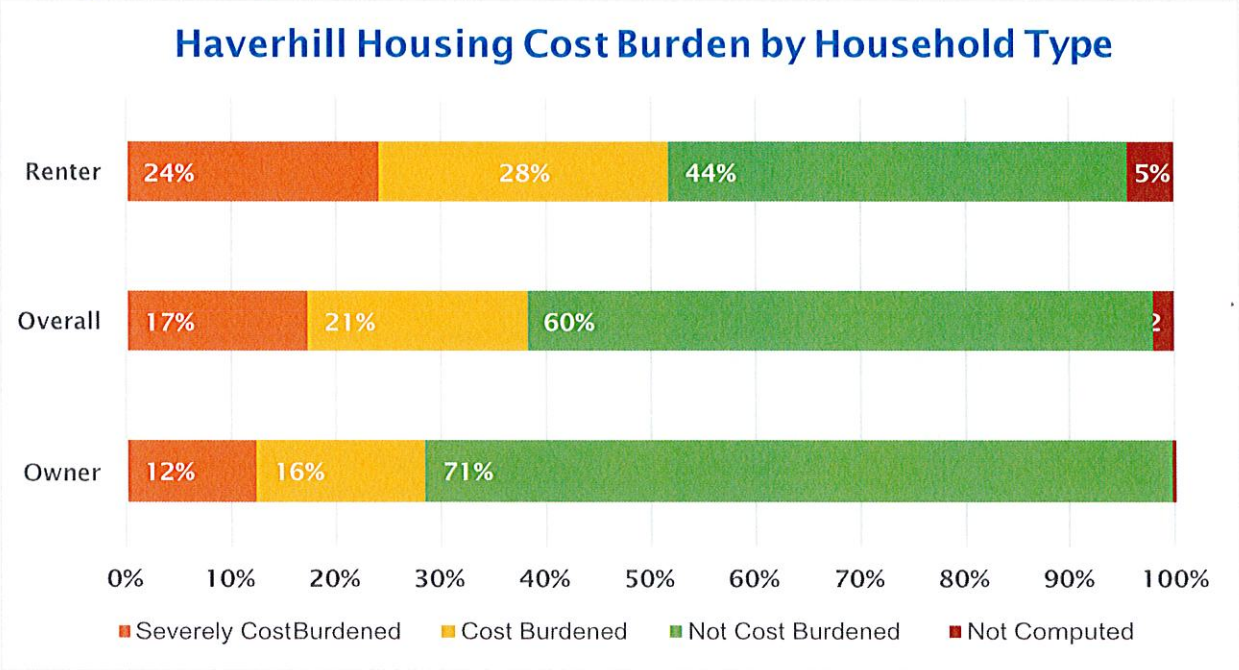
Source: 2020 ACS Estimates, Table B25118



Source: 2020 ACS Estimates, Table B25007

Owner-occupied units in Haverhill have higher household incomes than renters, as is on trend historically and across the state and region. In Haverhill, almost half of all owner-occupied units meet or exceed $100,000 in annual household income. This differs greatly from renter-occupied units, where over half of households make $50,000 or less. This difference indicates a significant disparity in the overall income distribution of renters versus owners, a crucial difference that impacts renters disproportionately when housing costs continue to rise.

Housing Affordability



Source: 2020 ACS Estimates, Table B25070, Table B25091[2]

Per the U.S. Department of Housing and Urban Development (HUD), household cost burden is defined as "...a household that spends more than 30 percent of its gross income on housing costs, including utilities. A household is severely cost burdened if it spends more than 50 percent of its income on housing." Over one third of all residents residing in Haverhill are cost burdened, while over half of renter households in Haverhill are cost burdened. The percentage of cost burdened owner households is significant as well, with over one quarter of homeowners paying a significant portion of their income on housing expenses.

These figures demonstrate that a sizeable portion of the Haverhill community is confronted with high housing costs, which could have several personal and community-wide implications. If residents continue to experience ever-increasing housing costs, individuals and families with limited financial resources may struggle to afford and maintain access to suitable housing, in addition to experiencing limitations in economic mobility and wealth accumulation. High housing costs carry significant economic development implications, particularly concerning the local workforce. As housing expenses escalate, and a greater share of monthly income is dedicated to meeting these costs, the likelihood increases that workers are unable to reside directly within the community where their employment is based. This dynamic can have negative effects on local economic development, including commuting challenges and overall workforce stability. Understanding the impact of cost burden among homeowners and renters alike is crucial for policymakers, community leaders, and stakeholders to develop targeted

strategies that promote housing affordability and economic well-being for a broader segment of the population.

Population in Households Below Federal Poverty Thresholds by Age

Age of Householder	Haverhill		Merrimack Valley		Essex County		Massachusetts	
	Est.	%	Est.	%	Est.	%	Est.	%
Total Population	62,880	100%	349,866	100%	770,223	100%	6,637,329	100%
Total in Poverty	7,550	12%	36,677	10%	78,089	10%	653,454	10%
Under 5 years	672	9%	3,047	8%	6,778	9%	47,069	7%
5 to 17 years	2,021	27%	8,237	22%	15,691	20%	117,012	18%
18 to 34 years	1,596	21%	8,055	22%	16,840	22%	183,304	28%
35 to 64 years	2,580	34%	11,992	33%	26,087	33%	207,736	32%
65 years+	681	9%	5,346	15%	12,693	16%	98,333	15%

Source: 2020 ACS Estimates, Table B17001

Affordability Gap

As cited in the previous HPP, housing sale prices in Haverhill continue to increase significantly and are out of reach even for median-income households. According to home sale data, the 2023 median sales price in Haverhill for a single family home was $520,000. However, Haverhill households making the median household income of $94,210 could only afford to purchase a home up to $336,172 with a $60,000 downpayment.

