



**CITY OF HAVERHILL  
CITY COUNCIL AGENDA - AMENDED**

**Tuesday, November 30, 2021 at 7:00 PM**

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

**In-Person/Remote Meeting**

*This meeting/hearing of Haverhill City Council will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.*

**1. OPENING PRAYER**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES OF PRIOR MEETING**

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

**5. COMMUNICATIONS FROM THE MAYOR:**

- 5.1. Mayor Fiorentini requests to give an update on Haverhill's efforts regarding the Coronavirus (COVID-19 crisis) *postponed from November 16*
- 5.2. Mayor Fiorentini requests along with our new Public Health Director, Mary Connolly to update the Council on our new Health Department and its goals and objectives
- 5.3. Mayor Fiorentini requests to address Council concerning the RFP for the downtown parcels and to introduce members of our advisory committee to advise the Council on their preference for the preferred developer. Also, the preferred developer and their team will be here to present their proposal for the redevelopment of downtown Haverhill/Merrimack Street which consists of 5 parcels of City-owned land between Merrimack st and Bailey blvd

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

**7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28**

- 7.1. Paul Prue requests to discuss opportunity to teach art classes in his home at 21 Salem st – possibly by enacting a change in the zoning code

**8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:**

- 8.1. Communication from Robert E Ward, Deputy DPW Director regarding purchase of Land at 197 Corliss Hill rd and submits proposed Loan Order
  - 8.1.1. Loan Order – for the purchase of a portion of the parcel of land identified as 197 Corliss Hill Road and Assessor's Map 462, Block 204, Lot 71 B for the purpose of water supply protection File 10 days

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

- 9.1. Document 99: Petition from Mass Electric Co dba National Grid and Verizon NE requesting joint pole location for South Prospect st, Plan 30370926
  - 9.1.1. Document 99-B: Order – joint pole location for South Prospect st
- 9.2. Document 100-A: Plan 30478084 - *Substitution* – Petition from Mass Electric Co dba National Grid of North Andover requesting to construct a line of underground electric conduits on Research dr
  - 9.2.1. Document 100-AA: Plan 30478084 – *Substitution* – Order – underground electric conduit location on Research dr

*Related communication from Dave Johnson, Supervisor, Distribution Design, National Grid*



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**10. HEARINGS AND RELATED ORDERS:**

- 10.1. Document 79: Attorneys Johnson and Borenstein submit Special Permit, CCSP 21-12 for Water Street Redevelopment LLC for redevelopment of property at 85 Water st consisting of 113 rental units on 1.19 acres. This property is within the Waterfront Zoning District, Sub-Zone D.

*Hearing closed September 28 2021 with motion to continue discussion and vote only*

*Related communication from Attorney Robert W. Lavoie for applicant requesting to withdraw this Special Permit application without prejudice and if at this meeting the request is denied they request to continue the matter until the Council's December 28, 2021 meeting, so that they can appear and address any remaining concerns on being allowed to withdraw this Application without prejudice*

**11. APPOINTMENTS:**

11.1. Confirming Appointments:

11.2. Non-Confirming Appointments :

11.2.1. *Director of Public Health, Mary Connolly*

11.3. Resignations:

**12. PETITIONS:**

12.1. Applications Handicap Parking Sign: with police approval

12.2. Amusement/Event Applications:

12.3. Auctioneer License:

12.4. Tag Days:

12.4.1. *HHS Boys Swim & Dive, December 11 & 12*

12.5. One Day Liquor License:

12.6. Annual License Renewals:

12.6.1. **Hawker Peddlers License 2022 - Fixed location**

12.6.2. **Coin-Op License Renewals 2022**

12.6.2.1. *Papa Gino's, 1 Coin-op 782 River st*

12.6.3. **Drainlayer License for 2022 -with City Engineer approval**

12.6.4. **Christmas Tree Vendor:**

12.6.5. **Taxi Driver Licenses for 2022:**

12.6.6. **Taxi License**

12.6.7. **Junk Dealer License**

12.6.8. **Pool Tables**

12.6.9. **Sunday Pool**

12.6.10. **Bowling**

12.6.11. **Sunday Bowling**

12.6.12. **Buy & Sell Second Hand Articles**

12.6.13. **Buy & Sell Second Hand Clothing**

12.6.14. **Pawnbroker license**



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**In-Person/Remote Meeting**

- 
- |          |                                      |
|----------|--------------------------------------|
| 12.6.15. | Fortune Teller                       |
| 12.6.16. | Buy & Sell Old Gold                  |
| 12.6.17. | Roller Skating Rink                  |
| 12.6.18. | Sunday Skating                       |
| 12.6.19. | Exterior Vending Machines            |
| 12.6.20. | Limousine/Livery License/Chair Cars: |

**13. MOTIONS AND ORDERS:**

- 13.1. Order – authorize payment of bills of previous years and to further authorize payment from current year departmental appropriations as listed:

<u>Vendor</u>	<u>Amount</u>	<u>Account</u>
MCWRS	\$ 75.00	Wastewater Department
Brox Industries	\$ 1358.93	Water Department
Total:	\$1,433.93	

- 13.2 Order – appropriate the sum of \$125,388 from Free Cash and transfer said amount to the *Youth Art Program Account*

**14. ORDINANCES (FILE 10 DAYS)**

**15. COMMUNICATIONS FROM COUNCILLORS:**

- 15.1. Council President Barrett requests a discussion about the conditions of catch basins in the City
- 15.2. Councillors Sullivan, Barrett, Jordan and Michitson request to discuss the need for a review of City regulations and enforcement for private dumpsters and trash receptacles throughout the downtown area

**16. UNFINISHED BUSINESS OF PRECEDING MEETING:**

- 16.1. Document 3-Q: Ordinance re: Vehicles and Traffic – Add Handicap parking for 22 Hillside st *filed November 4<sup>th</sup>*
- 16.2. Document 26-E: Bond Order – Appropriate \$430,000 to pay costs of exterior repairs to City Hall *filed November 11<sup>th</sup>*

**17. RESOLUTIONS AND PROCLAMATIONS:**

**18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS**

**19. DOCUMENTS REFERRED TO COMMITTEE STUDY**

**20. LONG TERM MATTERS STUDY LIST**

**21. ADJOURN**



**CITY OF HAVERHILL  
MASSACHUSETTS**

**JAMES J. FIORENTINI**  
MAYOR

511  
CITY HALL, ROOM 100  
FOUR SUMMER STREET  
HAVERHILL, MA 01830  
PHONE 978-374-2300  
FAX 978-373-7544  
MAYOR@CITYOFHAVERHILL.COM  
WWW.CITYOFHAVERHILL.COM

November 9, 2021

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

RE: Communication from the Mayor regarding Coronavirus

Dear Madame President and Members of the Haverhill City Council:

I am requesting to address the City Council at their meeting on Tuesday, November 16<sup>th</sup>, to give an update on Haverhill's efforts regarding the Coronavirus (COVID-19) crisis.

Very truly yours,

*James J. Fiorentini (LYF)*  
**James J. Fiorentini**  
Mayor

JJF/lyf

IN CITY COUNCIL: November 16 2021

POSTPONED TO NOVEMBER 30 2021

Attest:

\_\_\_\_\_  
City Clerk

HAVERHILL CITY CLERK NOV 10 2021

JAMES J. FIORENTINI  
MAYOR



**CITY OF HAVERHILL  
MASSACHUSETTS**

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

November 22, 2021

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

**RE: Communication from Mayor James J. Fiorentini**

Dear Madame President and Members of the Haverhill City Council:

I hereby request permission along with our new Public Health Department Director, Mary Connolly, to update the City Council on our new Health Department and its goals and objectives.

Respectfully submitted,

**James J. Fiorentini**  
Mayor

JJF/lyf

JAMES J. FIORENTINI  
MAYOR



**CITY OF HAVERHILL  
MASSACHUSETTS**

53  
CITY HALL, ROOM 100  
FOUR SUMMER STREET  
HAVERHILL, MA 01830  
PHONE 978-374-2300  
FAX 978-373-7544  
MAYOR@CITYOFHAVERHILL.COM  
WWW.CITYOFHAVERHILL.COM

November 24, 2021

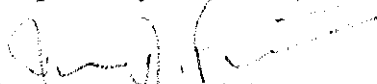
City Council President Melinda Barrett and Members of the Haverhill City Council

**RE: Communication from Mayor James J. Fiorentini**

Dear Madame President and Members of the Haverhill City Council:

I request to address the City Council on Tuesday, November 30<sup>th</sup> concerning the RFP for the downtown parcels. At that time, I would like to introduce members of our advisory committee to advise the council on their preference of the preferred developer. I would also like to introduce the preferred developer and their team to present their proposal for the redevelopment of downtown Haverhill/Merrimack Street which consists of five parcels of city-owned land between Merrimack Street and Bailey Boulevard.

Respectfully submitted,

  
**James J. Fiorentini**  
Mayor

JJF/lyf



# Haverhill

711

City Clerk's Office, Room 118  
Phone: 978-374-2312 Fax: 978-373-8490  
cityclerk@cityofhaverhill.com

## Haverhill City Council Public Participation Application

Date of Application: 11 / 19 / 21

Full Name: Paul Prue

Address: 21 Salem, St Bradford, Ma

Phone: 978 590 2119

Email: paulprue@aol.com

Please provide information as to intended topic of discussion – please be specific. If possible, please include departments involved in discussion as well as any information requested relating to the topic:

I would like to discuss the opportunity to reach art classes in my home at 21 Salem, St, Bradford, MA. Having knowledge that many people within the City of Haverhill are teaching art/music classes, and offering a variety of other services out of their home. I would like the opportunity to do the same. Please change the zoning code to help small businesses like me.

Thank You

Your request will be reviewed for compliance with the Open Meeting Law and then referred to the Council President or designated alternate for final review and scheduling.

*"Meeting notices must be posted in a legible, easily understandable format; contain the date, time, and place of the meeting; and list all topics that the chair reasonably anticipates, 48 hours in advance, will be discussed at the meeting. The list of topics must be sufficiently specific to reasonably inform the public of the issues to be discussed at the meeting." From Open Meeting Law, M.G.L. c. 30A, §§ 18-25*

Please sign here:

Paul Prue



# Haverhill

Robert E. Ward, Deputy DPW Director  
Water/Wastewater Division  
Phone: 978-374-2382 Fax: 978-521-4083  
[rward@haverhillwater.com](mailto:rward@haverhillwater.com)

Date: November 23, 2021

To: Melinda E. Barrett, City Council President  
and members of the City Council

From: Robert E. Ward *REW*  
Deputy DPW Director

Subject: Proposed Loan Order  
Purchase of Land at 197 Corliss Hill Road

Attached for approval is a loan order for the purchase of a portion of the parcel of land identified as 197 Corliss Hill Road and Assessor's Map 462, Block 204, Lot 71B for the purpose of water supply protection.

On August 10, 2021, the City Council authorized the Mayor to enter a memorandum of agreement with Essex County Greenbelt Association, Inc. A copy of the approved Order is attached. The agreement involves the City assigning its option to purchase 197 Corliss Hill Road to Greenbelt. Following Greenbelt's acquisition of the property, the City's Water Division will seek to take by eminent domain a 13.7 +/- acre portion of the premises which we estimate is valued at \$150,000.00. This loan order is the funding source for the Water Division to take the 13.7 +/- acre portion.

It is my understanding that the City Solicitor will be filing documents for the City Council meeting on December 7, 2021. The documents are related to the City assigning the option to purchase 197 Corliss Hill Road to Greenbelt.

The proposed loan order must be placed on file for ten days at the November 30<sup>th</sup> meeting so the City Council can vote on it at the December 14<sup>th</sup> meeting. This will allow the funds to be available to complete the taking.

If you need additional information, please call me at (978) 374-2382.

#### Attachments

cc: The Honorable James J. Fiorentini  
William D. Cox, Jr., City Solicitor  
Charles Benevento, City Auditor/Finance Director  
John D'Aoust, WTP Plant Manager  
Vanessa Johnson-Hall, Asst. Dir. of Land Conservation, ECGA





DOCUMENT 17-F

## CITY OF HAVERHILL

In Municipal Council August 10 2021

ORDERED:

That the Mayor is hereby authorized to execute a certain Memorandum of Agreement By and Between the City of Haverhill and Essex County Greenbelt Association, Inc. ("Greenbelt"), ("Agreement") a copy of which is attached hereto and incorporated herein, regarding agricultural/horticultural land at 97 Corliss Hill Road and the City's option to purchase pursuant to M.G.L. Chapter 81A, which shall be assigned to Greenbelt. Following Greenbelt's acquisition of the property, Greenbelt will divide the parcel and sell to the City's Water Department a 13.3 +/- acre portion of the premises, all as described in said Agreement.

That the City of Haverhill Water Department being and is hereby authorized on behalf of the City of Haverhill, as authorized under M.G.L. c.40, §39A, to purchase, hold and manage a 13.3 +/- acre unique parcel of land which is a portion of 97 Corliss Hill Road, Haverhill, MA\* (Assessor's Map 462, Block 204, Lot 71B) and more specifically shown as as Lot 71B on that certain plan entitled "Proposed Site Plan of Land at 117 Corliss Hill Road, Haverhill, Massachusetts, Owner/Applicant: Leslie Salach and Michael W. Byra", prepared by R.A.M. Engineering, dated September 2008, and recorded in the Essex Southern District Registry of Deeds in Plan Book 418 as Plan 86, for the sum of \$150,000, for the purposes of water supply protection and land conservation under M.G.L. c. 40, § 38, 398, 41 and 158, and Article 97 of the Amendments to the Massachusetts Constitution.

The City of Haverhill Water Department, City Council, and the Mayor being and are hereby authorized to execute any and all other documents as required to complete the terms of said Agreement, the purchase and to comply with all of the terms of sale. Also, that the City of Haverhill Water Department being and is hereby authorized to utilize funds as appropriated by City Council in the FY 2022 Water Fund as the means to fund the acquisition of the parcel.

17-F

Also, that the City of Haverhill Water Department, the City Council and the Mayor being and are hereby authorized to seek and accept funding under the Commonwealth of Massachusetts Executive Office of Energy & Environmental Affairs, Drinking Water Supply Protection grant program, Chapter 312 of the Acts of 2008, § 2A, 2200-7017, and enter into any contracts for the acquisition of the parcel.

That the Mayor and City Council hereby approve Conservation Restrictions to and from the Essex County Greenbelt Association, Inc., as cited in the Agreement and further incorporated herein, for the preservation of the above natural resources of the City and being in the public interest pursuant to Massachusetts General Laws Chapter 184, Section 32.

\*Exhibit B of the above cited Agreement provides the portion to be purchased by the Water Department.

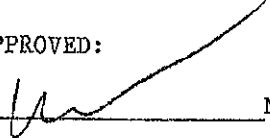
ON MOTION OF COUNCILLOR MACEK TO AMEND ORDER AS FOLLOWS: BY DELETING AFTER THE WORD WATER THE WORD DEPARTMENT AND REPLACING IT WITH THE WORD DIVISION IN EVERY PLACE THIS APPEARS IN THE ORDER,

MOTION PASSED AND  
PASSED AS AMENDED

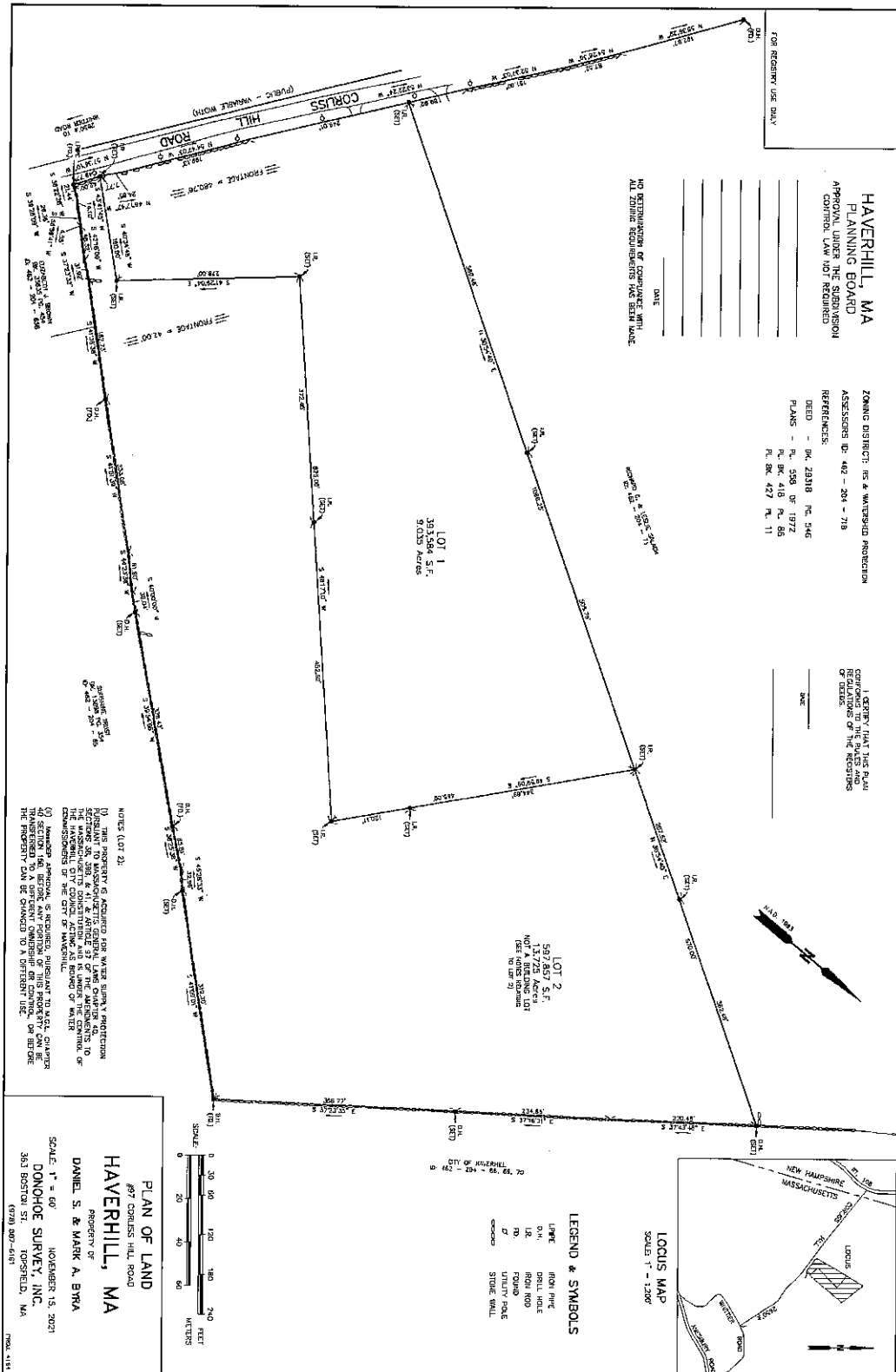
Attest:

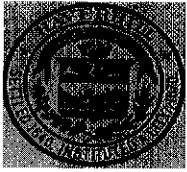
  
\_\_\_\_\_  
City Clerk

APPROVED:

  
\_\_\_\_\_  
Mayor

# EXHIBIT A





Document

CITY OF HAVERHILL

In Municipal Council

File 10 DAYS

8,1,1

ORDER

LOAN

Ordered: That the City is hereby authorized to acquire, either by purchase or eminent domain, for the purpose of protecting the City's water supply system, the parcel of land shown on the plan in Exhibit A, attached hereto and incorporated herein, as Lot 2, Area = 597,857 S.F./13.725 Acres $\pm$ , being a portion of Map 462 Block 204 Lot 71B, all as shown on a plan entitled "Plan of Land #97 Corliss Hill Road in Haverhill, MA. Property of Daniel S. & Mark A. Byra" dated November 15, 2021, prepared by Donohoe Survey, Inc., recorded in the Southern Essex District Registry of Deed in Plan Book \_\_\_\_\_, Plan \_\_\_\_\_, and to take any other action incidental and related thereto; that One Hundred and Fifty Thousand Dollars (\$150,000.00) is appropriated to pay the costs of said land acquisition project, including the payment of all costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount pursuant to Chapter 44, Section 8(3) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

Further Ordered: That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Further Ordered: That the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

Hearing November 30  
2021

99

Questions contact Veasna Eang 508-431-0509

9.11

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Andover, Massachusetts

To the City Council  
Of Haverhill, Massachusetts

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

South Prospect St. - National Grid to install (1) JO sidewalk guy/anchor on South Prospect St. beginning at a point approximately 164 feet north of the centerline of the intersection of South Prospect St./South Main St. and continuing approximately 20 feet in an east direction; to be installed approximately 5 feet southeast of pole 2.