As shown in the table below, there is a difference between homeowners' median income and the price of a home, creating a homeowner affordability gap. This gap is defined as the difference between the median sales price for Haverhill and the 'affordable price' (household paying no more than 30 percent of annual income on housing).

Income	Median Sales Price Haverhill	Affordable Price	Gap
80% of Median = $75,368	$520,000	$250,156	$269,844
100% of Median = $94,210	$520,000	$336,172	$183,828

**Based on 4-person household; 2023 HUD Income Limits*

Source: Bankrate.com Housing Affordability Calculator; Author's Calculations

Ownership Affordability by Income

As seen in the above table, a household of four in Haverhill with 80 percent of the median income could afford to purchase a home up to $250,000 with a downpayment of $25,000. However, the average sales price for a single-family home in Haverhill in 2023 was $520,000, meaning a household would have to make about $135,000 per year to afford a home at the average sales price.

Rental Affordability by Income

A two-person household with extremely low income (less than or equal to 30 percent AMI) can afford a gross rent of up to $685 per month for a one-bedroom unit in the region (Lawrence HUD Metro Fair Market Rent Area or HMFA). A two-person household with very low income (greater than 30 percent and less than or equal to 50 percent AMI) can afford a gross rent of up to $1,143 per month for a one-bedroom unit, and a two-person household with low-income household (greater than 50 percent and less than or equal to 80 percent) can afford a gross rent of $1,775 per month for the same unit size. A household with the HMFA Area Median Income can afford a monthly gross rent of $2,965.

Source: HUD Affordable Housing Program Income and Rent Limits 2023

Haverhill Income Distribution by HAMFI*	Owner	% of All Households	% of Owners	Renter	% of All Households	% of Renters	Total
<= 30% HAMFI	995	4%	7%	3,045	12%	30%	4,040
>30% to <=50% HAMFI	1,380	6%	10%	2,025	8%	20%	3,405
>50% to <=80% HAMFI	2,450	10%	17%	2,205	9%	21%	4,655
>80% to <=100% HAMFI	1,545	6%	11%	1,190	5%	12%	2,735
>100% HAMFI	7,950	32%	56%	1,835	7%	18%	9,785
Total	14,320			10,295			24,615

HAMFI: HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made (For full documentation of these adjustments, consult the **HUD Income Limit Briefing Materials). If you see the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI.*

Source: CHAS Cost Burden Data, Based on 2016-2020 ACS

Referencing HUD Area Median Family Income (HAMFI) figures, of all Haverhill households, 49% earn 80% AMI or below, regardless of tenure type. The highest percentage of households making 80% AMI or below are renters, with 70% of renters falling within the income category of less than or equal to 80% AMI.

CHAPTER 4: HOUSING DEVELOPMENT CONSTRAINTS

Environmental Constraints

Haverhill, located on the border of New Hampshire to the north, is defined by the Merrimack River running directly through the center of the City. Haverhill has a landscape that varies widely between rural agricultural areas, suburban residential neighborhoods, and a historic downtown urban center.

Flooding is considered a high risk in Haverhill, and the City's 2024 Hazard Mitigation Plan states:

> A GIS analysis of the City's FIRM flood hazard areas by MVPC has determined that 3,628 (5.67 sq. mi.) of land area in Haverhill is located within the 100-Year floodplain and thus is vulnerable to flooding. An additional 847 acres (1.32 sq. mi.) lies within the 500-Year floodplain. Together, these two flood zones constitute almost twenty percent (19.6%) of the total area of the community.

When considering sites for future housing development in the City, care should be taken to minimize new impervious surfaces. If developing in current open space, proper stormwater management may help alleviate the risks posed by flooding.

Infrastructure

Transportation

The City of Haverhill is connected to the rest of the Merrimack Valley region through interstate access and state roads, as well as several municipal roads. Interstate 495 provides several transportation access points across the City. Several state routes cross through the downtown and other areas in the City, including Routes 97, 108, 110, 113, and 125. All of these roads serve as major thoroughfares through Haverhill and connect the City with surrounding communities along with several residences and businesses.

There are several fixed bus routes provided through MeVa (Merrimack Valley Transit), ultimately convening at the Washington Square Transit Center. These routes connect several locations within Haverhill, including commercial centers such as Westgate Plaza, as well as destinations outside the City including Lawrence, North Andover, Groveland, Plaistow, Lawrence, and Salisbury Beach.

Haverhill is also well served by two MBTA commuter rail stations at Bradford and Haverhill, which also serves as an official Amtrak Downeaster destination. There is direct rail service to Boston and Portland, Maine.

Haverhill also continues to focus on developing active transportation routes, connecting destinations within the City as well as the rest of the region. The Riverwalk and the Bradford Rail Trail provide active transportation access along the Merrimack River, while bike lanes throughout the City connect residents with destinations across Haverhill and the Merrimack

Valley region.

Sewer and Water

Haverhill provides public drinking water to the majority of residents and businesses through surface water from the City's several lakes and reservoirs. The City also provides public wastewater services through the Haverhill Wastewater Treatment Plant.

Regulatory Considerations

Residential Zoning

Haverhill has several different residential zoning districts, each having different uses or dimensional parameters. Most land area in the City is zoned for single family detached structures, with several areas allowing multi-family housing.

The following zones allow for residential development of various types and densities throughout the City:

Residential Districts

Rural Special (RS) is a low-density residential district mainly allowing for the development of single-family housing as well as accessory dwelling units by-right. Flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 2 acres and the maximum building height is 2.5 stories and 35 feet. This district is located among the low-density residential areas on the outskirts of the City.

Rural Density (RR) is a low-density residential district mainly allowing for the development of single-family housing as well as accessory dwelling units by-right. Flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 80,000 SF and the maximum building height is 2.5 stories and 35 feet. This district is located among the low-density residential neighborhoods on the outskirts of the City.

Low Density (RL) is a residential district mainly allowing for the development of single-family housing as well as accessory dwelling units by-right. Flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 40,000 SF and the maximum building height is 2.5 stories and 35 feet. This district is located among the low-density residential neighborhoods along major roads to the north and south of the City.

Medium Density (RM) is a residential district mainly allowing for the development of single-family housing as well as accessory dwelling units by-right. Flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units are also allowed in this district with a Special Permit by the City Council. The

minimum lot size in this district is 20,000 SF and the maximum building height is 2.5 stories and 35 feet. This district is located among the medium-density residential neighborhoods outside of the downtown core.

High Density (RH) is a residential district mainly allowing for the development of single-family and two-family (or duplex) residential structures as well as accessory dwelling units by-right. Three-family and multi-family dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 7,500 SF for single-family detached dwellings, 9,600 SF for two-family dwellings (or duplexes), and 11,700 SF for three-family dwellings. For multi-family dwellings, this district requires a 40,000 SF minimum lot size with a 10,000 SF minimum for the first dwelling unit along with a 3,000 SF minimum for each additional dwelling unit. The maximum building height in this district is 2.5 stories and 35 feet. This district is located among the high-density residential neighborhoods outside of the downtown core.

Urban Density (RU) is a residential district mainly allowing for the development of single-family and two-family (or duplex) residential structures as well as accessory dwelling units by-right. Three-family and multi-family dwelling units are also allowed in this district with a Special Permit by the City Council. The minimum lot size in this district is 7,500 SF for single-family detached dwellings, 9,000 SF for two-family dwellings (or duplexes), and 11,700 SF for three-family dwellings. For multi-family dwellings, this district requires a 25,000 SF minimum lot size with a 7,500 SF minimum for the first dwelling unit along with a 2,000 SF minimum for each additional dwelling unit. The maximum building height in this district is 2.5 stories and 35 feet, however a maximum building height of up to 110 feet and 10 stories may be allowed with a Special Permit for multi-family residential structures. This district is located among the high-density residential neighborhoods adjacent to the downtown core.

Commercial Districts

Neighborhood (CN) is a zoning district mainly allowing for commercial uses with some residential uses allowed. Multi-family dwelling units, along with flexible developments consisting of single-family, two-family, and multi-family residential structures containing no more than six dwelling units, are allowed with a Special Permit by the City Council. The minimum lot size in this district is 5,000 SF and the maximum building height is 45 feet and 3 stories. Existing residential uses are subject to the regulations in the *High Density (RH)* zoning district depending on the type of dwelling unit. This district is located across several commercial areas in the City among the village nodes.

General (CG) is a zoning district mainly allowing for commercial uses with some residential uses allowed. Three-family and multi-family residential structures are allowed with a Special Permit by the City Council. The minimum lot size in this district is 5,000 SF and the maximum building height is 40 feet and 3 stories. Existing residential uses are subject to the regulations in the *High Density (RH)* zoning district depending on the type of dwelling unit. For multi-family dwellings,

this district requires a 20,000 SF minimum lot size with a 2,000 SF minimum for the first dwelling unit along with a 1,000 SF minimum for each additional dwelling unit. The maximum building height for multi-family residential structures is 74 feet and 6 stories. This district is located across several commercial areas in the City, including near the downtown core.

Central (CC) is a zoning district mainly allowing for commercial uses with some residential uses allowed. Multi-family residential structures are allowed with a Special Permit by the City Council. The minimum lot size in this district is 5,000 SF and the maximum building height is 74 feet and 6 stories, however a maximum building height of up to 110 feet and 10 stories may be allowed with a Special Permit. Existing residential uses are subject to the regulations in the *High Density (RH)* zoning district depending on the type of dwelling unit. For multi-family dwellings, there is no minimum lot size. This district is located among the commercial areas adjacent to the downtown core.

Overlay Districts

Downtown Smart Growth Overlay District (DSGOD) is a zoning overlay district mainly allowing for multi-family housing by-right as well as mixed-use commercial and residential development in certain subzones. All projects are required to designate at least 20% of new housing units as affordable housing. This overlay district is located within the Washington Square neighborhood and surrounding areas.

- High Density 220 (Subzone A) allows for mixed-use residential and commercial development as well as multi-family housing by-right. The maximum residential density in this subzone is 220 dwelling units per acre. The maximum building height shall be no greater than the height of the existing structures in the subzone, which are typically 8+ stories.
- High Density 120 (Subzone B) allows for mixed-use residential and commercial development as well as multi-family housing by-right. The maximum residential density in this subzone is 120 dwelling units per acre. The maximum building height shall be no greater than the height of the existing structures in the subzone, which are typically 7+ stories.
- High Density 65 (Subzone C) allows for mixed-use residential and commercial development as well as multi-family housing by-right. The maximum residential density in this subzone is 65 dwelling units per acre. The maximum building height shall be no greater than the height of the existing structures in the subzone, which are typically 8+ stories.
- Multifamily 20 (Subzone D) allows for mixed-use residential and commercial development as well as multi-family housing by-right. The maximum residential density in this subzone is 20 dwelling units per acre. The maximum building height in this subzone is six stories, with a four-story building height maximum on Washington Street and within the Historic District.