Location approximately as shown on plan attached.

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

**30370926**

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

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

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Dave Johnson/lla*BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY \_\_\_\_\_  
Manager / Right of WayIN CITY COUNCIL: November 9 2021  
VOTED: that HEARING BE HELD  
NOVEMBER 30 2021

Attest:

\_\_\_\_\_  
City Clerk

# nationalgrid

October 26, 2021

City Council of Haverhill, Massachusetts

To Whom It May Concern:

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

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

Veasna Eang 508-431-0509

Please notify National Grid's Lisa Ayres of the hearing date / time.

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

National Grid: Lisa Ayres, 1101 Turnpike Street; North Andover, MA 01845  
978-725-1418

Very truly yours,

*Dave Johnson/lla*

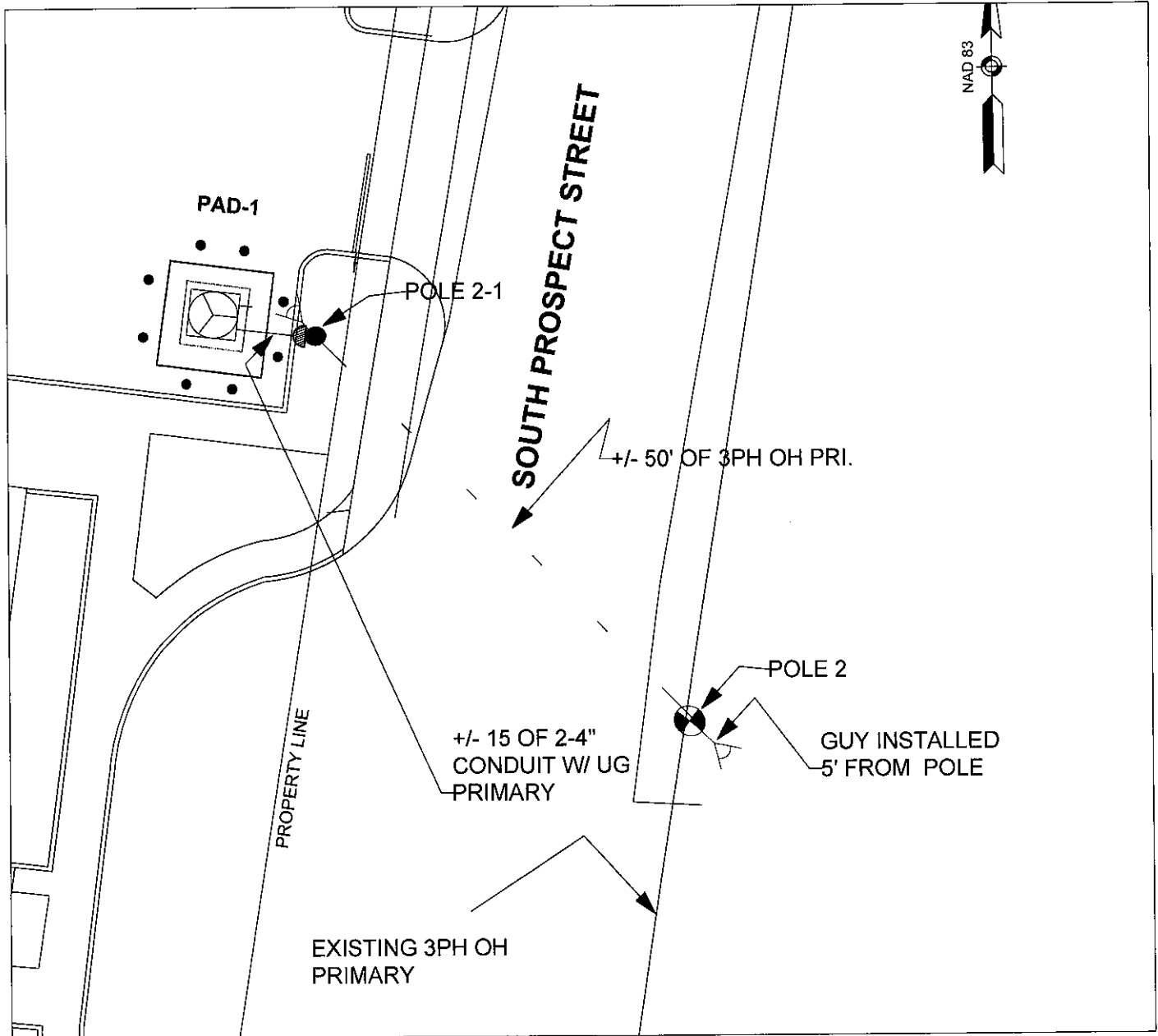
Dave Johnson  
Supervisor, Distribution Design

Enclosures









2021OCT27 PM 01:28:49 CDT



EXHIBIT 'A' NOT TO SCALE  
THE EXACT LOCATION OF  
SAID FACILITIES TO BE  
ESTABLISHED BY AND UPON  
THE INSTALLATION AND  
ERECTION OF THE FACILITIES  
THEREOF.



LEGEND

- |   |  |
|---|--|
|  INSTALLED JO RISER POLE           |  INSTALLED BOLLARDS                   |
|  INSTALLED 3PH TRANSFORMER         |  INSTALLED DIL CONTAINMENT            |
|  REPLACED JO POLE                  |  INSTALLED 3PH OH PRIMARY             |
|  INSTALLED ANCHOR/ ANCHOR GUY WIRE |  2-4" INSTALLED CONDUIT W/ UG PRIMARY |

COGSWELL ART CENTER  
PETITION

351 S. MAIN ST HAVERTHILL, MA

SKETCH TO ACCOMPANY PETITION

Date: 8.5.21

Designer: EANGVE

W/R: 30370926

**nationalgrid**

Haverhill

9.1.1

99-B

Questions contact - Veasna Eang 508-431-0509

**ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the City Council - Haverhill, Massachusetts

Notice having been given and public hearing held, as provided by law,

IT IS HEREBY ORDERED:

that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 22nd day of September 2021.

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

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked - South Prospect St. - Haverhill, Massachusetts.

**30370926** Filed with this order:

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

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

South Prospect St. - National Grid to install (1) JO sidewalk guy/anchor on South Prospect St. beginning at a point approximately 164 feet north of the centerline of the intersection of South Prospect St./South Main St. and continuing approximately 20 feet in an east direction; to be installed approximately 5 feet southeast of pole 2.

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

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

City/Town Clerk.

Massachusetts

20\_\_

For Hearing November 30 2021

20210927 04:12:44 PM CITYVC



100-A

substitution  
(corrected)  
new

Questions contact – Veasna Eang 781-907-2041

9.2

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID  
Of NORTH ANDOVER, MASSACHUSETTS  
For Electric Conduit Location:

To the City Council of Haverhill

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Research Dr. - Haverhill, Massachusetts.

The following are the streets and highways referred to:

**30478084** Research Dr. - National Grid to install +/-180' of 2-5" conduit with UG primary from MH-1 installed in the public way to switchgear-1 installed on private property. Installation required to provide service to 51 Research Dr.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Dave Johnson/lla*  
BY \_\_\_\_\_  
Engineering Department

Dated: November 22, 2021

corrected  
New Map



EXHIBIT 'A' NOT TO SCALE  
THE EXACT LOCATION OF  
SAID FACILITIES TO BE  
ESTABLISHED BY AND UPON  
THE INSTALLATION AND  
ERECTION OF THE FACILITIES  
THEREOF.



LEGEND

- |     |                                 |         |                                    |
|-----|---------------------------------|---------|------------------------------------|
| —E— | 2-5" CONDUIT W/ UG PRIMARY.     | ---E--- | INSTALLED 2-4" CONDUIT/ UG PRIMARY |
| --- | EXISTING CONDUIT W/ UG PRIMARY. |         |                                    |
|     | INSTALLED 3PH TRANSFORMER.      |         |                                    |
|     | INSTALLED 3PH SWITCHGEAR.       |         |                                    |

51 RESEARCH DR.  
PETITION

Date: 10.31.21

Designer: EANGVE

W/R: 30478084

51 RESEARCH DR.

HAVERHILL, MA

SKETCH TO ACCOMPANY PETITION:

INSTALL +/-180' OF 2-5" CONDUIT W/ UG PRIMARY  
IN PUBLIC WAY TO PROVIDE SVC TO 51 RESEARCH DR.

**nationalgrid**

substitution  
(corrected new)

Haverhill 9.2.11

100-AA  
ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 22nd day of November 2021.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Research Dr. - Haverhill, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

**30478084** Research Dr. - National Grid to install +/-180' of 2-5" conduit with UG primary from MH-1 installed in the public way to switchgear-1 installed on private property. Installation required to provide service to 51 Research Dr.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....

....., ..... 20 .....

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

Attest:

.....

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

.....

.....

.....

For hearing November 30, 2021

corrected  
new

NGrid

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 22nd day of November 2021.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Research Dr. - Haverhill, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

**30478084** Research Dr. - National Grid to install +/-180' of 2-5" conduit with UG primary from MH-1 installed in the public way to switchgear-1 installed on private property. Installation required to provide service to 51 Research Dr.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....

....., ..... 20 .....

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

Attest:  
.....

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

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

**nationalgrid**

*Corrected  
new  
Related  
Communication*

November 22, 2021

The City Council of Haverhill, Massachusetts

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

**This petition replaces WR # 30416148 to be heard 11/30/21 @ 7:00 p.m.**

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

Veasna Eang 781-907-2041

If this petition meets with your approval, please return an executed copy to:

National Grid: Lisa Ayres; 1101 Turnpike Street; North Andover, MA 01845; # 978-725-1418

Very truly yours,

*Dave Johnson/lla*

Dave Johnson  
Supervisor, Distribution Design

Enclosures

Backup - Copy

**Laurie Brown**

---

**From:** Eang, Veasna <Veasna.Eang@nationalgrid.com>  
**Sent:** Sunday, November 21, 2021 9:18 PM  
**To:** Boucher, David; Laurie Brown; citycncl@cityofhaverhill.com; Ayres, Lisa  
**Subject:** [EXTERNAL]RE: EXT || RE: [EXTERNAL]11/30/21  
**Attachments:** 30478084-PETITION.pdf

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

Hello Laurie,

David is correct WR 30478084 replaces WR 30416148 for there were revisions made to the commercial development. I have attached an updated petition sketch. #1.2

Lisa,

I have attached the revised petition in Storms as well.

Thanks

**From:** Boucher, David <David.Boucher@nationalgrid.com>  
**Sent:** Friday, November 19, 2021 3:24 PM  
**To:** lbrown@cityofhaverhill.com; citycncl@cityofhaverhill.com; Eang, Veasna <Veasna.Eang@nationalgrid.com>; Ayres, Lisa <Lisa.Ayres@nationalgrid.com>  
**Subject:** FW: EXT || RE: [EXTERNAL]11/30/21

Laurie,

Thankfully we have a little time to straighten this out before the 30<sup>th</sup>. Please give us a little time to straighten this out on our end and we can get you the correct paperwork.

**30370926** is correct

**30416148** should be canceled.

**30478084** should replace **30416148**.

I've included the designer Vaz and clerk Lisa on this. Vaz, can you confirm what I'm saying? Then give Lisa the paperwork (with dashed lines) for **30478084**. Maybe she can send it through regular channels before the meeting happens on the 30<sup>th</sup>. We can do this...

Dave

**From:** City Council <citycncl@cityofhaverhill.com>  
**Sent:** Friday, November 19, 2021 8:50 AM  
**To:** Boucher, David <David.Boucher@nationalgrid.com>  
**Subject:** EXT || RE: [EXTERNAL]11/30/21

Good morning David,

I copied the information from the agenda for the approval of the hearing below and have attached the backup documents. The agenda for the November 30<sup>th</sup> hearing will be finalized on November 24<sup>th</sup>. With the holiday, I will be

out of the office until Monday, November 29<sup>th</sup>. I can send the agenda to you at that time. We usually get the goggle link for the hearing on the Monday afternoon so I will send your email address to HC Media to include you.

**1. UTILITY HEARING(S) AND RELATED ORDER(S):**

✓ 1.1. Petition from Mass Electric Co dba National Grid and Verizon NE requesting joint pole location for  
South Prospect st, Plan 30370926 Hearing November 30<sup>th</sup>  
Motion by Councillor Macek, second Daly O'Brien  
PASSED to be heard on November 30, 2021 All in Favor 99

Correct 1.2. Petition from Mass Electric dba National Grid requesting underground electric conduits at Research dr;  
Plan 30416148 304178084 Hearing November 30<sup>th</sup>  
Motion by Councillor Macek, second Jordan  
PASSED to be heard on November 30, 2021 All in Favor 100

Let me know if you have any questions or if I can be of further assistance.  
Hope you have a Happy Thanksgiving holiday.

Sincerely,

Laurie

*Laurie A. Brown*

Administrative Assistant  
Haverhill City Council  
4 Summer Street, Room 204  
Haverhill, MA 01830  
978-374-2328 phone  
978-374-2329 fax  
[lbrown@cityofhaverhill.com](mailto:lbrown@cityofhaverhill.com)  
[citycncl@cityhofhaverhill.com](mailto:citycncl@cityhofhaverhill.com)

**From:** Boucher, David <[David.Boucher@nationalgrid.com](mailto:David.Boucher@nationalgrid.com)>  
**Sent:** Thursday, November 18, 2021 8:44 AM  
**To:** City Council <[citycncl@cityofhaverhill.com](mailto:citycncl@cityofhaverhill.com)>  
**Subject:** [EXTERNAL]11/30/21

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

I was wondering what you have for WR#'s that I'm going to talk about on 11/30/21. I'll be attending to speak on the nationalgrid petitions. Can you could send me the virtual meeting link and an agenda when that's ready? Thanks so much.

*David Boucher*

Senior Designer  
nationalgrid

1101 Turnpike St  
North Andover MA 01845  
O:(978)725-1461  
M:(978)314-5069

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

You may report the matter by contacting us via our [UK Contacts Page](#) or our [US Contacts Page](#) (accessed by clicking on the appropriate link)

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

For the registered information on the UK operating companies within the National Grid group please use the attached link: <https://www.nationalgrid.com/group/about-us/corporate-registrations>



**Pole & UG Petition/Permit Request Form**

City  
Town of HAVERHILL WR # 30478084  
(circle one)

Install \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Remove \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Relocate \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Beginning at a point approximately \_\_\_\_\_ feet \_\_\_\_\_ of the centerline  
(distance) (compass heading)  
of the intersection of \_\_\_\_\_  
(street name)

and continuing approximately \_\_\_\_\_ feet in a \_\_\_\_\_ direction.  
(distance) (compass heading)

Install underground facilities:

Street(s) 51 Research Dr.

Description of Work:

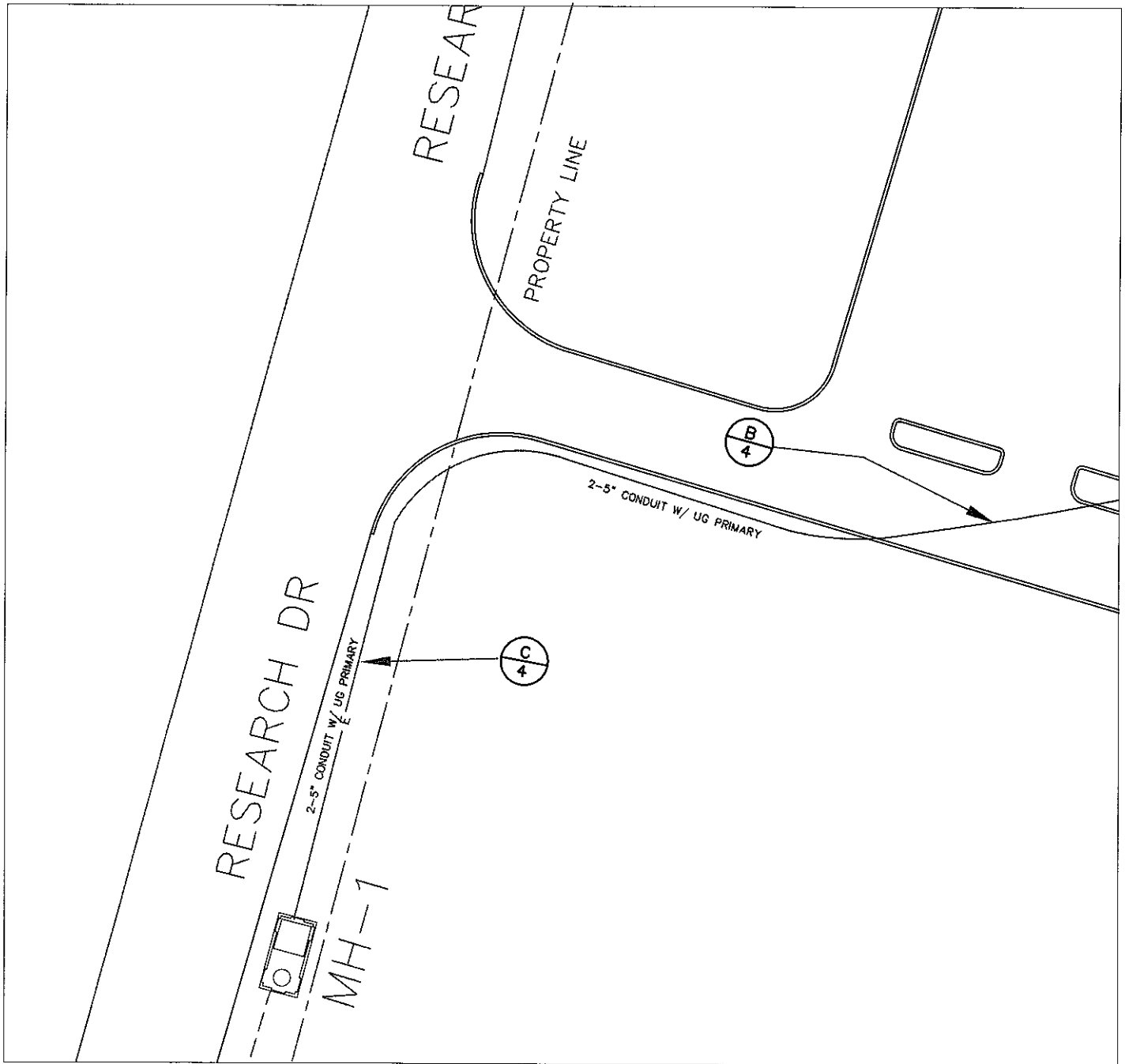
Install +/-180' of 2-5' conduit with UG primary from MH-1 to Switchgear-1 to be installed in the public way. Installation required to provide service to 51 Research Dr.