- Townhouse (Subzone E) allows for multi-family housing by-right. The maximum residential density in this subzone is 12 dwelling units per acre. The maximum building height in this subzone is four stories.

Merrimack Street Gateway Renaissance Overlay District (MSGROD) is a zoning overlay district mainly allowing for mixed-use commercial and residential development as well as multi-family housing by-right. There are no minimum lot size requirements in this district, however the maximum building height is 10 stories and 125 feet or 12 stories and 125 feet for priority projects. The maximum residential density in this overlay district is 110 dwellings per acre and 220 dwellings per acre for priority projects. This overlay district is located along Merrimack Street in downtown Haverhill.

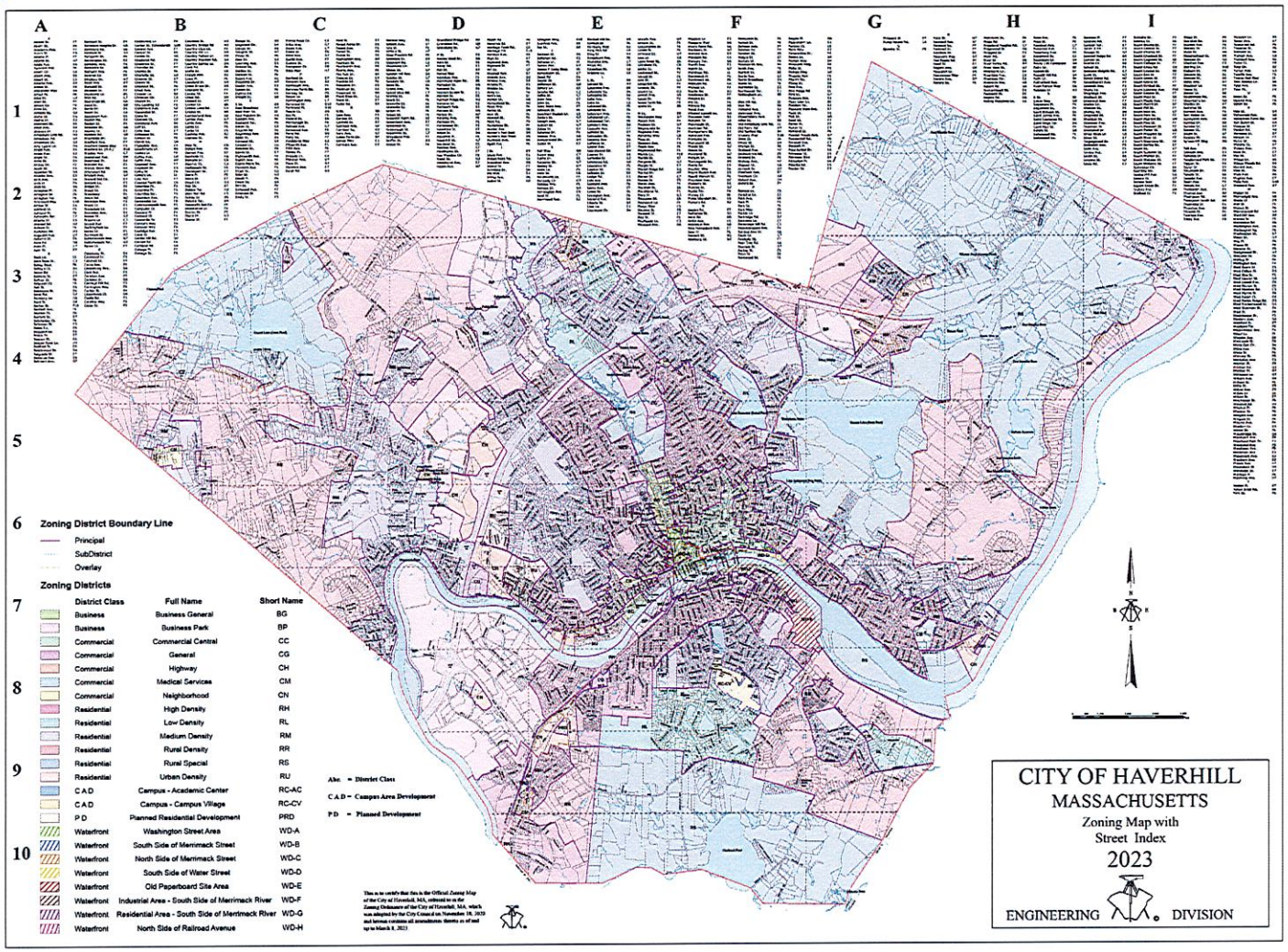
Waterfront District (WD) is a zoning overlay district located along the Merrimack River that allows a mix of residential and commercial uses. There are several sub-districts