ENGINEER EANGVE

DATE 10.31.2021



EXHIBIT 'A' NOT TO SCALE  
THE EXACT LOCATION OF  
SAID FACILITIES TO BE  
ESTABLISHED BY AND UPON  
THE INSTALLATION AND  
ERECTION OF THE FACILITIES  
THEREOF.



LEGEND

- |     |                                 |       |                                    |
|-----|---------------------------------|-------|------------------------------------|
| —E— | 2-5" CONDUIT W/ UG PRIMARY.     | --E-- | INSTALLED 2-4" CONDUIT/ UG PRIMARY |
| --- | EXISTING CONDUIT W/ UG PRIMARY. |       |                                    |
|     | INSTALLED 3PH TRANSFORMER.      |       |                                    |
|     | INSTALLED 3PH SWITCHGEAR.       |       |                                    |

51 RESEARCH DR.  
PETITION

51 RESEARCH DR. HAVERHILL, MA

SKETCH TO ACCOMPANY PETITION.

INSTALL +/-180' OF 2-5" CONDUIT W/ UG PRIMARY  
IN PUBLIC WAY TO PROVIDE SVC TO 51 RESEARCH DR.

Date: 10.31.21

Designer: EANGVE

WR:30478084

**nationalgrid**

CCSP 2-12

Hearing September 28 2021

(10.1)

# JOHNSON & BORENSTEIN, LLC

ATTORNEYS AT LAW

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

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

Thomas D. Orr (MA)  
Gordon T. Glass (ME, MA)  
Pamela M. Coufos (MA)  
Allison L. Colton (MA)

Of Counsel

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

Paralegals

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

June 9, 2021

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

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

Council President Barrett & Councilors:

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

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

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

June 9, 2021  
Page 2

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

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

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

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

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

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

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June 9, 2021  
Page 3

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

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

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

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

Response:

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

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

June 9, 2021  
Page 4

Response:

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

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

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

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

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

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

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

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

June 9, 2021

Page 5

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

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

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

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

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

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

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

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

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

99 June 9, 2021  
Page 6

**Conclusion:**

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

Very truly yours,

JOHNSON & BORENSTEIN, LLC



Robert W. Lavoie, Esq.

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

\_\_\_\_\_  
City Clerk

IN CITY COUNCIL: September 28 2021  
HEARING CLOSED AND MOTION TO CONTINUE DISCUSSION AND VOTE TO NOVEMBER 30, 2021  
MOTION PASSED and  
CONTINUED TO NOVEMBER 30 , 2021  
Attest:

\_\_\_\_\_  
City Clerk



Doc 79

85 WATER STREET REDEVELOPMENT, LLC

231 Sutton Street, Suite 1B

North Andover, MA 01845

(978) 687-6200 office

(978) 682-6473 fax

October 4, 2021

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


Re: 85 Water Street – extension of time for deliberation

Dear Ms. Barrett:

With respect to the extension of time for the City Council to deliberate the special permit application for 85 Water Street, the Applicant hereby agrees to the continuance of the deliberative period from the date of the hearing (September 28, 2021) to the date of the next City Council meeting concerning this Application (November 30, 2021); hereby also agreeing that any statutory periods shall be tolled until that date of November 30, 2021.

Thank you.

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

  
KP

Louis P. Minicucci, Jr.  
Its President

LPM/kp

Cc: Frank Franzone

79

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

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

*Related communication*

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

Patrick M. Groulx (MA, NH)  
Gordon T. Glass (ME, MA)  
Pamela M. Coufos (MA)  
Allison L. Colton (MA)

Of Counsel

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

Paralegals

Karen L. Bussell  
Lianne Patenaude  
Ellen M. Melvin  
Tina M. Wilson  
Sharon A. Hart

November 23, 2021

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

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

Dear Council President Barrett & Councilors:

I am writing on behalf of my Client, Water Street Redevelopment LLC.

We have been carefully reviewing our Application in light of the comments received during September 28, 2021 meeting of the Haverhill City Council, when at our request the matter was continued to the upcoming November 30, 2021 meeting.

On behalf of the Applicant, we respectfully request that at its upcoming November 30, 2021 meeting, the City Council vote to allow us to withdraw this Special Permit Application, without prejudice.

I would be glad to appear on November 30, 2021 and make the request in person, and will plan to do so unless I hear differently from the Clerk's office.

HAV CITY CLERK NOV24/21 AM 8:45

79

November 23, 2021  
Page 2

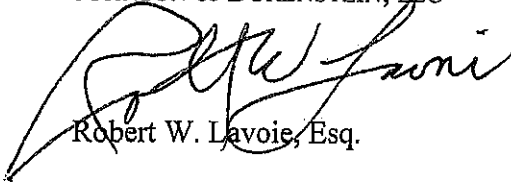
*Related communication*

If on November 30, 2021, a majority of the City Council is not inclined to allow us to withdraw our Application at this time, we would respectfully request that the City Council continue the matter until the Council's December 28, 2021 meeting, so that we can appear and address any remaining concerns on being allowed to withdraw this Application without prejudice.

Thank you very much for your consideration in this regard.

Very truly yours,

JOHNSON & BORENSTEIN, LLC



Robert W. Lavoie, Esq.

cc: William Pillsbury, Jr., Economic Development  
& Planning Director

HAV CITY CLERK NOV24/21 PM 8:45

## COMMUTING CHARACTERISTICS BY SEX

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

Haverhill city, Massachusetts						
Total			Male		Female	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
▼ Workers 16 years and over	32,464	±792	16,417	±692	16,047	±549
▼ MEANS OF TRANSPORTATION TO WORK						
▼ Car, truck, or van	88.7%	±1.4	89.5%	±1.8	87.9%	±2.1
Drove alone	77.5%	±2	78.6%	±2.3	76.3%	±2.6
▼ Carpooled	11.2%	±1.8	11.0%	±1.9	11.5%	±2.4
In 2-person carpool	9.8%	±1.7	9.3%	±1.6	10.4%	±2.3
In 3-person carpool	0.6%	±0.3	0.6%	±0.4	0.7%	±0.3
In 4-or-more person carpool	0.8%	±0.5	1.1%	±0.9	0.5%	±0.4
Workers per car, truck, or van	1.07	±0.01	1.07	±0.01	1.07	±0.02
Public transportation (excluding taxicab)	4.2%	±1.1	3.9%	±1.3	4.6%	±1.6
Walked	2.2%	±0.7	2.6%	±1	1.9%	±0.9
Bicycle	0.1%	±0.1	0.2%	±0.2	0.0%	±0.2
Taxicab, motorcycle, or other means	1.3%	±0.5	1.3%	±0.6	1.4%	±0.8
Worked at home	3.4%	±0.8	2.5%	±1	4.3%	±1.2
► PLACE OF WORK						
▼ Workers 16 years and over who did not work at home	31,362	±838	15,999	±697	15,363	±622
▼ TIME LEAVING HOME TO GO TO WORK						
12:00 a.m. to 4:59 a.m.	4.3%	±0.8	5.0%	±1.4	3.6%	±0.8

Comments received from City Staff re 85 Water St.:

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

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

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

Water Review - PRELIMINARY Project Review PPR-20-3

**Tom Bridgewater**

Dec 1, 2020 at 9:47am

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

Please clarify building type

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

please have a GEO Tech review soil conditions

I will have more comments at a later time

Building Review - PRELIMINARY Project Review PPR-20-3

**Robert Moore**

Nov 30, 2020 at 2:03pm

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

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

**Robert Moore**

Nov 30, 2020 at 2:02pm

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

Conservation Review - PRELIMINARY Project Review PPR-20-3

**Eric Tarpy**

Nov 17, 2020 at 11:37am

see fire 1 comments

Fire2 Review - PRELIMINARY Project Review PPR-20-3

**Eric Tarpy**

Nov 17, 2020 at 11:36am

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

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

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

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

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

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

Fire Review - PRELIMINARY Project Review PPR-20-3

**Bonnie Dufresne**

Nov 17, 2020 at 8:43am

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

Health Review - PRELIMINARY Project Review PPR-20-3

**Paul Jessel**

Nov 17, 2020 at 6:54am

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

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

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

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

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

Wastewater Review - PRELIMINARY Project Review PPR-20-3

**Tom Bridgewater**

Nov 16, 2020 at 8:58pm

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

Zoning Review - PRELIMINARY Project Review PPR 2013

MEMORANDUM

DRAFT FOR REVIEW

Date: June 23, 2021

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

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

Copies: Michael Radner ASLA

From: Steve Cecil FAIA ASLA

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

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

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

In sum, this design:

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





### **Additional Recommendations**

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

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

### **Findings: Design Qualities and Public Benefits**

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

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

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

### **Review Process**

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

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

## **List of Requested Waivers**

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



# Haverhill

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

September 24, 2021

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

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

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

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

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

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

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

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

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



# Haverhill

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Doc 79

## 1. 255-9.3.1 Purpose

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

## 2. 255-9.3.4: 8 Subzones

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

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

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

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

## 3. 255-9.3.5 Design Guidelines

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

## 4. 255-9.3.9 Special Permit review criteria

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

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

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

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



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

## 255-9.3.20: Plan Approval Decision

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

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

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

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

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

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

**CITY COUNCIL**

**MELINDA E. BARRETT**  
**PRESIDENT**  
**COLIN F. LePAGE**  
**VICE PRESIDENT**  
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**CITY OF HAVERHILL**  
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**APPLICATION FOR SPECIAL PERMIT**  
**DOCUMENT 79, CCSP-21-12**  
**WATER STREET REDEVELOPMENT LLC.**  
**85 WATER STREET**  
**SEPTEMBER 28, 2021**

**DOC. 79 – SUMMARY MINUTES OF A SPECIAL PERMIT IN-PERSON AND HYBRID HEARING HELD ON SEPTEMBER 28, 2021 FOR PETITION FROM WATER STREET REDEVELOPMENT LLC. CCSP-21-12 FOR REDEVELOPMENT OF PROPERTY AT 85 WATER STREET CONSISTING OF 113 RENTAL UNITS ON 1.19 ACRES+ WITHIN THE WATERFRONT ZONING DISTRICT, SUB-ZONE D.**

**SUBJECT:** Document 79 – Water Street Redevelopment LLC requests Special Permit, CCSP-21-12, for redevelopment of Property at 85 Water Street consisting of 113 rental units on 1.19 acres+. This property is within the Waterfront Zoning District, Sub-Zone D.

**Present:** President Melinda Barrett, Councillor Colin LePage, Councillor Joseph Bevilacqua, Councillor John Michitson, Councillor Thomas Sullivan, Councillor Timothy Jordan, Councillor Michael McGonagle, Councillor Mary Ellen Daly O'Brien and Councillor William Macek.

City Clerk Linda Koutoulas: Document 79 – Water Street Redevelopment LLC requests Special Permit, CCSP-21-12, for redevelopment of Property at 85 Water Street consisting of 113 rental units on 1.19 acres+. This property is within the Waterfront Zoning District, Sub-Zone D. Comments from Planning Director, William Pillsbury, and City Departments are included.

**Council President Barrett opened the special permit hearing.**

Attending the hearing in person to give the presentation is John McCarthy, Minco Development Corp., North Andover, for the applicant.

Mr. McCarthy: Thank you for giving us the time tonight to present our proposal. I was going to start out by making the site more identifiable for the audience and the listeners by identifying it as the previous location of Friends Landing nightclub and originally Captain Chris' restaurant. However, Tim Coco of WHAV, informed the entire public during his morning eblast on the internet.

85 Water Street is a fallow site and one of the nicest and one of the last sites on the waterfront near the downtown commercial business district. We are looking to develop it with 113 market rate apartments with underground parking and dedicated open space for public use in accordance with the waterfront overlay district.



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We are requesting an exception for the 113 units where the current ordinance allows 83 based on the size of the site which is about 1.2 acres. The development meets all the other requirements of the Zone D waterfront overlay district.

The building itself will be set on the far westerly end of the site which will be located directly across from the Market Basket Central Plaza. As such it won't obstruct any of the river views anywhere east of Bethany Avenue and east where the Merrivista and other housing developments are. It will actually open up the entire space for full view of the river. The main entrance will be aligned with Bethany Avenue for a much safer intersection. It will be an upscale development, fully elevated building, community rooms, patio overlooking the river to provide events for residents and socialize.

What is central to this development, besides the open space, we are also going to renovate and build up the existing city park that is there. The river rest park next to the fire station. The road leading into Wall Street bisects the park and there is no real way for the public to get down there other than to walk. No longer a thru street, drive in and back out situation. The only use of the street now is for the Fire Dept. for emergency river rescues. Fire Dept. said it's very difficult to back out. Part of our design is going to be to allow the fire dept and any emergency vehicle access to come in through our main entrance to the site. We also discussed this with the Fire Dept., we are going to make a turnaround available for them. We feel that we will substantially improve the access to Wall Street for emergency purposes as part of the design.

As far as the park itself, by relocating Wall Street, this will make a seamless park area from the point of which we develop on our site all the way to the Fire Station. Very small area from west to east now will be one seamless space all the way across to the Fire Station. The Park is not as inviting or vibrant as it was intended to be. The hardscape has deteriorated, sorely under-utilized, damage by mother nature over 15+ years. Our plan is to totally refurbish the entire park including relocating Wall Street access so the park can be opened all the way across. At the recommendation of the Mayor and Planning Director, we worked with our landscape designer, Michael Radner and city consultant to design the park and will restore existing lanterns along Wall Street. As part of our development, we will include redevelopment of the city's park. We will be putting a financial investment into the city's park as part of that, we would also like to assist in the maintenance of the park. Budgets only go so far. Trying to keep them up is difficult with budget constraints, we would like to contribute to the ongoing maintenance of the park. Our intent is to maintain the entire park not just our part of it.

To close, this site has been approved in the past. Most recently 5-6 years ago. We think that this project is far beneficial to the plan that was approved previously. One is the unit mix which has been brought up on a couple occasions. The previous development was 59 units compared to our 113. However, 49 of those 59 units were 2-bedrooms or larger. We only have 14 2-bedroom units in this project. The remaining 99 units are either 1-bedroom or studio. So when you look at the overall project, we actually have one less bedroom in this plan than the one that was previously approved in this location. As we all know, smaller apartments have less strain on city services; fewer residents per unit will have a much less effect on

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schools and other city services. The smaller units will also provide river front housing opportunities for a demographic that typically can't afford luxury river front housing feel. We are going to bring different type of house living unit to people who can't normally afford a larger river front unit in the area; improving access to Wall Street for emergency services; creating public parking to the park at least 4 spaces on Water Street and additional parking on our site for daily use by the public. With 113 residents with automobiles and property taxes overall we feel that we can contribute as much as \$350K a year in tax revenue for the city. In the end we feel that this will be a very impressive property for the gateway into the city from the east and with the new development being proposed downtown on Merrimack Street, think it would make a nice bookend to the development we hope to see on Merrimack Street in the future.

We have our engineers, architects, and anyone else here who can give you more information on the plan itself if you would like. Greg Smith, architect, will come up and can give you more information.

Gregory Smith, GSD Associates, LLC: To reiterate some the things already stated. A lot of time spent on this property -- the engineering impacts; it's on the waterfront; flood plain issues; think we addressed a lot of the issues; moving the public access onto our property for a significantly larger development of the park; underneath two car garage will provide adequate parking to meet existing zoning requirements where every bedroom will have one space; parking for motorcycles and bicycles as well; 49 studios, 50 1-bedroom, 14 2-bedroom units; raised patio on top of parking garage with access to residents; balconies for shading; landscape design and plantings which landscape architect can speak about.

Michael Radner, Radner Design Associates: Just wanted to show images of existing conditions of the park, landscape, park, hardscapes, nice shade trees, eroding walkways, stairs not up code, etc. New design will be triple the size of the park with seating, amphitheater, accessible pads into the park, informal passive arrangements, secure space with visibility, preserve existing trees, all the pads coming into the park are handicap accessible, replace existing concrete paving with decorative concrete pavers, new planting and irrigated landscape, Minco is dedicating resources to maintain. Will go to engineering issues.

Scott Cameron, The Morin-Cameron Group: Just wanted to highlight some of the constraints we are working with the property. The limit of the property is a little over 53K square feet in size. We did an extensive historical survey of the property going back to the late 1800's to look at historic waterways, limits, historic shorelines and filed that with Mass DEP waterways and they approved our limit for the historic shoreline. Most of the property is out of the historic shoreline which is important as we are looking to make sure that the building can be built and there aren't going to be any issues. Majority of the area is the park area. We are contending with the flood plain on the property and right through the middle is an existing storm water trunk line that has been there since the early 1900's. There is also a gas main that runs through that area which we are not going to touch. Very important working with Department Staff Heads that we are going to protect that and a sheet pile on either side of that easement to make sure they can get back in there for future maintenance since that's a main storm water conveyance for this

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area. We have met with water, sewer, and fire. Changes made from filing early July to today was from working with the Fire Dept. We revised the access down to Wall Street to accommodate the ladder truck which can get down but hard and dangerous to back out of. The design of the driveway coming through the site now meets the standards for a subdivision road in Haverhill. Important aspect for emergency vehicles to get down to that area. As far as other technical issues, we will be working with the water and sewer departments and their staff on these connections. We have another phase of technical designs to do and later steps beyond here but at this time we aren't aware of any major obstacles we don't expect to engineer around. Thank you.

John McCarthy: That pretty much summarizes the entire project. If you have any questions, we are more than happy to answer them.

### **Council President Barrett asked if anyone wanted to speak in favor.**

Mike Harrington, 640 Boxford Road: I've been up here in Haverhill for about 27 years now. Many of those years I have seen this piece of property vacant. I think we are very fortunate to have a good project before us for this piece of property and very concerned that if it doesn't go through, we could be sitting here for another 15 years looking at a vacant piece of property. Strongly believe that right now is the time to do a project there. I liked to see one there. Definitely with a lot of the studios and one-bedroom it's not going to have a big impact on the city with the school systems. Being able to get housing for young adults is very difficult. There is absolutely a shortage so if there is anything that we can do in the city of Haverhill to add to that is definitely needed. So I want to stand here and hopefully get the council to vote in favor of this. Thank you.

Reginald King. I live in Haverhill; I grew up in Haverhill and I was born in Haverhill. I do remember when that bank was all a dirt bank at the time. Having it built up from the seafood place and bar would be fine. I just get discouraged when the people of Haverhill paying all these taxes don't have a right to be on the front of the water. Just because that one road is in front of the water doesn't mean no one knows where to park like when we had the ruckus. Everyone was piled down to that one square. That one square is how you feel the public is, out of that whole street, that's wrong.

President Barrett: So, you're speaking not in favor? In opposition?

Mr. King: I like the park it should just be more open is what I'm getting at. And since when is the park opened because every time I've gone by since I've been here it's all blocked off. I didn't even know it was an open park. What? Real close to the fire station? Does anyone have right to go down to the water? Is it only for kayaks, how many places are there here to put boats in the water? There is only one. We have to pay to put our boats in. I like the building, but the park isn't big enough for people that live in the city.

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President Barrett responded to questions: There is private property that is blocked off but the park has been available. The park is the one closest to the Fire Station. You have a right to go to the water using Wall Street. Can launch your boats at the Yacht Club or Kazmiera.

Councillor McGonagle calls for Point of Order. Believe the gentleman says he is in favor, but this is not the venue or format to debate his other issues.

### **Council President Barret asked if anyone would like to speak in opposition.**

Tim Carroll, 60 Russell Street, Union President Local 1011 Fire Fighters. It's not opposition or in favor it's more indifference. We came in front of the council two years ago with a staffing increase and in the last three years the council has approved, with this one tonight, would be almost 1,300 units in the city of Haverhill. With the Fire Fighters not seeing an increase in staffing to deal with these 1,300 units. That is setting us up for dangerous situations. I whole heartedly want the city to grow and build, it's good for the community, it's good for us and the citizen's that live here, I am a resident and a fire fighter. But we have to protect our public safety which is taxed over and over to go to these buildings. We have been to the Salvatore building 100 times since it has been opened so what are we going to be doing with the next door building and the other 1,200 units that have been approved. With the staffing we have we are going to get someone seriously hurt or killed at some point if we don't start looking at how to make it so we approve these buildings we don't get some kind of impact fee from these buildings coming in to get staffing for our fire and police. We are the ones getting taxed, it may not be a burden on the schools because they are only single family but doesn't mean they can't have heart attacks, domestics, etc. all that stuff we have to deal with on a daily basis or a fire in a six-story wood structure. I'm not saying don't approve it, or do approve it, we are big fans of anything that gets built here. But we also need to understand that we can't do our job with what's being approved without any staffing increase. I just wanted to remind the council when we had an opportunity that it is a major thing going on and we still haven't had a staffing change when we came in front of the council two years ago and now we keep adding on to the units being built. Thank you for your time and have a good night.

Caller for opposition:

Angelo Petrozzelli, 85 Brockton Ave.: I am looking at the scheme that was presented tonight. I really think that it should be rethought out. I think 127-130 units on that road (corrected 113) plus it's a barrier when you come down the hill and you will not see the river. It's almost like they should reverse the concept by putting the building further down the site and have the park more open between the two buildings. That's one reason. Plus I think having the parking on the water side is not really too attractive. Are these condos or apartments? Barrett answered that they are apartments. Even those won't be very attractive, doesn't look like a very attractive building. I think it needs a design review by members of the city before it goes any further because I don't think it is conducive to anything except one long building that blocks the river and I think it should be reconsidered before you go ahead. I also feel the density is pretty dense. And having all one-bedroom and studios is not conducive to what we need in the city. I'd

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like to see something much more pleasant looking on the river side of that street. Thank you for hearing me.

**Council President Barrett closed the hearing.**

***Motion by Councillor McGonagle to move for passage and second by Councillor Macek.***

Councillor McGonagle: I remember this project when Mr. Franzone brought it before us five or six years ago. I liked the concept. I like this one even better because of the keeping the bedrooms the same and cutting the unit down to studio and one-bedroom units. Saying for last two years how do we get growth without impacting our infrastructure or schools. This seems to be a way to try and help us do that. Mr. McCarthy what is the total amount of parking units? Are there 113 parking units?

McCarthy: 132 parking units, 5 visitors for 137 plus we have 20 motorcycle parking spaces as well. All but about 6 are in the parking garage. There is no exterior parking except for day parking.

Councillor McGonagle: I disagree with the caller. I think this is an attractive building. I love the concept. I'm inclined to support this based upon the affordability. We have a lot of folks in our city that are by themselves that are looking for a safe place to live, quality, near the river, affordable rent, public transportation, shopping and near downtown.

Councillor Macek: I have a few questions. (1) What is the square footage for each unit? (2) Parking is only in the building near the river front? (3) Is the residential building itself raised for water storage in case of a flood and is there any parking under the residential building? (4) The parking breakdown shows 132 spaces plus 5 for visitors, is that all? There is only 5 visitor parking and the rest will be designated parking? Again, will there only be 5 visitor spaces? The 4 spots on the street were for park access. (5) That is a state road so do you need approval to park on the street? (6) Can you explain if Wall Street will be blocked off, will it no longer be a car passage? (7) Is there any taking of the paved area that the Fire Dept. uses? Will your plan go closer to the fire station in the design of the park? (8) How about handicap parking spaces? (7) Trash location and how are you handling trash? Will a large trash truck come in and take out refuse on a regular basis? Will it go into the parking area or is it on the side of the building? (8) What about snow removal? (9) If you are successful with approval, what is your expectation of time to start construction?

Greg Smith: (1) The sizes are on the drawing if you have them. The studios are 600 sq. ft., the one-bedrooms are 700 sq. ft. and the two-bedrooms are approximately 1000 sq. ft. (2) The garage goes from along the river to the back of the building. (3) That area is designed per FEMA regulations for the flood water to come in naturally and flow out naturally. The upper floor is completely out of the flood plain so two levels of parking. (4) What I have for the numbers is 131 automobile spaces, sorry the total spaces is 153 that includes the motorcycles. When we did the number of spaces per bedroom we used 131 automobiles for the bedrooms, so it's a one automobile space per bedroom and motorcycles will be

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additional to that. There is 4 right off the street there for park access, short term parking – is what we talked about. Visitors could park in the garage or out front in the street. I don't know the answers.

Scott Cameron: (5) It is a state route but it is locally maintained so we will be going through Public Works to allow for parking. (6) Existing condition the paved portions that swoop through the park is not in the Wall Street right of way it runs down along the fire station. We are relocating the driveway to the west through the new site driveway. We don't have any plans for the dead end, discussion has come up with the Fire Department. We are proposing bollards to block access. (7) We are moving away from the fire station by about 70 feet (8) We are providing the required, one handicap spot within the nine proposed public spaces that meet the Mass Architectural Access Board, 4 on the street, 5 in the park area and one in the park area is handicap accessible. Six handicap spaces in the garage. (7) Trash is inside the building and will be brought out.

Greg Smith: (7) We have designed the waste area with a trash shoot to a compactor and the trash truck would pick up compacted trash outside the building not inside, a couple of times a week pick up.

Scott Cameron: (8) there are push areas for the snow to be stored but most of the parking is below the building

Louis P. Minicucci: (9) Hard to say when we would be starting this project; still have to go through planning process approximately 3-4 months then working drawings are 5-6 months so expect to start within a year if all things went well. Regarding comments about parking, I envision people walking to the park, there is a lot of walking opportunities. I don't think there's any real parking right now for the existing park so the nine spots will probably address most of the needs. Interior handicap parking will be six in the garage and will have van parking of 8 ft 2in clearance in the garage. Our intention right now is to be involved in the construction and to manage the property but that could change. We are committed to the community and committed to use local attorneys, banks, and vendors.

Councillor Sullivan: Planning Director wants us to not approve 113 units, he wants to approve 83 units allowed under the waterfront zoning district and density requirements. If we were to approve the 83 units, would you still want to do this development or are you set on 113?

John McCarthy: In all practicality 83 units could be built, four duplexes could be built but whether or not there'd be enough revenue stream in the final product to support the development we want to do on the city property and redevelopment of the park and do all those other things. The city park is off of our property. Our responsibility, if we built 83 units, would add the park area to the west side only to the city's land. Whereas we are proposing as part of this development to actually rehabilitate the city's land as well so that it's a seamless open space.

Councillor Sullivan: So, you are saying you won't do the park if it was only 83 units?

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John McCarthy: I am saying it may not be financially feasible to do all that extra work if we can't have the extra units to generate the extra revenue with the completed project.

Councillor Sullivan: We don't often overrule what our Planning Director recommends we do so I imagine a motion is coming to whether we should reduce the number or not.

John McCarthy: May I add one other thing, if you from an overall view of the project if you took our site of the 1.2 and added to the amount of city space that we are actually rehabilitating as well as the added space is about .42 acres. It adds up to about 1.62 in its entirety and with the 7-8 units per acre it works out to 113 units. So, when you look at the amount of open space that will be rehabilitated and available for the city and the improvements for the park, that add of public parking that is not there now, we think that is a reasonable request. We think it is well supported by the addition work that we are going to do on behalf of the city and our continuing maintenance of it in the future.

***Councillor Sullivan motions to reduce the number of units to 83.***

Council President Barrett: We have a motion already on the floor to pass as it is presented.

Councillor Michitson: I am also hopeful that we have a chance to do a redesign somewhere in the process. When I see the layout, I agree with Angelo Petrozzelli. I think we are squishing a lot of residential units in there. I don't like where the parking garage is. You have a very good reputation and I think you can go back to the drawing board and come up with something better. I really do want to support the right proposal for this space. It's a lot better than the vacant property we have right now. I am definitely going to support the 83 units or if you are willing to chat about reducing the number right now.

Louis P. Minicucci: It is a little difficult. We did a financial model based on 113 units. With Covid, construction costs have accelerated by 20-30%. Many projects are becoming economically unfeasible. It's an extremely expensive site to do work on. I feel in order to make this financially feasible; we've come up with this model that we know works in order to invest the kind of money that we are talking about investing in the park. The park is going to be well in excess of 1 million dollars to build that park if we are lucky to build it. The parking garage is another 3-4 million more than if we were able to surface parking, higher end materials on the exterior and efficient windows. With new construction standards of today and to make it feasible you really need the density. I guess I have to look at alternatives. Redesign would mean back to planning board and they might have different opinions than we have. I want to introduce Eric Loth he tends to run the financial models for the company.

Eric Loth, North Andover: I run the numbers for Minco. We invest the money because we are long term holders. We take a lot of pride in what we do. The cost of construction has gone up a lot, the cost of capital has gone up by 25 basis points. Our return objectives for ourselves and our investors is usually 7% on cost which is standard. On 113 units, it's about 5%, on 83 units we end up with 3 to 3-1/2% on cost so

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we can't service the debt let alone make a profit so it does get to the point where we can't put a shovel in the ground. We would love to build it but unfortunately, I don't think we can at 83.

Robert Lovie, Attorney: I supplied a letter tonight on density. In fairness, this isn't a residential subdivision. This building as approved in 2015 is the same mass as previously approved. It is still the same building we are just making the pieces smaller so it's more manageable for the ultimate residence; still same number of bedrooms as approved in 2015; just how its packaged with studios and one-bedrooms; going to give more opportunity to residents who can't afford a smaller piece; if you're trying to make housing more accessible this is the way to go. I can understand Mr. Pillsbury's intellectual opposition that the Council has adopted the zoning, adopted a density requirement, we've given you the bonus opportunity for a beautiful park for the city. But to make, as the financial people said, the numbers work the number of apartments in the building of 113 is still the same number people living there and the same number of bedrooms and it's fully parked. I hope you consider the density waiver; you certainly have the power to do it and I've submitted my letter of what you would need to find, and I think this project merits it.

Councillor Michitson: Minco does have a very good reputation that should be considered however the conditions that we have in 2021 vs 2015 is much different in the city. We have approved a lot of housing units at risk in some cases. That to me is very important I wouldn't want to put the burden of having to expand the size of the Fire Dept. on your back. They made a very good point of what we need to consider of the that what the impact is to the Fire Dept. not sure why we haven't. That is something that will end up on the agenda soon. Thank you for an honest response.

Councillor Bevilacqua: Thank you for your presentation. We were at that site yesterday. I don't know of anyone in the last decade that has been at that park. The fact that someone wants to take a risk and expand opportunity for citizens is very positive. I am going to suggest is that we continue this hearing. The reason why is that there are some concerns that were raised by several City Departments and there were concerns that were raised by some City Councillors. I would ask that the Council consider continuing this hearing enabling Minco's development team to go back to look at the project, listen to some of the concerns raised tonight, review some of the concerns by City Departments and see if there is an opportunity to make any modifications. I would recommend rather than we vote on this tonight is we vote to table this and continue it to two months or so or whatever time is needed to review and reconsider. I would like to make a motion, I know there is a motion on the floor, that we continue this to two months

Councillor McGonagle called for a Point of Order. The hearing is closed.

Councillor Bevilacqua: We can continue the vote and the discussion for two months. That would enable the City Council to perhaps see a revision or a modification or further explanation as to why it can't be done. It also gives the developer further time to review the city department comments (comments by planning director, and some of the other city departments) I think that's reasonable, I think it's a reasonable approach.



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Councillor Jordan: Thank you for the presentation. I due concur that Minco does have a good reputation. I think it is not going to have an impact on the school system with only 14 two-bedrooms, which is a concern for me. With what Mr. Carroll said makes a lot of sense to me and it's a concern I've expressed prior to you coming here tonight. With all of the projects that we have approved over the past couple of years, his number of 1200, I don't think that we currently have the infrastructure to support what we have in our city now. The most recent census has our population is essentially 68K and in the last 20 years our Fire Department size has gone down. That's a big concern to continue approving more and more units without the infrastructure to support it. I also share the concern with Councillor Sullivan that our Economic Development Director is not recommending this. I certainly understand the financial advisor. The numbers have to work, or you won't do the project. We have to try and balance as City Councilors' the best interest of the entire city as a whole. And for me I can't vote in favor of it. Partly, even with the 83 number, is with a density bonus. You already got a density bonus to get to the 83. You're asking us to go 30 over that. For me without the infrastructure supporting, I can't support this.

Councillor Daly O'Brien: What are you proposing for pricing on the different units?

Eric Loth: We wouldn't be delivering the building for two or three years.

Councillor Daly O'Brien: So, this is the thing, there has been certain questions by the Councillors that have been given ambiguous answers. I am not really happy with that because you guys have such a great reputation, I really thought that you would have more of your ducks lined up and I am not feeling it. At least after seeing the comments made by Bill Pillsbury, you would have come back with a counter number that would work for you just to show that you are willing to work with us and I think that's what bothers me more. The fact that you don't come up with a counter number to see if we can work this out, says volumes. Secondly, the fact that some of these questions that have been asked by fellow Councillors have received this *well we don't know, it's going to depend*, because we listen to these all the time and we get more definitive information and that's what helps us make a decision. I don't think I will be supporting what you are proposing.

Eric Loth: The numbers that we use right now are \$1350 for studio, \$1750 for one-bedroom and \$2250 for two-bedroom. The reason why it sounded like I was waffling is one because it's a very irritative process for us if our costs go up, I also trend the rents at 3 percent annually, over the years the rents will change.

Councillor Daly O'Brien: You must be aware of all the other things we have approved as Councillor Jordan has pointed out. We have a lot of things coming to the city that all have that build up. Again, I'm just not that impressed with what you presented.

Councillor Macek: I can't support this unless the special permit, at any number, that the park needs to be a condition of approval of the special permit. An agreement needs to be reached with the mayor for a

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long-term design, approval and maintenance. It needs to be agreed to that you are going to do what you stated in your proposal long term on that park. I need to be sure that it's a condition that needs to be approved before project can go forward as approved by this Council. Secondly, I think because the hearing is closed, we may have to be careful on what we allowed back in for information because if it wasn't asked tonight or discussed it may not be allowed. We may have to ask our city solicitor. The hearing is over, and we are in Q&A right now. I think your logic of cutting of the pizza that concerns me because if we cut 30 units off you can end up having 19 studios and have 44 two-bedrooms because it's the same amount of square footage. I think that would be more damaging to the property than allowing smaller units to help a certain segment of the population to live there and enjoy the property. I am leaning in that direction, and I think that is a logical explanation of usage. I did second the motion so whoever made the motion, I would like to add to it.

Councillor McGonagle: I made the motion, but I would like to discuss this a little bit. Mr. McCarthy had said they would do some shared maintenance to that park, and I would like to ask if you would accept the full maintenance of that park. I would ask that to be a consideration and ask that question directly and put that as an amendment to the motion.

Louis P. Minicucci: We had always assumed that we would be maintaining the park. We probably own about a third of the park. We feel it is in our best and the city's best interest to maintain it. We are committed to doing that.

***Councillor McGonagle: I would like to have that in my motion as part of the motion that you would accept the maintenance of the facility.***

Councillor Macek: And also, ***the design and construction as presented.*** That's why you need to have an agreement probably negotiated with the mayor. We can't do that tonight that's why I think it should be more of a condition that they have to come to terms with the mayor regarding that park.

Louis P. Minicucci: That is acceptable. We worked with the mayor's consultant on the park. When we first spoke to the mayor, that was his first condition to see his landscape consultant and work out what was best for the city. We are committed to doing that and maintaining the park. We will be making a contribution to the docks in front of the Fire Station to do some refurbishing of the docks.

Councillor McGonagle: I made the motion; I believe that this is a good project. I hardly ever go against our Economic Director because he's usually always right. I just feel that this project merits the consideration.

***Councillor McGonagle amends motion to also include all the conditions of the city departments be included, second by Councillor Macek.***

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Councillor Bevilacqua: When Councillor Macek was talking about the need for legal documentation to confirm the maintenance of the park but that's another reason why I think that it is important for us to continue this discussion. I think all the items that were discussed tonight after the hearing was closed are subject to consideration when it comes back from a continuation they are well discussed and a matter of public record and gives the city departments and developer a chance to work together to try and address some of these issues. It's clear the votes are not enough to pass this in my opinion. I think this project is worthy of discussion but no guarantee it's going to be approved when it comes back but it gives the developer and the city department a chance to address the issues that were raised by the city departments and the council. I think it makes better sense for us to continue this for two months to give adequate time to address those issues. I'd like to see a vote taken to continue this for two months.