- *Waterfront District A (WD-A)* is a sub-district located in the Washington Street area matching the requirements of the *Downtown Smart Growth Overlay District (DSGOD)*. Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through site plan review from the City Council or Planning Board. The maximum residential density in this overlay district is 110 dwellings per acre and 220 dwellings per acre for priority projects. The maximum building height in this sub-district is 74 feet.
- *Waterfront District B (WD-B)* is a sub-district located on the south side of Merrimack Street adjacent to the Merrimack River matching the requirements of the *Merrimack Street Gateway Renaissance Overlay District (MSGROD)*. The maximum residential density in this overlay district is 110 dwellings per acre and 220 dwellings per acre for priority projects. The maximum building height in this sub-district is 10 stories and 125 feet or 12 stories and 125 feet for priority projects.
- *Waterfront District C (WD-C)* is a sub-district located on the north side of Merrimack Street. Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through site plan review from the City Council or Planning Board. The maximum residential density in this sub-district is 120 units per acre. The maximum building height in this sub-district is 74 feet.
- *Waterfront District D (WD-D)* is a sub-district located along Water Street providing a vibrant entrance into the downtown area. Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through a Special Permit from the City Council. The maximum residential density in this sub-district is 30 units per acre. The maximum building height in this sub-district is 74 feet.
- *Waterfront District E (WD-E)* is a sub-district located at 100 South Kimball Street (also known as the Paperboard site). Single-family, two-family, and multi-family residential structures are allowed through site plan review from the City Council or Planning Board.

Developments of two or more dwelling units as part of a mixed-use structure are allowed through a Special Permit from the City Council. The maximum residential density in this sub-district is 20 units per acre. The maximum building height in this sub-district is 74 feet and 6 stories.

- *Waterfront District F (WD-F)* is a sub-district located in the industrial area on the south side of the Merrimack River in Bradford. Single-family, two-family, and multi-family residential structures are allowed through site plan review from the City Council or Planning Board. Developments of two or more dwelling units as part of a mixed-use structure are allowed through a Special Permit from the City Council. The maximum residential density in this sub-district is 20 units per acre. The maximum building height in this sub-district is 55 feet.
- *Waterfront District G (WD-G)* is a sub-district located in the residential area on the south side of the Merrimack River in Bradford. Single-family, two-family, and multi-family residential structures are allowed through site plan review from the City Council or Planning Board. The maximum residential density in this sub-district is 20 units per acre. The maximum building height in this sub-district is 40 feet and 3 stories.
- *Waterfront District H (WD-H)* is a sub-district located on the north side of Railroad Avenue near the Bradford Commuter Rail Station. Multi-family residential structures, along with developments of two or more dwelling units as part of a mixed-use structure, are allowed through a Special Permit from the City Council or Planning Board. The maximum residential density in this sub-district is 20 units per acre. The maximum building height in this sub-district is 74 feet. This height allowance may need reduction in order to allow for more palatable projects that are in keeping with their surroundings.

Zoning Map


A
B
C
D
E
F
G
H
I
1
2
3
4
5
6
7
8
9
10
Zoning District Boundary Line
Principal
SubDistrict
Overlay
Zoning Districts
District Class
Full Name
Short Name
Business
Business General
BG
Business
Business Park
BP
Commercial
Commercial Central
CC
Commercial
General
CG
Commercial
Highway
CH
Commercial
Medical Services
CM
Commercial
Neighborhood
CN
Residential
High Density
RH
Residential
Low Density
RL
Residential
Medium Density
RM
Residential
Rural Density
RR
Residential
Rural Special
RS
Residential
Urban Density
RU
C A D
Campus - Academic Center
RC-AC
C A D
Campus - Campus Village
RC-CV
P D
Planned Residential Development
PRD
Waterfront
Washington Street Area
WD-A
Waterfront
South Side of Merrimack Street
WD-B
Waterfront
North Side of Merrimack Street
WD-C
Waterfront
South Side of Water Street
WD-D
Waterfront
Old Paperboard Site Area
WD-E
Waterfront
Industrial Area - South Side of Merrimack River
WD-F
Waterfront
Residential Area - South Side of Merrimack River
WD-G
Waterfront
North Side of Railroad Avenue
WD-H
Abc = District Class
C A D = Campus Area Development
P D = Planned Development
CITY OF HAVERHILL
MASSACHUSETTS
Zoning Map with
Street Index
2023
ENGINEERING DIVISION

CHAPTER 5: HOUSING PRODUCTION STRATEGIES

City of Haverhill 5-year Housing Production Numeric Goals

Year	0.5% Increase				1.0% Increase			
	Additional Affordable Units - 0.5%	Number of Total Affordable Units	Total Units	Percent Affordable	Additional Affordable Units - 1%	Number of Affordable Units	Total Units	Percent Affordable
Current		2,735	27,869	9.81%		2,745	27,869	9.85%
2025	139	2,874	28,008	10.31%	279	3,024	28,148	10.85%
2026	139	3,013	28,147	10.81%	279	3,303	28,427	11.85%
2027	139	3,152	28,286	11.31%	279	3,582	28,706	12.85%
2028	139	3,291	28,425	11.81%	279	3,861	28,985	13.85%
2029	139	3,430	28,564	12.31%	279	4,140	29,264	14.86%

The goal for each city and town in Massachusetts, as defined by MA General Law Ch. 40B, is to have 10% of its housing stock designated as affordable and listed on the State's Subsidized Housing Inventory (SHI). Until that 10% is reached, a community can use a certified Housing Production Plan to demonstrate its progress towards that 10% goal and allow the community more control over local development. As explained in the introduction, this Housing Production Plan can be certified by the state if the City adds affordable housing units at a rate equal to 0.5% or 1% of its current housing units annually. At the 0.5% rate, the HPP will be certified for one year, which would allow the City's Zoning Board of Appeals to deny a comprehensive permit to a development application under M.G.L. 40B. At the 1% rate, the HPP will be certified for two years.