Councillor McGonagle: One more thing I would like to say about the fire fighters. I don't think that we as a council should include that for any developer coming into our city. I think that's our struggle, I think that's our issue and we need to solve it. We know how to solve it, that's working to get the Mayor to approve these positions. I would be very careful of putting this on any developer because it's not their responsibility in my opinion, it's our responsibility. I appreciate what Mr. Carroll said tonight. Many of us have that same frustration.

Councillor Macek: I think that he is 100% right we need not get involved being part of any denial because then could be construed that we have created a moratorium because of that situation in which case we have to take immediate action to correct the deficiency that created the moratorium and it's another legal matter that we don't want to get involved with. I think we have to put that aside. I appreciate what Mr. Carroll said to the council I think he's right. However, what we are talking about right here is if there is 1200 units in the pipeline, we're talking about 30 units. Not a real significant change if we permit any part of this project.

Councillor LePage: Are we able to continue this hearing? Or is that not the case?

Council President Barrett: I believe we can't because we already closed the hearing.

Councillor LePage: We don't have the city solicitor to question?

Council President Barrett: No, but we can vote on it to continue it but I don't know the legality of it. I thought the hearing was closed.

Councillor Bevilacqua: I didn't ask to continue the hearing, I asked to continue the discussion which then would ultimately lead to a vote, I think we can do that. We will not reopen the hearing but simply continue this discussion.

Councillor McGonagle: If it's appropriate, I will rescind my motion and make a motion to table the vote for two weeks, or postpone, or continue the discussion, whatever works and wording that fits.

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Councillor Macek: I will withdraw my second.

Council President Barrett: From what I am gathering, I don't see an agreement. They are not going to go down so just postpone to just torture them again? We don't have a meeting on the 12<sup>th</sup> so it could be then.

McGonagle: I don't want to torture them; I am just doing what a Councillor suggested.

Councillor LePage: I hadn't commented before. You talk about affordability. We truly don't have control on what rents will be. You can tell us what you suggest they'll be. Unless we put in something where we talk about affordable housing, we talk about inclusivity and things we've talked about for quite some time but haven't enacted we don't really have that measure. We had something come before us recently where they had to put that in effect. Things have happened and changed since 2015. Infrastructure and public safety are things we are talking about. If we have a vote, I know how I will vote.

Council President Barrett: I too seldom go against our Economic Planning Director. I don't believe this project is the right size for the location. I do believe it blocks the view. I think they have issues with parking; I don't believe you will get parking off the street. Although I appreciate your efforts, I too will not support this.

Robert Lovie: Having consulted with my client and continuing this for two months at this juncture, I know that's not what you usually have developers ask to do but we respectfully request that if you could continue this for two months. Not so much, there are no department comments contrary to this in Mr. Pillsbury's letter if you read it closely, he is very complimentary about everything he just can't bring himself to recommend the density bonus, but I think if we were given the additional time, we might be able to work out the kinks about the park and that would be our request to continue for two months.

***Councillor Bevilacqua motions to continue this for two months to November 30, 2021, second by Councillor LePage.***

Councillor Michitson: I do support the motion to continue this for two months.

Councillor Daly O'Brien: I agree with Councillor Michitson.

Madam Clerk please call the roll

City Clerk Koutoulas: Councillor LePage-yes, Councillor Bevilacqua-yes, Councillor Michitson-yes, Councillor Sullivan-no, Councillor Jordan-yes, Councillor McGonagle-yes, Councillor Daly O'Brien-yes, Councillor Macek-yes, President Barrett-no, 7 Yeas, 2 Nays

**CITY COUNCIL**

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



**CITY OF HAVERHILL**  
**HAVERHILL, MASSACHUSETTS 01830-5843**

**CITY HALL, ROOM 204**  
**4 SUMMER STREET**  
**TELEPHONE: 978 374-2328**  
**FACSIMILE: 978 374-2329**  
**www.cityofhaverhill.com**  
**citycncl@cityofhaverhill.com**

**President Barrett: PASSED CONTINUED TO NOVEMBER 30, 2021**

Respectfully submitted,

Laurie A. Brown  
Administrative Assistant  
Haverhill City Council

October 8, 2021

City Council Special Permit · Add to a project

 **Expiration Date**

Active



# CCSP-21-12



## Details

Submitted on Jul 1, 2021 at 10:37 am



## Attachments

29 files



## Activity Feed

Latest activity on Sep 23, 2021

## Applicant

Karen Pollastrino



## Location

85 Water Street, Haverhill, MA 01832

## Timeline

Add New ▾

### Special Permit Filing Fee

Waived Jul 6, 2021 at 9:51 am



### Fire2 Department Review

Completed Jul 6, 2021 at 10:00 am



### Water Supply Review

Completed Jul 6, 2021 at 10:05 am



### Planning Director Review

Completed Jul 6, 2021 at 10:11 am



### Assessor for Abutter's List

Completed Jul 6, 2021 at 10:45 am



### Wastewater Review

Completed Jul 6, 2021 at 1:22 pm



**Fire1 Department Review**

Completed Jul 22, 2021 at 8:41 am

**Police Department Review**

Completed Jul 29, 2021 at 1:32 pm

**Conservation Department Review**

Completed Aug 10, 2021 at 10:35 am

**Storm Water Review**

Completed Aug 10, 2021 at 10:36 am

**Health Department Review**

Completed Sep 22, 2021 at 8:19 am

**Planning Director Approval for Agenda**

Completed Sep 23, 2021 at 3:20 pm

**Building Inspector Review**

In Progress

**City Clerk Review - Hearing Dates Set**

In Progress

**City Council Clerk Notified**

In Progress

**DPW Review**

In Progress

**Engineering Department Review**

In Progress

**School Department Review**

In Progress

**Water Department Review**

In Progress

**Water/Wastewater Final Review**

In Progress

**Building Inspector Approval for Agenda**

In Progress

**First Ad Placement**

Review

**Placed on Agenda**

Review



**Abutter Notification**

Review



**Second Ad Placement**

Review



**City Councilor A Review**

Review



**City Councilor B Review**

Review



**City Councilor C Review**

Review



**City Councilor D Review**

Review



**City Councilor E Review**

Review



**City Councilor F Review**

Review



**City Councilor G Review**

Review



**City Councilor H Review**

Review



**City Councilor I Review**

Review



**City Council Meeting**

Review



**Meeting Minutes & Decision Filed w/City Clerk**

Review



**Fire2 Department Review**



**Complete** ▾



Complete

Assignee

Michael Picard

Due date



None



**Michael Picard** ✓

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

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

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

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

Plans

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

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

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

applicant of complying with applicable requirements.

A

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

Fire

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

BDA-

for public safety communications may be required with this project



**Eric Tarpy** ✓

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

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

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

Review

**Placed on Agenda**

Review



**Abutter Notification**

Review



**Second Ad Placement**

Review



**City Councilor A Review**

Review



**City Councilor B Review**

Review



**City Councilor C Review**

Review



**City Councilor D Review**

Review



**City Councilor E Review**

Review



**City Councilor F Review**

Review



**City Councilor G Review**

Review



**City Councilor H Review**

Review



**City Councilor I Review**

Review



**City Council Meeting**

Review



**Meeting Minutes & Decision Filed w/City Clerk**

Review



**Wastewater Review**



● Complete ▾

Complete

Assignee

Paul Jessel

Due date



None



**Paul Jessel** ✓

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

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

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

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

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

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

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

Review

**Placed on Agenda**

Review



**Abutter Notification**

Review



**Second Ad Placement**

Review



**City Councilor A Review**

Review



**City Councilor B Review**

Review



**City Councilor C Review**

Review



**City Councilor D Review**

Review



**City Councilor E Review**

Review



**City Councilor F Review**

Review



**City Councilor G Review**

Review



**City Councilor H Review**

Review



**City Councilor I Review**

Review



**City Council Meeting**

Review



**Meeting Minutes & Decision Filed w/City Clerk**

Review



**Conservation Department Review**



● **Complete** ▾

Complete

Assignee

Robert Moore

Due date



None



**Robert Moore** ✓

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

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

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

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

Review

**Placed on Agenda**

Review



**Abutter Notification**

Review



**Second Ad Placement**

Review



**City Councilor A Review**

Review



**City Councilor B Review**

Review



**City Councilor C Review**

Review



**City Councilor D Review**

Review



**City Councilor E Review**

Review



**City Councilor F Review**

Review



**City Councilor G Review**

Review



**City Councilor H Review**

Review



**City Councilor I Review**

Review



**City Council Meeting**

Review



**Meeting Minutes & Decision Filed w/City Clerk**

Review



**Storm Water Review**



● Complete ▾

Complete

Assignee

Robert Moore

Due date



None



**Robert Moore** ✓

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

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

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



Review

**Placed on Agenda**

Review



**Abutter Notification**

Review



**Second Ad Placement**

Review



**City Councilor A Review**

Review



**City Councilor B Review**

Review



**City Councilor C Review**

Review



**City Councilor D Review**

Review



**City Councilor E Review**

Review



**City Councilor F Review**

Review



**City Councilor G Review**

Review



**City Councilor H Review**

Review



**City Councilor I Review**

Review



**City Council Meeting**

Review



**Meeting Minutes & Decision Filed w/City Clerk**

Review



**Health Department Review**



● Complete ▾

Complete

Assignee

Mark Tolman

Due date



None



**Mark Tolman** ✓

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

Rubbish storage and disposal plan  
must be submitted for approval

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

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

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



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

## Department of Environmental Protection

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

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Kathleen A. Theoharides  
Secretary

Martin Suuberg  
Commissioner

September 3, 2021

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

**Re: Jurisdictional Determination – WW04-0000007**


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

Dear Ms. Sullivan:

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

If you have any questions, please contact Susan You of the Waterways Regulation Program at [susan.you@mass.gov](mailto:susan.you@mass.gov).

Sincerely,

  
Daniel J. Padiem  
Program Chief  
Waterways Regulation Program

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



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

## Department of Environmental Protection

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

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Kathleen A. Theoharides  
Secretary

Martin Suuberg  
Commissioner

File No: JD WW04-0000007

Municipality: Haverhill, Essex County

### DETERMINATION OF APPLICABILITY- 310 CMR 9.00

Applicant:

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

Location of Site:

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

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

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

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

Documentation submitted in support of this request included:

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

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

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

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

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

Issued by the Department of Environmental Protection Waterways Regulation Program.

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



Daniel J. Padien  
Program Chief  
Waterways Regulation Program

Encl: Notice of Appeal Rights

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

### **NOTICE OF APPEAL RIGHTS**

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

#### **Contents of Hearing Request**

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

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

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

#### **Filing Fee and Address**

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

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

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

#### **Exceptions**

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

#### **Waiver**

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

APPROVED BY MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION  
JURISDICTIONAL DETERMINATION: WWD-0000007  
SEPTEMBER 3, 2021

**SURVEY NOTE**

THE PLAN IS PREPARED FOR THE RECORD AND FOR THE PURPOSE OF RECORDING THE SURVEY. THE SURVEY WAS CONDUCTED BY THE SURVEYORS AND LAND USE PLANNERS OF THE MORIN-CAMERON GROUP, INC. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF SEPTEMBER, 2021. THE SURVEY WAS CONDUCTED BY THE SURVEYORS AND LAND USE PLANNERS OF THE MORIN-CAMERON GROUP, INC. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF SEPTEMBER, 2021.

**GENERAL NOTES**

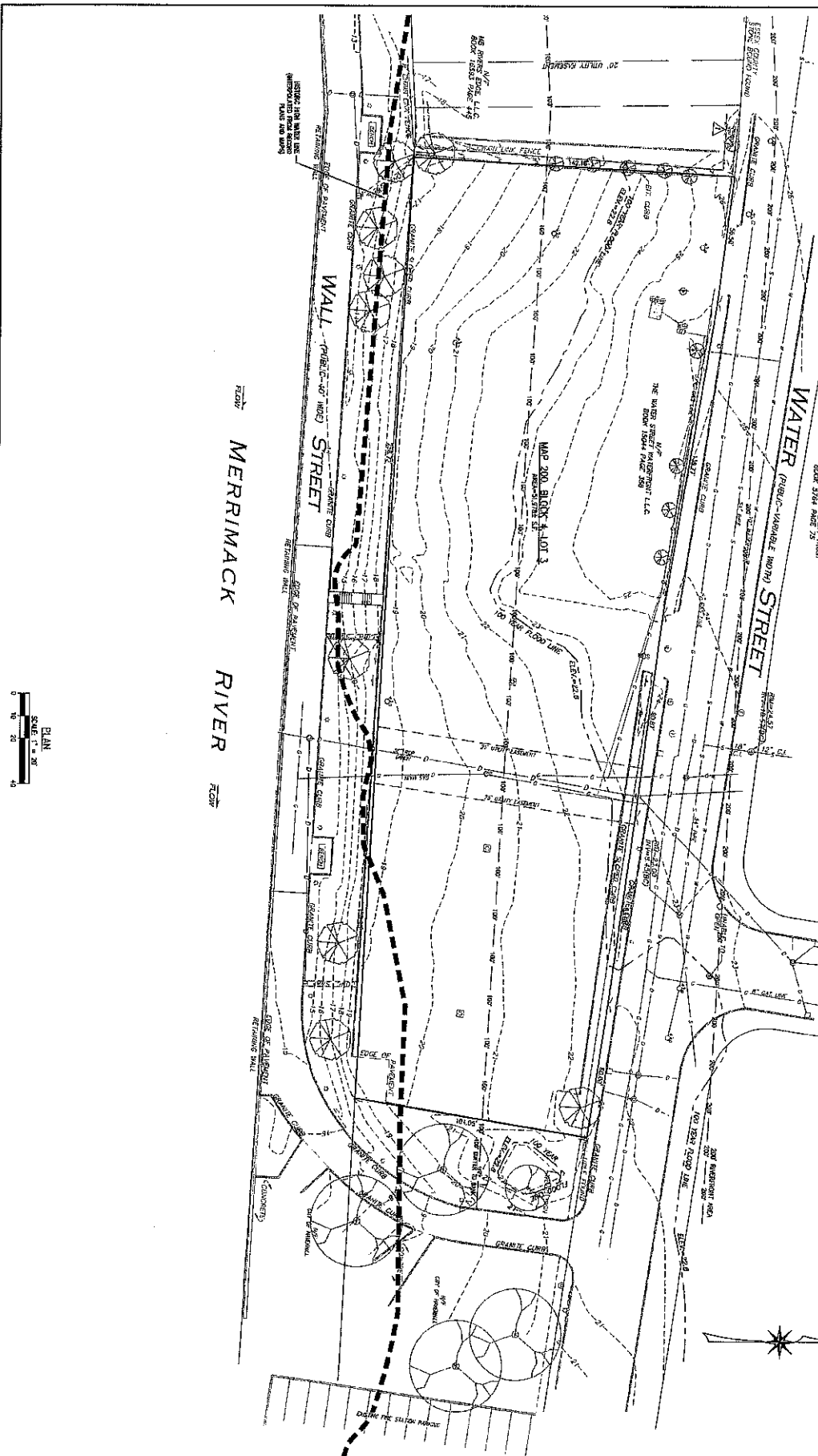
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**FLOOD NOTE**

A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A ZONE OF SPECIAL FLOOD HAZARD, AS SHOWN ON THE "100-YEAR FLOOD MAP" OF THE UNITED STATES, WHICH WAS REVISIONED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN 2018. THE SUBJECT PROPERTY IS LOCATED IN A ZONE OF SPECIAL FLOOD HAZARD, AS SHOWN ON THE "100-YEAR FLOOD MAP" OF THE UNITED STATES, WHICH WAS REVISIONED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN 2018.

**DATUM**

EL ELEVATIONS ARE BASED ON THE NAD 83 DATUM.



EXISTING SITE PLAN	EXISTING CONDITIONS AND CHAPTER 91 JURISDICTIONAL LIMIT PLAN for 85 WATER STREET AND VICINITY, HAVERHILL, ESSEX COUNTY, MA (ASSESSOR'S MAP 200, BLOCK 4, LOT 3) PREPARED FOR: 85 WATER STREET REDEVELOPMENT, LLC	REVISIONS		SURVEY BY: OTHERS DRAFTED BY: D.P./M.C.L. CHECKED BY: S.P.C./M.C.L. APPROVED BY: S.P.C. SCALE: AS NOTED DATE: JAN 10, 2021		
		NO. 1	DESCRIPTION PLAN TITLE REVISION DATE 9/25/2021			

GRAPHIC NO.  
C-1

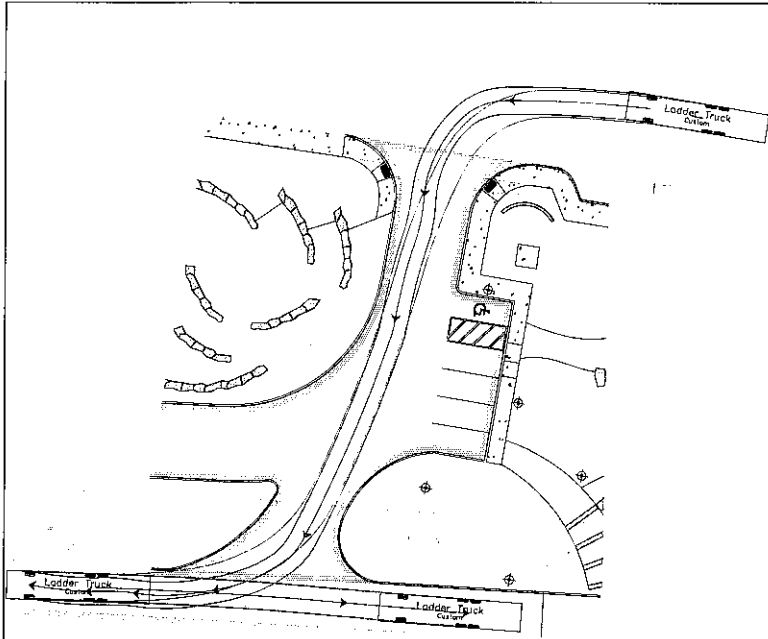
0 10 20 40

THE MORIN-CAMERON GROUP, INC.

CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS / LAND USE PLANNERS  
NO. 1000 STATE STREET, SUITE 200, HAVERHILL, MA 01830  
P: 978-271-1100, F: 978-271-1101, E: INFO@MORINCAMERON.COM, WWW.MORINCAMERON.COM

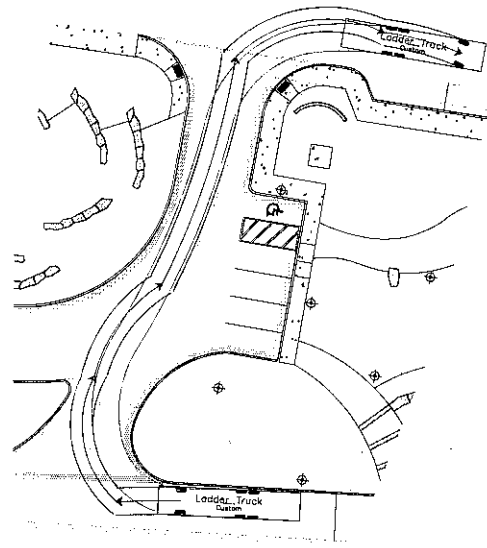
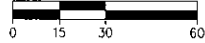






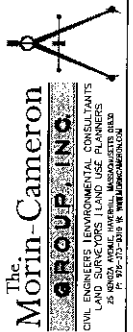
ENTRANCE FIGURE

SCALE: 1" = 30'



EXIT FIGURE

SCALE: 1" = 30'



DATE: SEPT. 20, 2021  
SCALE: 1" = 30'

AUTOTURN FIGURE  
AT  
85 WATER STREET  
HAVERHILL, MASSACHUSETTS



85 WATER STREET REDEVELOPMENT, LLC

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

Time Limit  
WAIVER

(978) 687-6200 office

(978) 682-6473 fax

July 12, 2021

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

Re: 85 Water Street – waiver of time limit

Dear Ms. Barrett:

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

Thank you.