The City of Haverhill currently has 2,735 subsidized housing units listed on the Subsidized Housing Inventory (SHI) as of June 2023. This number represents 9.81% percent of the total year-round housing units as reported by the 2020 U.S Census. Haverhill only needs an additional 52 SHI units to reach the 10 percent affordable housing goal. Over the next five years and beyond, the goal is for Haverhill to reach and maintain the 10% 40B minimum. Provided the City takes a proactive approach to housing development, it is possible for Haverhill to reach this goal and certify their HPP over the next five years.

To produce 0.5 percent of its total units annually as SHI units, Haverhill will need to add an additional 139 SHI-eligible housing units each year. In order to produce 1 percent of its total units annually, the City will have to produce 279 SHI units annually.

Housing Production Strategies

Based on the local needs, existing resources, and development considerations, the following recommended strategies have been developed with Haverhill. The proposed strategies were developed after conversations with residents and City staff to help the community direct and leverage funding, resources, and capacity to best meet the community's housingneeds.

While some of the strategies do not directly create affordable units, they do serve as a foundation for achieving housing goals, including the creation of a more diverse housing stock in the city.

- Strategy 1: Expand home ownership opportunities for Haverhill residents.
  - Home ownership allows residents to build personal wealth and invest in their community. Haverhill may encourage additional opportunities for residents to own their home by increasing the supply of new, right-sized housing units available for purchase. One way to do this would be to create a 40Y Overlay Zoning District. 40Y districts, also known as "starter home districts," make it easier for developers to build smaller homes that may be more affordable to first time homebuyers.
    - Similar to 40R districts, if a community adopts a 40Y district it receives payments from the state, and then receives additional payments foreach new housing unit created.
    - EOHLC is expected to promulgate regulations to assist communities with creating 40Y districts in the coming months.
  - Haverhill may also look to expand the City's existing first-time homebuyer program. Currently, qualified first-time homebuyers may be eligible to receive up to $15,000 for downpayment or closing costs towards purchasing a property located in the Mount Washington or Lower Acre neighborhoods. Due to CDBG funding restrictions, the program is limited in its ability to expand. However, the City could expand this program using funds from an Affordable Housing Trust see (Strategy 3). Other communities have leveraged Affordable Housing Trust funding to establish downpayment assistance programs, in partnership with nonprofits.
- Strategy 2: Continue to encourage development of housing that is affordable to both low- and moderate-income households.
  - The City should continue building relationships and partnering with developers who have experience in utilizing applicable tax credits (including the Low-Income Housing Tax Credit (LIHTC) and other effective affordable housing financing tools in order to address the creation of new affordable housing. Haverhill may also wish to activate and utilize municipally owned property to develop housing that supports community needs. Cataloguing existing City owned properties and

working with developers such as Habitat for Humanity or Bread & Roses Housing to assess the feasibility of building affordable housing on these parcels would allow the City to continue increasing its supply of affordable housing.

- Strategy 3: Activate the Affordable Housing Trust.
  - Haverhill does not currently have an active Affordable Housing Trust but has one established in its bylaws. An Affordable Housing Trust would allow the City to have additional flexibility on spending funds towards affordable housing development. With Haverhill's current Inclusionary Zoning Bylaw, any payments in-lieu provided from new housing developments could be utilized by an Affordable Housing Trust towards the creation of new affordable housing. Additional revenue sources, such as funding the City could receive from adopting the Community Preservation Act, may also support affordable housing initiatives of an Affordable Housing Trust.
    - The City may wish to undertake initial first steps towards activating an Affordable Housing Trust. The Massachusetts Housing Partnership (MHP) also created a helpful guide for communities to learn about the process it takes to establish an Affordable Housing Trust. It covers essential steps municipalities can take to establish AFTs, including researching existing AFTs, drafting bylaws, forming the trust, and securing funding. Along with assistance from MHP, there are also technical assistance grants available through the Community Compact Cabinet to help communities through the process of establishing an AFT.
- Strategy 4: Support and develop senior housing initiatives to help residents age in place.
  - Haverhill may look to explore the feasibility of expanding the Senior Citizen Tax Incentive Program to provide additional opportunities for relief of property tax burden for senior residents. This program currently allows qualified senior homeowners above 65 years of age to work in the municipal government for a tax abatement. Identifying additional funding opportunities would allow the City to expand access to this program to more seniors.
  - The City may also examine successful programs in other communities to provide senior residents with financial assistance to allow them to remain in their homes. In Norfolk, a new Retire in Place Assistance (RIPA) program provides small grants for eligible senior residents to repair and rehabilitate their properties.
  - With a growing senior population, Haverhill has been proactive in the creation of new senior housing. The City recently saw the development of 48 new units as an extension of an existing affordable senior apartment complex. By partnering with developers and identifying new locations for senior housing, the City can continue to encourage the creation of affordable and market rate housing units

for seniors. This may include age-restricted residential developments, such as 55+ communities, that increase the available housing stock in the City without the potential of impacting the school system.