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

*Louis P. Minicucci, Jr.*

Louis P. Minicucci, Jr.  
Its President

KP

LPM/kp

C050 21.12

Hearing Sept 28  
2021

79

**Narrative Description of Proposed Project**  
**85 Water Street, Haverhill**

Plan Approval Authority:

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

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

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

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

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

Preferred Project:

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

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

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

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

Property Description and History:

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

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

Fee:

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

Our proposal:

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

The unit distribution is:

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



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

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

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

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

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

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

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

#### Sec. 9.3.11 – Density

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

#### Sec. 9.3.12 – Density Bonuses

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

#### Sec. 9.3.20 Waivers

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

In support of this request, we note the following:

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

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

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

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

#### Sec. 9.3.13 – Dimensional Regulations

No waivers or variances from dimensional regulations are required.

#### Sec. 9.3.15 Parking

Our proposed project provides 1.4 spaces per unit.

Sec. 9.3.18 Application for Plan Approval

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

Sec. 255-168 Application for Site Plan Approval

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



City of Haverhill, MA

09/24/2021

**CCSP-21-12**

City Council Special Permit

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

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

**Location**

85 Water Street  
Haverhill, MA 01832

**Owner:**

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

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

Other

**IF OTHER, Please Specify**

Senior Project Manager

**Applicant Business/Firm Name**

85 Water Street Redevelopment, LLC

**Applicant Business/Firm Phone**

978-687-6200

**Applicant Business/Firm Address**

231 Sutton St., Suite 1B

**Applicant Business/Firm City**

North Andover

**Applicant Business/Firm State**

MA

**Applicant Business/Firm Zip**

01845

**Property Information****Proposed Housing Plan Name**

85 Water Street Apartment Homes

**Proposed Street Name(s)**

Water Street

**How Long Owned by Current Owner?**

since 8/25/1998

**Type of Dwelling(s) Planned in Project**

Multi-Family

**Lot Dimension(s)**

124 x 418 ±

**Registry Plat Number, Block & Lot**

Plan Book 119 Plan 35

**Zoning District Where Property Located**

WD - Waterfront District

**IF WATERFRONT, Which Sub-Zone?**

D - Water Street

--

**Deed Recorded in Essex South Registry: Block Number**

15044

**Deed Recorded in Essex South Registry: Page**

358

**Does the Property Have Multiple Lots?**

No

**IF YES, How Many Lots?**

1

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

Map 200 Block 4 Lot 3

**Thoroughly Describe the Reason(s) for thre Special Permit**

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

**Property Description**

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

**Current Property Use**

Vacant

**TOTAL Number of Units Planned**

113

**TOTAL Number of Parking Spaces Planned**

124

**Planned Lot Use****Lot Number**

Lot 1

**Lot Plat Number, Bock, Lot**

2004-3

**Lot Dimensions**

124 x 418 ±

**Number of Existing Buildings on Lot**

0

**Size of Existing Building(s) on Lot**

0

**Number of Buildings Planned for Lot**

1

**Size of Proposed Building(s)**

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

**Number of Families to be Accommodated**

113

**Extent of Proposed Alterations**

New Construction: Residential

**IF OTHER ALTERATIONS, Please Describe**

see description of adjacent park

**Types of Units Planned on Lot**

Rental

**Number of Units Planned on Lot**

113

**Special Circumstances****Building Coverage**☐**Dimensional Variance**☐**Front Yard Setback**☐**Side Yard Setback**☐**Rear Yard Setback**☐**Lot Frontage**☐**Lot Depth**☐**Lot Area**☐**Building Height**☐**Floor Area Ratio**☐**Open Space**☐**Parking**☐**Sign Size****Use**

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

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

**Hearing Waiver****Agrees**

No

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

--

**City Council Hearing Date**

--

**Reason for Council's Decision**

--

**City Council Members Absent**

--

**City Council Members Present**

--

**Continuance Meeting Date**

--

**Also Present**

--

**City Councilor Who Seconded Motion**

--

**City Councilor Who Made Motion**

--

**City Councilors Who Voted Against**

--

**City Councilors Who Abstained**

--

**Continuance Motion Decision**

--

**Who Submitted Continuance Request?**

--

**City Councilors Who Voted in Favor**

--

**Number of 12"x18" Mylar Copies**

--

**Appeal Expiration Date**

--

**Number of 24"x36" Mylar Copies**

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**Number of 18"x24" Mylar Copies**

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## Attachments

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

## History

## Date

## Activity

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



Date	Activity
Jul 6, 2021 at 9:51 am	approval step Planning Director Review was assigned to William Pillsbury
Jul 6, 2021 at 9:51 am	approval step Fire1 Department Review was assigned to Eric Tarpy
Jul 6, 2021 at 9:51 am	approval step Fire2 Department Review was assigned to Michael Picard
Jul 6, 2021 at 9:51 am	approval step Police Department Review was assigned to Robert Pistone
Jul 6, 2021 at 9:51 am	approval step Storm Water Review was assigned to Robert Moore
Jul 6, 2021 at 9:51 am	approval step City Clerk Review - Hearing Dates Set was assigned to Christine Webb
Jul 6, 2021 at 9:51 am	approval step DPW Review was assigned to Mike Stankovich on Record
Jul 6, 2021 at 9:51 am	approval step School Department Review was assigned to Margaret Moore
Jul 6, 2021 at 9:51 am	approval step Building Inspector Review was assigned to Tom Bridgman
Jul 6, 2021 at 9:51 am	approval step Planning Director Approval for Agenda was assigned to William Pillsbury
Jul 6, 2021 at 9:51 am	approval step Building Inspector Approval for Agenda was assigned to Tom Bridgman
Jul 6, 2021 at 9:51 am	approval step Water Supply Review was assigned to John D'Aoust
Jul 6, 2021 at 9:51 am	approval step City Council Clerk Notified was assigned to Laurie Brannan
Jul 6, 2021 at 9:51 am	approval step Water/Wastewater Final Review was assigned to Robert Moore
Jul 6, 2021 at 10:00 am	Michael Picard approved approval step Fire2 Department Review on Record
Jul 6, 2021 at 10:05 am	John D'Aoust approved approval step Water Supply Review on Record
Jul 6, 2021 at 10:11 am	William Pillsbury approved approval step Planning Director Review on Record
Jul 6, 2021 at 10:22 am	Bonnie Dufresne assigned approval step Health Department Review on Record
Jul 6, 2021 at 10:43 am	Christine Webb added attachment AButters 85 Water St 200.4.3.xls
Jul 6, 2021 at 10:44 am	Christine Webb added attachment Mailing Labels 85 Water St 200.xls
Jul 6, 2021 at 10:45 am	Christine Webb approved approval step Assessor for Abutter's List on Record
Jul 6, 2021 at 1:22 pm	Paul Jessel approved approval step Wastewater Review on Record
Jul 7, 2021 at 1:58 pm	Robert Ward assigned approval step Water Department Review on Record
Jul 12, 2021 at 12:18 pm	Karen Pollastrino added attachment Wall & Water St Haverhill RDA
Jul 12, 2021 at 12:20 pm	Karen Pollastrino added attachment WW04 RDA Submittal.pdf to...
Jul 12, 2021 at 12:35 pm	Karen Pollastrino added attachment 85 Water St. time waiver 09.3...
Jul 22, 2021 at 8:41 am	Eric Tarpy approved approval step Fire1 Department Review on Record
Jul 29, 2021 at 1:32 pm	Robert Pistone approved approval step Police Department Review on Record
Aug 10, 2021 at 10:35 am	Robert Moore approved approval step Conservation Department Review on Record
Aug 10, 2021 at 10:36 am	Robert Moore approved approval step Storm Water Review on Record
Sep 7, 2021 at 10:23 am	Karen Pollastrino added attachment WW04-0000007 - Jurisdiction
Sep 22, 2021 at 8:19 am	Mark Tolman approved approval step Health Department Review on Record
Sep 22, 2021 at 12:31 pm	Karen Pollastrino added attachment 85 Water Street Autoturn Figure
Sep 22, 2021 at 12:32 pm	Karen Pollastrino added attachment 2021 09 21 85 Water St Plan.pdf

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

## Timeline

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

Label	Status	Activated	Completed	Assigned
✓ First Ad Placement	Inactive	-	-	-
✓ Placed on Agenda	Inactive	-	-	-
✓ Abutter Notification	Inactive	-	-	-
✓ Second Ad Placement	Inactive	-	-	-
✓ City Councilor A Review	Inactive	-	-	-
✓ City Councilor B Review	Inactive	-	-	-
✓ City Councilor C Review	Inactive	-	-	-
✓ City Councilor D Review	Inactive	-	-	-
✓ City Councilor E Review	Inactive	-	-	-
✓ City Councilor F Review	Inactive	-	-	-
✓ City Councilor G Review	Inactive	-	-	-
✓ City Councilor H Review	Inactive	-	-	-
✓ City Councilor I Review	Inactive	-	-	-
✓ City Council Meeting	Inactive	-	-	-
✓ Meeting Minutes & Decision F...	Inactive	-	-	-
<div> <div>&lt;</div> <div>10/27/21 9:40 AM</div> <div>&gt;</div> </div>				

79  
85 WATER STREET REDEVELOPMENT, LLC

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

(978) 687-6200 office

(978) 682-6473 fax

July 1, 2021

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

Re: 85 Water Street

Dear Ms. Barrett:

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

The following are included:

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

Thank you for your consideration of this important project.

Sincerely,

85 Water Street Redevelopment, LLC

Andover Real Property Management, Inc., Manager

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

Lpm/kp

2021 JUL 01 AM 11:08 FAX CITY

**85 Water Street**

**List of Attachments**

Transmittal Letter

Authorization by Owner

Notice of Date of Filing

Public Hearing Time Limit

Recorded Decision from Planning Board

Narrative

Project Description

List of Requested Waivers

Assessor's Field Card

Zoning Analysis

Traffic Assessment

Staff Comments

Plans

Application Fee

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

April 1, 2021

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

Re: 85 Water Street, Haverhill, Massachusetts

Dear Mr. Minicucci:

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

Thank you.

Sincerely,  
Frank J. Franzone

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

Manager

85 WATER STREET REDEVELOPMENT, LLC

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

---

(978) 687-6200 office

(978) 682-6473 fax

July 1, 2021

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

Re: 85 Water Street – Notice of Date of Filing

Dear Ms. Koutoulas:

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

The application has been filed on July 1, 2021.

Thank you.

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



Louis P. Minicucci, Jr.  
Its President

Cc: City Council

LPM/kp

85 WATER STREET REDEVELOPMENT, LLC

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

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(978) 687-6200 office

(978) 682-6473 fax

June 25, 2021

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

Re: 85 Water Street – waiver of time limit

Dear Ms. Barrett:

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

Thank you.

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

*Louis P. Minicucci, Jr.*

*KP*

Louis P. Minicucci, Jr.  
Its President

LPM/kp



## Recorded Decision Sheet from Planning Board

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

## **Narrative Description of Proposed Project 85 Water Street, Haverhill**

### **Plan Approval Authority:**

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

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

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

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

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

Preferred Project:

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

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

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

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

### Property Description and History:

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

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

### Fee:

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

### Our proposal:

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

The unit distribution is:

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

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

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

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

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

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

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

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

#### Sec. 9.3.11 – Density

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

#### Sec. 9.3.12 – Density Bonuses

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

#### Sec. 9.3.20 Waivers

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

In support of this request, we note the following:

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

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

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

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

#### Sec. 9.3.13 – Dimensional Regulations

No waivers or variances from dimensional regulations are required.

#### Sec. 9.3.15 Parking

Our proposed project provides 1.4 spaces per unit.

Sec. 9.3.18 Application for Plan Approval

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

Sec. 255-168 Application for Site Plan Approval

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



PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		WATER ST, HAVERHILL

OWNERSHIP

Owner 1:	THE WATER ST WATERFRONT LLC
Owner 2:	FRIENDS LANDING
Owner 3:	
Street 1:	94 NEWARK ST
Street 2:	
Town/City:	HAVERHILL
St/Prov:	MA
Postal:	01832
City:	
Own Occ:	Y
Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

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

OTHER ASSESSMENTS

Code	Descr/No	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
390	1.196		6,000	598,900	604,900

Total Card	1.196	6,000	598,900	604,900
Total Parcel	1.196	6,000	598,900	604,900
Source:	Market Adj Cost	Total Value per SQ unit Card:	N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	390	FV		6000	1.196	598,900	604,900	604,900	CPRD BILLING
2020	390	NC		6000	1.196	598,900	604,900	604,900	Year End Roll
2020	390	PV		6000	1.196	598,900	604,900	604,900	
2019	390	FV		6000	1.196	598,900	604,900	604,900	CPRD Billing
2018	112	PTCH		6000	1.196	2,160,000	2,166,000	2,166,000	patch
2018	112	FV		6000	1.196	2,160,000	2,166,000	2,166,000	YER
2017	390	FV		6000	1.196	494,800	500,800	500,800	Year End Roll
2016	390	FV		6000	1.196	494,800	500,800	500,800	YEAR END

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
85 WATER STREET	15044-388		8/25/1998		750,000	No	No	
THE TRUST	10166-162		9/27/1989	FORECLOSURE	842,170	No	No	

TAX DISTRICT

PAT ACCT.

253

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
4/19/2007	3269	ASSR NOT	20,000					DEMO 1 STORY BUILD
3/26/2003	3703	EXT RANS	3,000					REPLACE 2 DOORS
4/24/1997	3589	HE RENO						
9/1/1992	300	MANUAL						WETBAR/BST
7/1/1992	67	MANUAL						HAND/RAMP
5/1/1992	1094	MANUAL						REAR DECK
3/1/1992	876	MANUAL						INT RANS
1/1/1991	728	MANUAL						REPL SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	FRM CITY AGE	500	ASSESSORS
7/5/2017	REVIEWED	700	STIEVE GULLO
7/31/2008	MEASURED	376	TYSON DION
6/18/2003	PERMIT VISIT	700	STIEVE GULLO
4/2/2001	LEFT NOTICE	201	SCOTT MCG
12/1/1998	SALE Q	500	ASSESSORS
1/21/1998	PERMIT VISIT	500	ASSESSORS
9/14/1995	REWARD BY PAT		
4/27/1993	PERMIT VISIT	112	MIKE TUMULTY

Sign:

\_\_\_\_/\_\_\_\_/\_\_\_\_

Use Code	LUCC	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj Price	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land Code	Fact Use Value	Notes
390	LAND-C	52080		SQUARE PESITE			0	11.5	1,00 10						598,920			598,900	

Total AC/H/A:	1.19559	Total SF/SqM:	52080	Parcel LUC:	390	LAND-C	Prime NB Desc	C-1	Total:	598,920	Spl Credit:	Total:	598,900
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EXTERIOR INFORMATION

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

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3Q8th:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OtherFic:	Rating:

COMMENTS

W/ 207 12 /PT-1, VACANT LOT. APPROVED FOR 60 CONDO UNITS.

SKETCH

RESIDENTIAL GRID

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

GENERAL INFORMATION

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

CONDO INFORMATION

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

INTERIOR INFORMATION

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

DEPRECIATION

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

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Underpr Value

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	Type	% Cu # Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:	
Model:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
85	PAVING	D Y	1	22000	P	PR	1980	0.85 T	70	390				5,600		5,600
77	LITE-SIN	D Y	3	1	P	PR	1980	408.75 T	70	390				400		400

PARCEL ID

200-4-3
---------

More: N

Total Yard Items:

6,000

Total Special Features:

Total:

6,000

## TRAFFIC ASSESSMENT

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

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

**DATE:** March 31, 2021

**RE:** 8582

**SUBJECT:** Proposed Residential Development  
85 Water Street  
Haverhill, Massachusetts

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

### **PROJECT DESCRIPTION**

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

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

### **EXISTING CONDITIONS**

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



in relation to the existing roadway network.

### **Roadway**

#### ***Water Street (Route 113)***

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

### **Public Transportation**

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

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

### **TRIP GENERATION**

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

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



**Table 1**  
**PROPOSED TRIP-GENERATION<sup>a</sup>**

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

<sup>a</sup>ITE LUC 221 – Multifamily Housing (Mid-Rise); 113 units.

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

### **SIGHT DISTANCE EVALUATION**

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

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



**Table 2**  
**SIGHT DISTANCE MEASUREMENTS<sup>a</sup>**

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

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

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



## **RECOMMENDATIONS**

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

### **Project Access**

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

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

## **TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN**

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

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

---

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



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

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

Cc: File





## APPENDIX

---

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

SITE PLAN

---

PROJ: 330  
DRAWING: 3579 MAIN

## PUBLIC TRANSPORTATION SCHEDULES

---

# HAVERHILL LINE

Summer 2020 schedule, effective June 22, 2020

## Monday to Friday

### Inbound to Boston

ZONE	STATION	TRAIN #	200	204	206	208	210	212	214	216	218	220	222	224	226	228
			AM									PM				
			db	db	db	db	db	db	db	db	db	db	db	db	db	db
7	Haverhill	6	5:05	6:00	6:51	-	7:50	9:05	10:49	12:05	2:00	3:25	-	4:47	6:03	7:45
7	Bradford	6	5:07	6:02	6:53	-	7:52	9:07	10:52	12:07	2:02	3:27	-	4:49	6:05	7:47
6	Lawrence	6	5:16	6:11	7:02	-	8:01	9:15	10:59	12:15	2:10	3:35	-	4:57	6:13	7:55
5	Andover	6	5:23	6:18	7:09	-	8:08	9:22	11:06	12:22	2:17	3:42	-	5:04	6:20	8:02
4	Ballardvale	6	5:29	6:24	7:15	-	8:14	9:27	11:11	12:27	2:22	3:47	-	5:09	6:25	8:07
3	North Wilmington	6	5:36	6:31	-	-	-	9:34	11:18	12:34	2:29	-	-	-	9:39	11:19
2	Reading	6	5:43	6:38	7:30	8:00	8:29	9:41	11:25	12:41	2:36	-	4:45	5:25	6:40	8:21
2	Wakefield	6	5:49	6:44	7:36	8:06	8:35	9:46	11:30	12:46	2:41	-	4:50	5:30	6:45	8:27
2	Greenwood	6	5:52	6:47	7:39	8:09	8:38	9:49	11:33	12:49	2:44	-	4:53	5:33	6:48	8:30
1	Melrose Highlands	6	5:54	6:49	7:41	8:11	8:40	9:51	11:35	12:51	2:46	-	4:55	5:35	6:50	8:32
1	Melrose/Cedar Park	6	5:56	6:51	7:43	8:13	8:42	9:53	11:37	12:53	2:48	-	4:56	5:36	6:51	8:34
1	Wyoming Hill	6	5:58	6:53	7:45	8:15	8:44	9:55	11:39	12:55	2:50	-	4:58	5:39	6:53	8:36
1A	Malden Center	6	L 6:03	L 6:58	L 7:51	L 8:19	L 8:48	L 9:58	L 11:43	L 12:58	L 2:54	-	L 5:01	L 5:42	L 6:56	L 8:39
1A	North Station	6	6:15	7:10	8:02	8:30	8:59	10:10	11:55	1:10	3:06	4:23	5:12	5:53	7:07	8:50

Trains in purple box indicate peak period trains.

## Keep in Mind:

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

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

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

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

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

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

## Monday to Friday

### Outbound to Boston

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

Trains in purple box indicate peak period trains.

**Times in purple with "f" indicate a flag stop:** Passengers must tell the conductor that they wish to leave. Passengers waiting to board must be visible on the platform for the train to stop.

**Times in blue indicate an early departure (L stop):** The train may leave ahead of schedule at these stops.

**Bikes:** Bicycles are allowed on trains with the bicycle symbol shown below the train number.

**High level platform and bridge plate available.** Visit [mbta.com/accessibility](http://mbta.com/accessibility) for more information.

## Saturday & Sunday

### Inbound to Boston

ZONE	STATION	SATURDAY TRAIN #	1200	1202	1204	1206	1208	1210
			AM					
			db	db	db	db	db	db
7	Haverhill	6	7:15	10:20	1:20	4:20	7:15	10:00
7	Bradford	6	7:18	10:23	1:23	4:23	7:18	10:03
6	Lawrence	6	7:27	10:32	1:32	4:32	7:27	10:12
5	Andover	6	7:32	10:37	1:37	4:37	7:33	10:18
4	Ballardvale	6	7:37	10:42	1:42	4:42	7:37	10:22
3	North Wilmington	6	7:44	10:49	1:49	4:49	7:44	10:29
2	Reading	6	7:50	10:56	1:56	4:56	7:50	10:35
2	Wakefield	6	7:55	11:01	2:01	5:00	7:55	10:40
2	Greenwood	6	7:59	11:05	2:05	5:04	7:59	10:44
1	Melrose Highlands	6	8:02	11:08	2:08	5:07	8:02	10:47
1	Melrose/Cedar Park	6	8:04	11:10	2:10	5:09	8:04	10:49
1	Wyoming Hill	6	8:06	11:12	2:12	5:11	8:06	10:51
1A	Malden Center	6	L 8:10	L 11:16	L 2:16	L 5:15	L 8:10	L 10:55
1A	North Station	6	8:21	11:27	2:27	5:26	8:21	11:06

## Saturday & Sunday

### Outbound to Boston

ZONE	STATION	SATURDAY TRAIN #	1201	1203	1205	1207	1209	1211
			AM					
			db	db	db	db	db	db
1A	North Station	6	8:40	11:40	2:50	5:20	8:20	11:30
1A	Malden Center	6	8:50	11:50	3:00	5:30	8:30	11:40
1	Wyoming Hill	6	8:54	11:54	3:04	5:34	8:34	11:44
1	Melrose/Cedar Park	6	8:56	11:56	3:06	5:36	8:36	11:46
1	Melrose Highlands	6	8:59	11:59	3:09	5:39	8:39	11:49
2	Greenwood	6	9:02	12:02	3:12	5:42	8:42	11:52
2	Wakefield	6	9:05	12:05	3:15	5:45	8:45	11:55
2	Reading	6	9:11	12:11	3:21	5:51	8:51	12:01
3	North Wilmington	6	9:17	12:17	3:27	5:57	8:57	12:07
4	Ballardvale	6	9:24	12:24	3:34	6:04	9:04	12:14
5	Andover	6	9:29	12:29	3:39	6:09	9:09	12:19
6	Lawrence	6	9:36	12:36	3:46	6:16	9:16	12:26
7	Bradford	6	L 9:46	L 12:46	L 3:56	L 6:26	L 9:26	L 12:36
7	Haverhill	6	9:49	12:49	3:59	6:29	9:29	12:39

[mbta.com/ridesafer](http://mbta.com/ridesafer)



Face coverings are required



Buy tickets with mTicket



Wash hands before and after riding



Socially distance whenever possible

**M** Massachusetts Bay Transportation Authority

**KEOLIS**

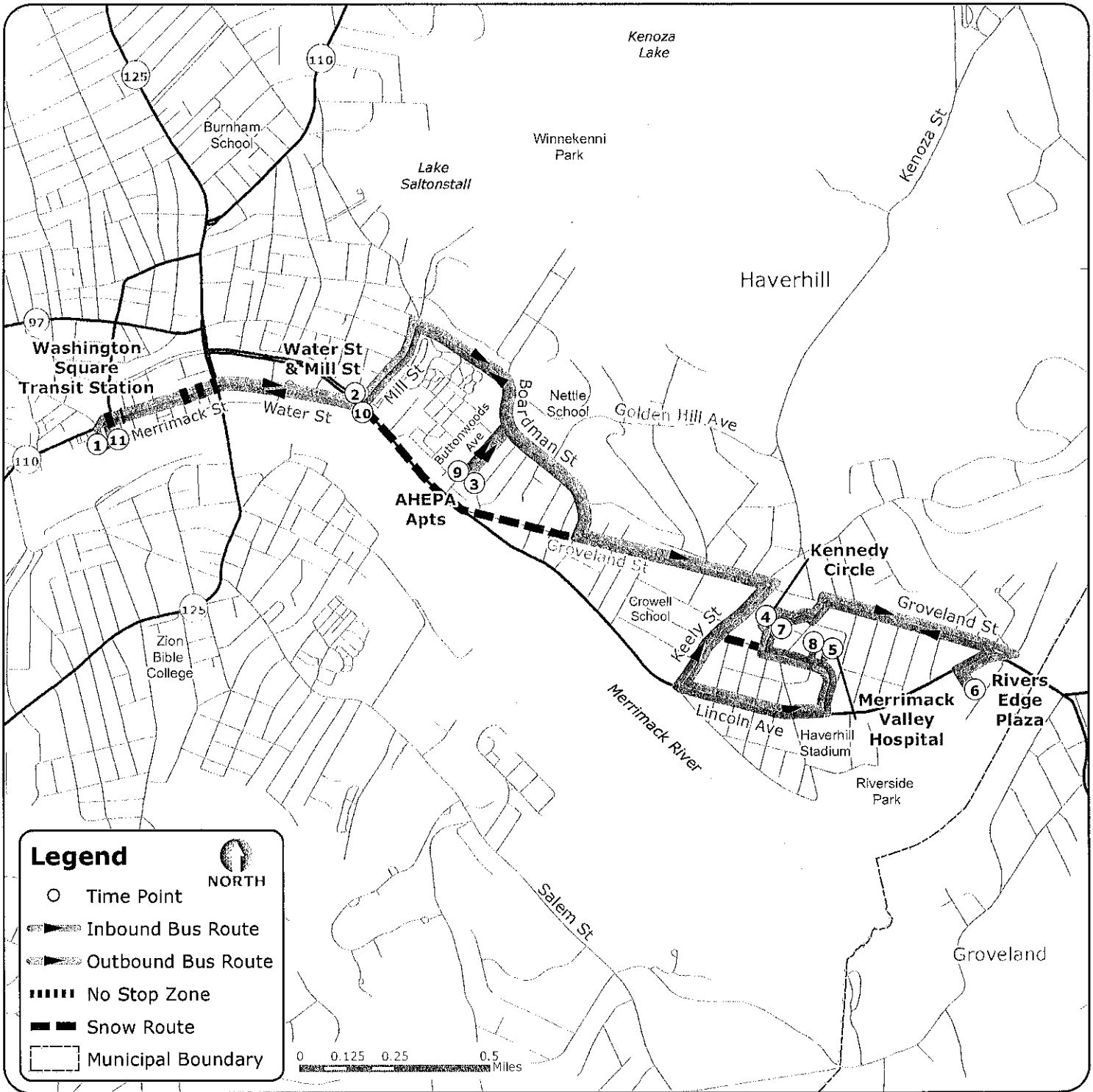
Visit [MBTA.com](http://MBTA.com)

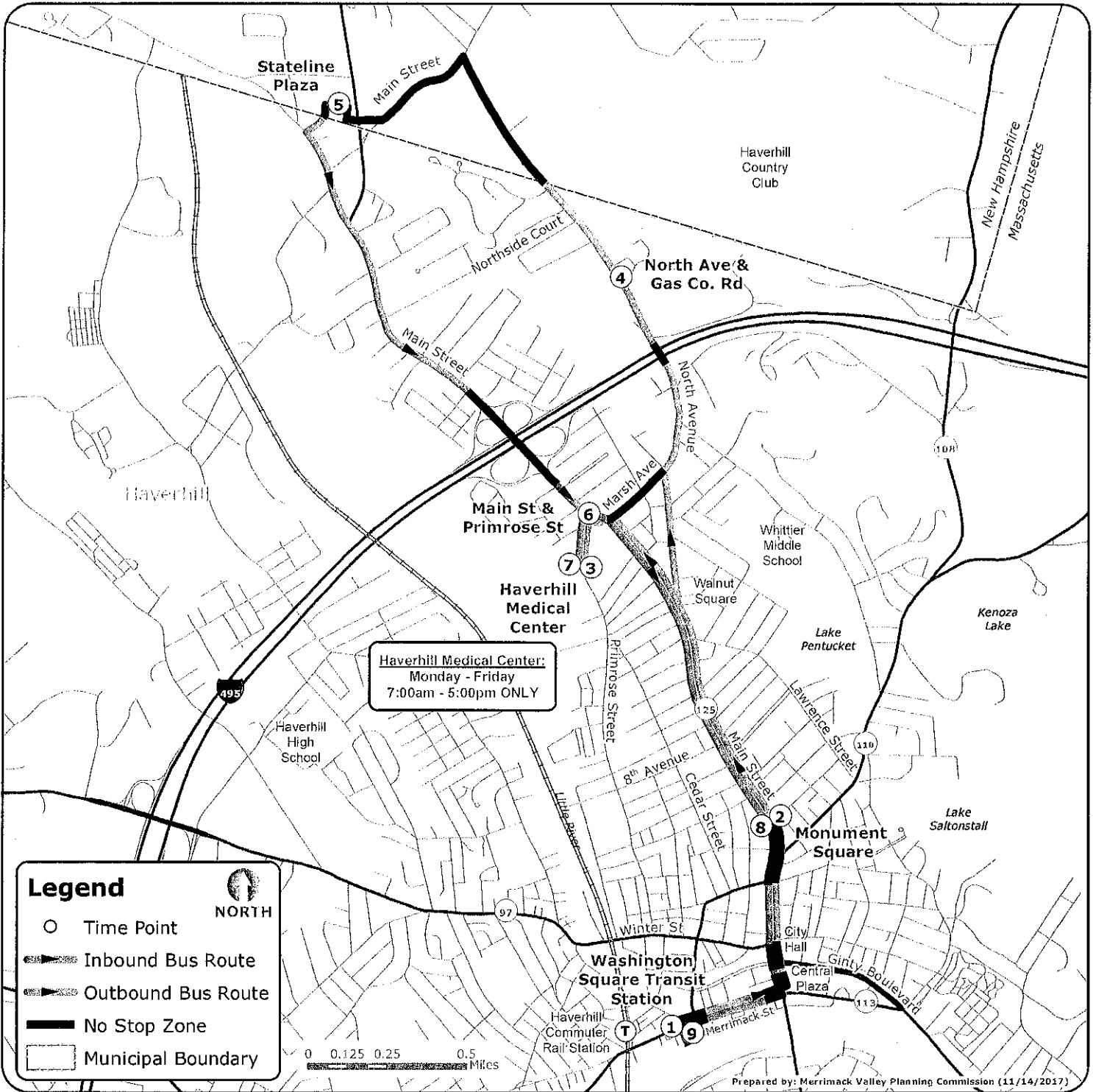
Customer Service 617-222-3200

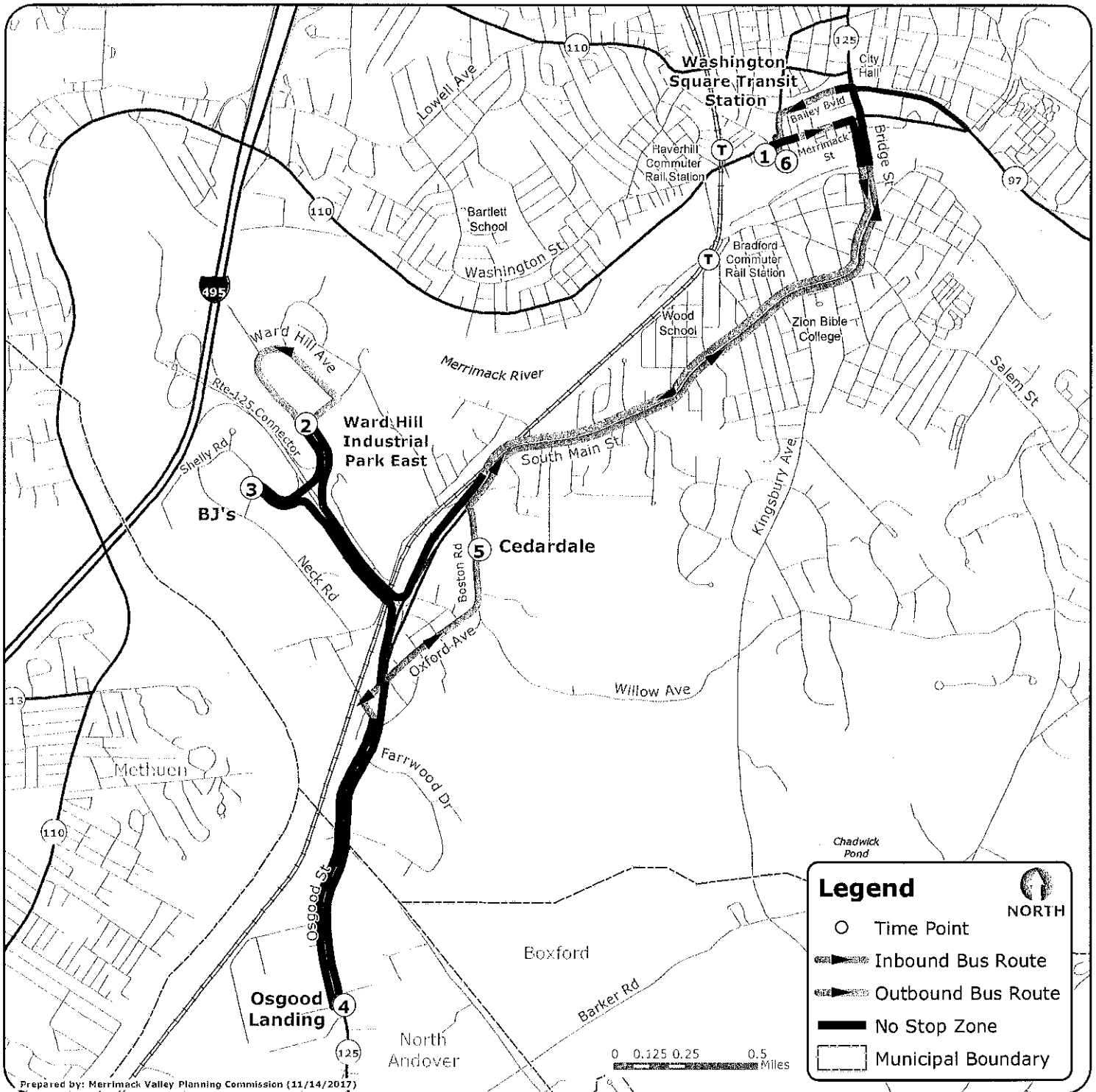
Download the Commuter Rail App

Follow @MBTA\_CR

AD062220V1









## TRIP GENERATIONS CALCULATIONS

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

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

**AVERAGE WEEKDAY DAILY**

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

**WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC**

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

**WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC**

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

**AVERAGE SATURDAY**

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

**SATURDAY MIDDAY PEAK HOUR OF GENERATOR**

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

U.S. CENSUS DATA

---

JAMES J. FIORENTINI  
MAYOR



**CITY OF HAVERHILL  
MASSACHUSETTS**

11,2,1  
CITY HALL, ROOM 100  
FOUR SUMMER STREET  
HAVERHILL, MA 01830  
PHONE 978-374-2300  
FAX 978-373-7544  
MAYOR@CITYOFHAVERHILL.COM  
WWW.CITYOFHAVERHILL.COM

November 22, 2021

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

**RE: Mary Connolly Appointment - Director of Public Health Department**

Dear Madame President and Members of the Haverhill City Council:

I hereby appoint Mary Connolly as Director Public Health as outlined in Chapter 32, Section 61 of the City Code.