- Strategy 5: Allow additional housing supply in village centers.
  - The City's 2035 Master Plan outlines several strategies for increasing housing options for residents. Two key strategies that should be further explored include:
    - Modify zoning to enable mixed-use townhouse-level multifamily in commercial neighborhood (CN) zones.
    - Explore the possibility of encouraging one additional level of housing density around the village centers.
  - Both of these strategies can help provide additional housing options and concentrate development in already developed areas of the City, further protecting the open space and farmland elsewhere in Haverhill. Allowing for a slightly higher residential density in these areas may help to increase the number of housing units available in Haverhill while also maintaining the character of existing neighborhoods.
- Strategy 6: Explore the feasibility of adopting the Good Landlord Tax Credit.
  - The Massachusetts Legislature recently passed a law allowing for communities to adopt the Good Landlord Tax Credit, which would provide landlords with a property tax exemption if they rent their properties at an affordable rate. This incentive may encourage more landlords to provide additional affordable rental units that are much needed in the City. Haverhill may wish to examine the benefits of adopting this ordinance as a strategy to address the creation of new affordable housing units.
- Strategy 7: Achieve Housing Choice Community Designation
  - Given the City's recent housing permitting, it is likely the City qualifies to be designated as a Housing Choice Community through the Commonwealth. With this designation, the City will gain access to additional grant opportunities and receive additional points towards other grant opportunities.
  - Applications for this designation are available on an annual basis, with the 2025 applications due by April 18, 2025.

Action Plan Matrix

Housing Strategies			
Strategies	**Time to Complete**	**Strategy Implementer(s)**	**Key first steps and funding options**
Expand home ownership opportunities for Haverhill residents.	2-3 years	City Council, Planning Board, City Staff	• Review the 40Y statute to learn basic requirements, including review of incentive payments under chapter 40R the city could be eligible for • Upon release of state regulations in 2024, review regulations and discuss with the planning board the desire to implement a 40Y district in Haverhill • Examine opportunities to expand the current first-time homebuyer program through activating an Affordable Housing Trust and partnering with non-profit developers
Continue to encourage development of housing that is affordable to both low- and moderate-income households.	Ongoing	Mayor, Affordable Housing Trust, City Staff	• Inventory existing municipal properties • Work with Affordable Housing Trust to identify sites best suited for affordable housing reuse • Meet with organizations like Habitat for Humanity or Bread and Roses Housing to learn how they can assist with development of affordable housing on City-owned land
Activate the Affordable Housing Trust	1-2 years	Mayor, Affordable Housing Trust, City Council	• Examine the requirements for activating the Affordable Housing Trust in alignment with the city's current bylaw • Form an advisory committee to explore the process of activating the Affordable Housing Trust • Utilize the Inclusionary Zoning Bylaw's payment in-lieu option to increase the Affordable Housing Trust's funding
Support and develop senior housing initiatives to help residents age in place	Ongoing	City Council Board, City Staff	• Expand the Senior Property Tax Work Off program to provide additional housing cost relief to seniors in Haverhill • Examine successful programs in other communities that provide senior residents with additional financial assistance, such as Norfolk's Retire in Place Assistance (RIPA)

			• Partner with developers to identify new locations for affordable and market-rate senior housing
Explore allowing additional housing supply in village centers	2-3 Years	Planning Board, City Council, City Staff	• Identify the requirements to modify current zoning to allow additional mixed-use, townhouse, and multi-family housing options in village nodes while maintaining the existing neighborhood character • Explore opportunities for slightly higher residential density to concentrate development around existing dense village centers to preserve additional open space
Explore the feasibility of adopting the Good Landlord Tax Credit	1-2 years	City Council, City Staff	• Evaluate the benefits of adopting the Good Landlord Tax Credit ordinance to incentivize affordable rental housing • Examine the impact of a tax credit that may encourage landlords to offer additional affordable rental units in Haverhill
Achieve Housing Choice Community Designation	1 Year	Community Development	• Apply for Housing Choice designation, which will open up additional grant opportunities for the City.

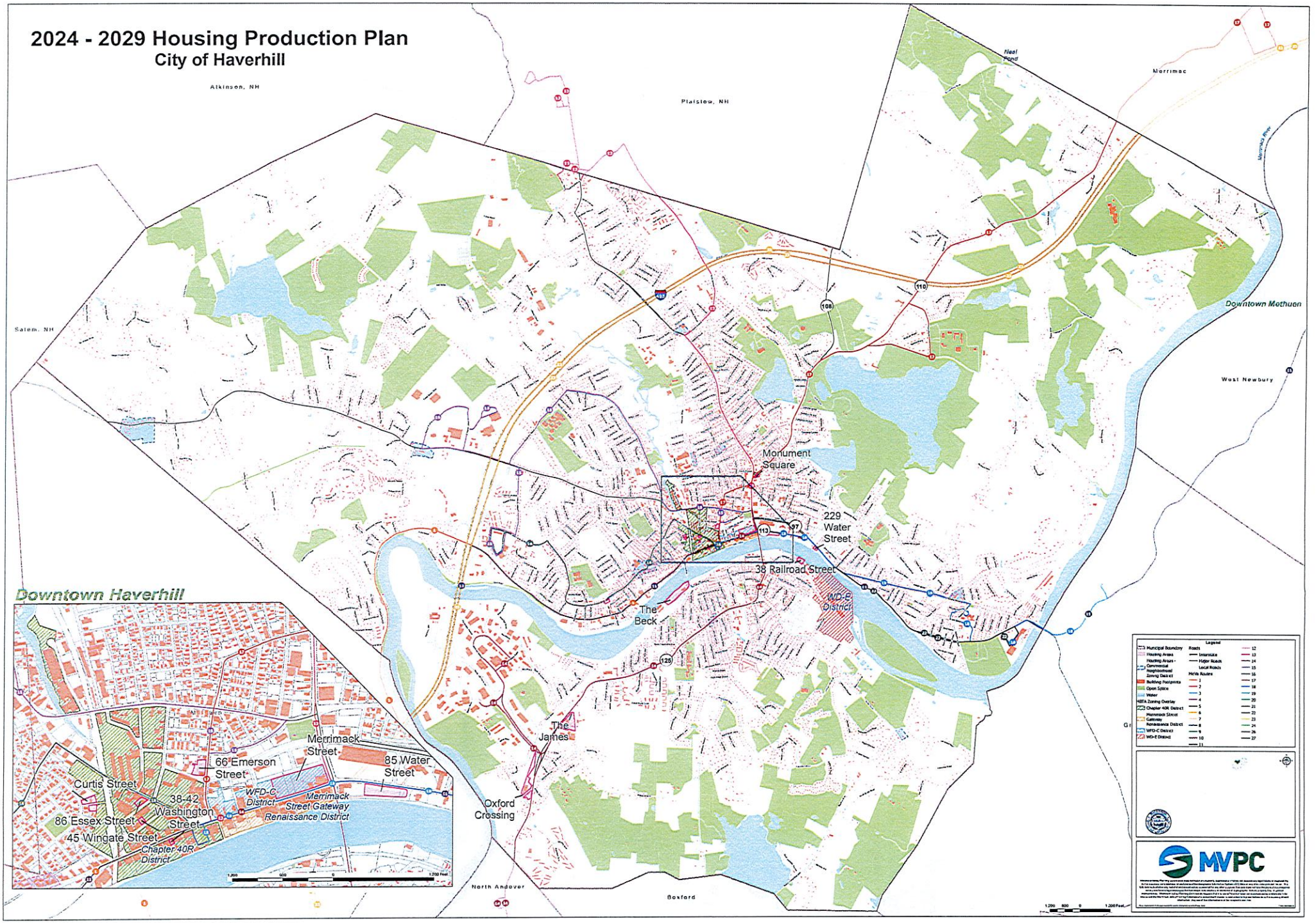
2024-2029 Housing Production Locations

As part of the Housing Production Plan process, the City has identified sites for current and future potential housing production. Listed below are the sites currently permitted, under construction, or identified as conceptual sites for future production. The village centers, identified in the Master Plan, are potential sites for housing development. These are indicated on the attached map as the Commercial Neighborhood zoning districts.

Housing Site List							
Site Name	**Housing Type**	**Development/ Zoning Type**	**Status**	**Tenure**	**Affordability**	**Affordable Units**	**Total Units**
Merrimack Street	Mixed-Use Multi-Family		Permitted	Rental	Market Rate		390
Oxford Crossing	Mixed-Use Multi-Family		Permitted	Rental	Market Rate		230
The Beck	Mixed-Use Multi-Family		Permitted	Rental	Market Rate		290
The James	Mixed-Use Multi-Family		Permitted	Rental	Market Rate		150
512 Washington Street	Multi-Family	Conversion	Permitted	Ownership	Affordable		4
86 Essex Street	Mixed-Use Multi-Family	Infill/Reuse	Permitted	Rental	Mixed	8	42
85 Water Street	Multi-Family		Permitted	Rental	Mixed	8	113
229 Water Street	Multi-Family		Permitted	Rental	Market Rate		9-10
Monument Square	Multi-Family		Permitted	Rental	Mixed	1	14
66 Emerson Street	Multi-Family		Completed	Rental	Market Rate		24
38 Railroad Street	Multi-Family Condos		Permitted	Ownership	Market Rate		48
38-42 Washington Street	Mixed-Use Multi-Family		Permitted	Rental	Mixed	2	8
45 Wingate Street	Mixed-Use Multi-Family		Completed	Rental	Mixed	3	15
Village Centers							

Ayers Village	Mixed-Use Multi-Family		Conceptual				
Broadway	Mixed-Use Multi-Family		Conceptual				
Main Street	Mixed-Use Multi-Family		Conceptual				
Primrose Street	Mixed-Use Multi-Family		Conceptual				
Washington Street	Mixed-Use Multi-Family		Conceptual				
South Main Street	Mixed-Use Multi-Family		Conceptual				
Groveland Street	Mixed-Use Multi-Family		Conceptual				
Rivers Edge	Mixed-Use Multi-Family		Conceptual				

2024 - 2029 Housing Production Plan
City of Haverhill



CITY COUNCIL
Thomas J. Sullivan, *President*
Timothy J. Jordan, *Vice President*
John A. Michitson
Colin F. LePage
Melissa J. Lewandowski
Catherine P. Rogers
Shaun P. Toohey
Michael S. McGonagle
Katrina Hobbs Everett
Devan Ferreira
Ralph T. Basiliere

CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

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

MAR 14 AM8:41
HAVERHILL CLERK

DOCUMENTS REFERRED TO COMMITTEE STUDY

103-HH	Motion by Councilor Michitson to send the *Home Rule Petition – An act establishing guidelines for the installation of and use of Electric vehicle charging stations in the City of Haverhill*, to committee in order to coordinate with condo associations.	A&F	12/23/23
40	Motion by Councilor Lewandowski to send updated Cannabis Social Equity Best Practices for the Cannabis Control Commission to A&F for further review.	A&F	4/2/24
12-P	Motion by Councilor Jordan to send possible conditions on new development and potential changes to our zoning ordinances.	Planning & Development	5/21/24
12-S	Motion by Councilor Ferreira to send the City's Swimming Ordinance Chapter 193 Article III and related items at Lake Saltonstall, aka Plug Pond to NRPP for further discussion.	NRPP	6/18/24
33-F	Motion by Councilor Basiliere to send resident winter parking concerns and offer suggestions for improvements	Public Health Safety	3/11/25

Updated March 13, 2025