Respectfully submitted,

**James J. Fiorentini**  
Mayor

JJF/lyf



# Haverhill

12,411

City Clerk's Office, Room 118  
Phone: 978-374-2312 Fax: 978-373-8490  
cityclerk@cityofhaverhill.com

Date: 10/26/21

HAV CITY CLERK'S OFFICE

Honorable President and Members of the Municipal Council:

The undersigned respectfully asks to receive a license for **TAG DAYS**  
pursuant to Chapter 227 of Haverhill City Code

Organization: HHS Boys Swim & Dive Applicant's Name: Jacqui McLaughlin  
Applicant's Residence (must be Haverhill resident): 5 Florence Ave  
Applicant's Signature: JM McLaughlin

**(3 CONSECUTIVE DAYS ONLY)**

Date of Tag Day Request(s): Dec. 11, 12, 2021

Canister: \_\_\_\_\_ Tag: ☒ Fee: \$ \_\_\_\_\_

**ON STREET LOCATIONS ARE NO LONGER PERMITTED - SEE DOC. 47 OF 2017**

OFF STREET LOCATIONS - PLEASE SPECIFY

Duffy's Diner - rte 125 Bradford  
Dunkin Donuts - River St. + Plaistow Rd  
Heavenly Donuts - Bradford location

**\*A LETTER FROM THE PRIVATE PROPERTY OWNER GRANTING PERMISSION FOR  
USE OF THE LISTED LOCATIONS IS REQUIRED AT THE TIME OF THE APPLICATION**

**A sample of the badge being used by those tagging and a sample of the tag being issued by the  
Organization must be filed with the City Clerk's Office at the time of the application**

Office Use Only

Paul P. Pistone

Recommendation by Police Chief: ☒ Approved  
\_\_\_\_\_ Denied

Police Chief

In Municipal Council, \_\_\_\_\_

Attest:

City Clerk



City of Haverhill, MA

11/09/2021

2021NOV09PM02:41:44V-CITYC

12.6.21

**AMUS-21-3**

Coin-Operated Amusement Device License

**Status:** Active**Date Created:** Oct 27, 2021**Applicant**

JIM POIRIER  
jpoirier@papaginos.com  
600 PROVIDENCE HWY  
DEDHAM, MA 02026  
781-467-1647

**Location**

782 RIVER ST  
Haverhill, MA 01832

**Owner:**

SKIP FERN TRUST I SAGRIS GRANTLEY  
CHARLES  
9 WHITTIER DR BOW, NH 03304

**Applicant Information****Business Name**

New England Authentic Eats LLC dba Papa  
Gino's

**Type of Business**

Limited Liability Corporation (LLC)

**Applicant Birthday**

03/01/1967

**Type of Device**

Coin-Operated Machine

**Number of Machines**

1

**Are Machines Operated on Sundays?**

Yes

**Vendor Information****Vendor Name**

SUNSTAR VENDING

**Vendor Phone**

781-460-2070

**Vendor Address**

325 New Boston Street

**Vendor City**

Woburn

**Vendor State**

MA

**Vendor Zip**

01801

**Agreement & Signature**

Yes

**For Office Use Only****Effective Date**

--






**Attachments**

No attachments

**History**

Date	Activity
Oct 27, 2021 at 11:55 am	JIM POIRIER started a draft of Record AMUS-21-3
Oct 27, 2021 at 12:00 pm	JIM POIRIER submitted Record AMUS-21-3
Oct 27, 2021 at 1:00 pm	LINDA KOUTOULAS assigned approval step City Clerk Approval to...
Oct 27, 2021 at 1:00 pm	LINDA KOUTOULAS assigned approval step Police Department Ap...
Oct 27, 2021 at 1:00 pm	LINDA KOUTOULAS assigned approval step City Council Approval t...
Nov 9, 2021 at 10:20 am	completed payment step Coin-Operated Amusement Device Paym...
Nov 9, 2021 at 10:20 am	Maria Bevilacqua approved approval step City Clerk Approval on Re...
Nov 9, 2021 at 1:17 pm	Kevin Lynch approved approval step Police Department Approval o...

**Timeline**

Label	Status	Activated	Completed	Assign
 Coin-Operated Amusement D...	Paid	Oct 27, 2021 at 12:00 pm	Nov 9, 2021 at 10:20 am	-
 City Clerk Approval	Complete	Nov 9, 2021 at 10:20 am	Nov 9, 2021 at 10:20 am	Maria E
 Police Department Approval	Complete	Nov 9, 2021 at 10:20 am	Nov 9, 2021 at 1:17 pm	Kevin L
 City Council Approval	Active	Nov 9, 2021 at 1:17 pm	-	Maria E
 Coin-Operated Amusement D...	Inactive	-	-	-


Coin-Operated Amusement Device License · Add to a project

 **Expiration Date**

Active




# AMUS-21-3



**Details**  
Submitted on Oct 27, 2021 at 11:59 am



**Attachments**  
0 files



**Activity Feed**  
Latest activity on Nov 9, 2021

**Applicant**  
JIM POIRIER

 0



**Location**  
782 RIVER ST, Haverhill, MA 01832

## Timeline

**Coin-Operated Amusement Device Payment**  
Paid Nov 9, 2021 at 10:20 am

**City Clerk Approval**  
Completed Nov 9, 2021 at 10:20 am

**Police Department Approval**  
Completed Nov 9, 2021 at 1:17 pm

**City Council Approval**  
In Progress



**Coin-Operated Amusement Device Permit Issued**  
Document



**Applicant Information**

Business Name \*

New England Authentic Eats LLC dba Papa Gino's

Type of Business \*

Limited Liability Corporation (LLC)

Applicant Birthday \*

03/01/1967

Type of Device \*

Coin-Operated Machine

Number of Machines \*

1

Are Machines Operated on Sundays? \*

Yes

**Vendor Information**

Vendor Name \*

SUNSTAR VENDING

Vendor Phone \*

781-460-2070

Vendor Address \*

325 New Boston Street

Vendor City \*

Woburn

Vendor State \*

MA

Vendor Zip \*

01801

### **Agreement & Signature**

Under penalties of perjury, I state that all of the above statements are true. I understand that any false information on this application may be cause for denial or revocation of my Application for Tax Abatement.

Yes \*



### **For Office Use Only**

 Effective Date

**JIM POIRIER**[View Profile](#)**Email Address**

jpoirier@papaginos.com (mailto:jpoirier@papaginos.com)

**Phone Number**

781-467-1647

**Address**

600 PROVIDENCE HWY, DEDHAM, MA 02026

## Guests

Other users that have the ability to add attachments, request inspections, and pay fees on this record.

**Guest's Email**

Enter guest's email here...

[Grant Access](#)

**No guests with access to this record yet**

## Police Department Approval



Complete

Assignee

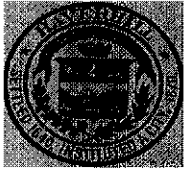
Kevin Lynch

Due date



None

LINDA KOUTOULAS assigned this step to Kevin Lynch - Oct 27, 2021 at 1:00 pm  
Kevin Lynch approved this step - Nov 9, 2021 at 1:17 pm



Document

CITY OF HAVERHILL

In Municipal Council

13.1

Ordered:

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

<u>Vendor</u>	<u>Amount</u>	<u>Account</u>
MCWRS	\$ 75.00	Wastewater Department
Brox Industries (2)	\$ 1358.93	Water Department

HAVERHILL CITY CLERK NOV 10 21 PM 3:26



# MCWRS

Massachusetts Coalition for  
Water Resources Stewardship

October 7, 2021

Robert Ward  
City of Haverhill  
40 South Porter Street  
Haverhill, MA 01835

**Invoice for June Symposium Series**

**FID # 30-0558037**

Member rate:

Robert Ward \$ 75.00

**Total \$ 75.00**

**Please remit to:      Massachusetts Coalition for Water Resources Stewardship  
   c/o Regina Villa Associates  
   PO Box 961537  
   Boston, MA 02196**

Massachusetts Coalition for Water Resources Stewardship  
c/o Regina Villa Associates, Inc.  
51 Franklin Street, Suite 400, Boston, MA 02110  
617-357-5772 | [www.mcwrs.org](http://www.mcwrs.org)



Brox Industries Inc  
1471 Methuen Street - Dracut, MA 01826  
Phone: (978) 454-9105 Fax: (978) 805-9720

Page: 1

PLEASE MAKE CHECK  
PAYABLE AND REMIT TO:

Brox Industries, Inc.  
1471 Methuen Street  
Dracut, MA 01826-5499

## DUPLICATE INVOICE

Invoice #:	612030
Date:	12/23/20
Due Date:	1/22/21
Customer #:	2841

Sold To: HAVERHILL, MA / WATER DEPT  
125 AMESBURY ROAD  
PO# 20-1626  
HAVERHILL, MA 01830

Plant FOB: DRACUT CRUSHER

Sale Date	Ticket	Customer Ref	Units	UM	Unit Price	MatlTotal	HaulTotal	Haul Rate	Tax	Total
Material: 002 / 3/4" STONE										
12/15/20	332561		22.790	TON	17.0000 E	387.43	79.77	3.50	0.00	467.20
12/15/20	332556		23.460	TON	17.0000 E	398.82	82.11	3.50	0.00	480.93
12/15/20	332549		23.380	TON	17.0000 E	397.46	81.83	3.50	0.00	479.29
Total : Material: 002 / 3/4" STONE			69.630			1,183.71	243.71		0.00	1,427.42
Material: 020SB / 3/4" STONE BASE										
12/16/20	332680		22.360	TON	12.5000 E	279.50	78.26	3.50	0.00	357.76
12/16/20	332616		26.130	TON	12.5000 E	326.63	91.46	3.50	0.00	418.09
12/16/20	332589		25.070	TON	12.5000 E	313.38	87.75	3.50	0.00	401.13
Total : Material: 020SB / 3/4" STONE BASE			73.560			919.51	257.47		0.00	1,176.98
Total Invoice:			143.190	TON		2,103.22	501.18		0.00	2,604.40

Delivery

BAL 1,151.25  
OK MJS

N30 pay terms NET 30 DAYS

Total: 2,604.40

All accounts will bear interest at 1.5% per month (18% annual) from their due date. The purchaser agrees to pay all costs of collection, including reasonable attorney's fees.

We appreciate your business! Payments should be made by check rather than ACH or wire to ensure the proper account and job is credited. Thank You.



Brox Industries Inc  
1471 Methuen Street - Dracut, MA 01826  
Phone: (978) 454-9105 Fax: (978) 805-9720

Page: 1

PLEASE MAKE CHECK  
PAYABLE AND REMIT TO:

Brox Industries, Inc.  
1471 Methuen Street  
Dracut, MA 01826-5499

## DUPLICATE INVOICE

Invoice #:	614619
Date:	3/12/21
Due Date:	4/11/21
Customer #:	2841

Sold To: HAVERHILL, MA / WATER DEPT  
125 AMESBURY ROAD  
PO# 20-1626  
HAVERHILL, MA 01830

Plant FOB: DRACUT DRUM 2

Sale Date	Ticket	Customer Ref	Units	UM	Unit Price	MatlTotal	HaulTotal	Haul Rate	Tax	Total
Material: 601 / MA 3/8" SURFACE OR										
3/5/21	337863	HAVERHILL WATER	1.950	TON	106.5000 E	207.68	0.00	0.00	0.00	207.68
Total: Material: 601 / MA 3/8" SURFACE OR			1.950			207.68	0.00		0.00	207.68
Total Invoice:			1.950	TON		207.68	0.00		0.00	207.68

TRUCK 5

N30 pay terms NET 30 DAYS

Total: 207.68

All accounts will bear interest at 1.5% per month (18% annual) from their due date. The purchaser agrees to pay all costs of collection, including reasonable attorney's fees.

We appreciate your business! Payments should be made by check rather than ACH or wire to ensure the proper account and job is credited. Thank You.



JAMES J. FIORENTINI  
MAYOR



**CITY OF HAVERHILL  
MASSACHUSETTS**

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

November 9, 2021

City Council President Barrett and Members of the Haverhill City Council

RE: FY2021 Bills

Dear Madame President and Members of the Haverhill City Council:

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

Vendor	Amount	Account
MCWRS	\$ 75.00	Wastewater Department
Brox Industries	\$ 1,358.93	Water Department
<b>TOTAL</b>	<b>\$ 1,433.93</b>	

I recommend approval.

Very truly yours,

  
James J. Fiorentini, Mayor

JJF/lyf



Document

CITY OF HAVERHILL

In Municipal Council

13.2

Ordered:

That the City appropriate the sum of \$125,388 from Free Cash and transfer said amount to the Youth Art Program Account.

JAMES J. FIORENTINI  
MAYOR



**CITY OF HAVERHILL**  
**MASSACHUSETTS**

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

November 23, 2021

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

RE: Order to transfer \$125,388 from Free Cash to Youth Art Program

Dear Madame President and Members of the Haverhill City Council:

Please see attached an order to transfer \$125,388.00 from the Free Cash Account to the Youth Art Program Account. This account will help fund renovations at the Cogswell ArtSpace. Cities across the country are implementing arts-based strategies to deal with economic, community, and social development. Cogswell Artspace will implement these strategies and much more. I recommend approval.

Very truly yours,

  
**James J. Fiorentini**  
Mayor

JJF/lyf

15.1

**CITY COUNCIL**

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



**CITY OF HAVERHILL**  
**HAVERHILL, MASSACHUSETTS 01830-5843**

HAU CITY CLERK NOV22/21 AM 9:45

CITY HALL, ROOM 204  
4 SUMMER STREET  
TELEPHONE: 978 374-2328  
FACSIMILE: 978 374-2329  
[www.cityofhaverhill.com](http://www.cityofhaverhill.com)  
[citycndl@cityofhaverhill.com](mailto:citycndl@cityofhaverhill.com)

November 22, 2021

To: President and Members of the City Council:

Council President Barrett requests a discussion about the conditions and capabilities of catch basins in the city.

*Melinda Barrett/lab*

City Council President Melinda Barrett

(11/30/2021 meeting)

**CITY COUNCIL**

**MELINDA E. BARRETT**  
**PRESIDENT**  
**COLIN F. LePAGE**  
**VICE PRESIDENT**  
**JOSEPH J. BEVILACQUA**  
**JOHN A. MICHITSON**  
**THOMAS J. SULLIVAN**  
**TIMOTHY J. JORDAN**  
**MICHAEL S. MCGONAGLE**  
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**WILLIAM J. MACEK**



**CITY OF HAVERHILL**  
**HAVERHILL, MASSACHUSETTS 01830-5843**

HAVERHILL CITY CLERK NOV 22 21 AM 9:45

152  
CITY HALL, ROOM 204  
4 SUMMER STREET  
TELEPHONE: 978 374-2328  
FACSIMILE: 978 374-2329  
www.cityofhaverhill.com  
citycnd@cityofhaverhill.com

November 22, 2021

To: President and Members of the City Council:

Communication from Councillors Sullivan, Barrett, Jordan and Michitson to discuss the need for a review of city regulations and enforcement for private dumpsters and trash receptacles throughout the downtown area.

Thomas Sullivan / lae  
Councillor Thomas Sullivan

Melinda Barrett / bae  
City Council President Melinda Barrett

Timothy Jordan / lae  
Councillor Timothy Jordan

John Michitson / lae  
Councillor John Michitson



DOCUMENT 3-Q

1611

# CITY OF HAVERHILL

In Municipal Council

October 26 2021

~~SECRET~~

## 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:

Hillside Street:

In front of #22

No Parking

(except for 1 24-hour  
parking space)

24 hours

APPROVED AS TO LEGALITY

\_\_\_\_\_  
City Solicitor

PLACED ON FILE for at least 10 days

Attest:

\_\_\_\_\_  
City Clerk

2021 OCT 28 AM 08:31 PM CITY

To: Chief Pistone

From: Officer Zachary Phair

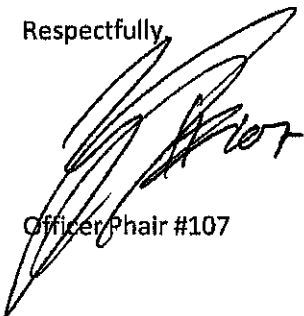
Date: 10/12/2021

RE: Handicap parking sign application

Dear Sir,

I have spoken with applicants, Lisa Conway, in regards to an application for a handicap sign at 22 Hillside St. I have inspected the area in front of the applicant's house. At this time they meet all of the requirements and I would recommend that a sign be placed at that location. Lisa is physically handicapped and is unable to get from the driveway to the house due to the extremely steep grade.

Respectfully,

A handwritten signature in black ink, appearing to read 'Z. Phair', is written over the printed name 'Officer Phair #107'.

Officer Phair #107



# Haverhill

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

October 26, 2021

**MEMO TO: CITY COUNCIL PRESIDENT MELINDA BARRETT AND  
MEMBERS OF THE CITY COUNCIL**

---

Subject: *Hillside Street – Add Handicap Parking – Item 13.1.1*

As requested, attached is Ordinance to add handicap parking at 22 Hillside Street.

Please contact me if you have any questions.

Sincerely,

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

C: Mayor Fiorentini, Stankovich, Ward, Cox, Pistone





Document 26-E

CITY OF HAVERHILL

In Municipal Council November 9 2021

16.2

Ordered: That Four Hundred Thirty Thousand Dollars (\$430,000) is appropriated to pay costs of exterior repairs to City Hall, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

Further Ordered: That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Further Ordered: That the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

PLACED ON FILE for at least 10 days

Attest:

\_\_\_\_\_  
City Clerk

Bond  
ORDER

JAMES J. FIORENTINI  
MAYOR



**CITY OF HAVERHILL**  
**MASSACHUSETTS**

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

November 3, 2021

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

RE: Loan Order Authorizing Bond Proceeds for \$430,000.00 to Finance City Hall Exterior Repairs

Dear Madame President and Members of the Haverhill City Council:

Please see attached a bond order authorizing bond proceeds for \$430,000.00 to pay for City Hall exterior repairs. See attached letter from Steve Bucuzzo with further details of this project. This bond order must be placed on file for 10 days, after which time I recommend

approval.

Very truly yours,

**James J. Fiorentini**  
Mayor

JJF/lyf

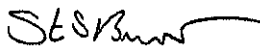


# Haverhill

Purchasing Office, Room 105  
Phone: 978-420-3606 Fax: 978-521-4348  
purchasing@cityofhaverhill.com

July 29, 2021

To: James Fiorentini, Mayor

From: Steven Bucuzzo, Purchasing Director 

Re: **Capital Appropriation Request for High Priority City Hall Exterior Wall Masonry Repairs**

---

Mayor,

As previously discussed, we need to request a \$430,000 capital appropriation via a bond authorization to complete some high priority masonry repairs and to the exterior walls of City Hall.

About a year and half ago we retained a building envelope engineering firm (Gale Associates) to conduct a condition assessment of the exterior masonry components of City Hall. The consulting engineers identified an estimated \$1.7 million worth of severely deteriorated masonry conditions that are classified as safety issues due to the potential for falling terracotta stone elements, and other priority problem areas leading to moisture infiltration through the wall system into the building. The consultants recommended that these high priority repairs be made as soon as possible.

We then retained a second building envelope consulting firm (Russo-Barr Associates) to review Gales' masonry condition findings report, and to develop plans and specifications to allow the City to put the most critical and urgently needed repairs out to bid. The project was put out to bid a few months back, and we would now like to proceed with awarding the contract to the responsive and responsible bidder.

Attached are photos that show some of the various deteriorated masonry conditions. Please let me know if you need any additional information. Thank you for your timely consideration of this request.

Approved:

  
James J. Fiorentini, Mayor

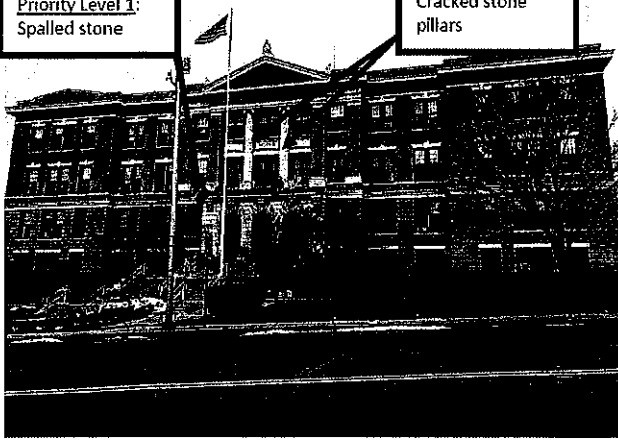
Date: 10/27/21

Attachment: Photos of the Existing City Hall Masonry Wall Conditions

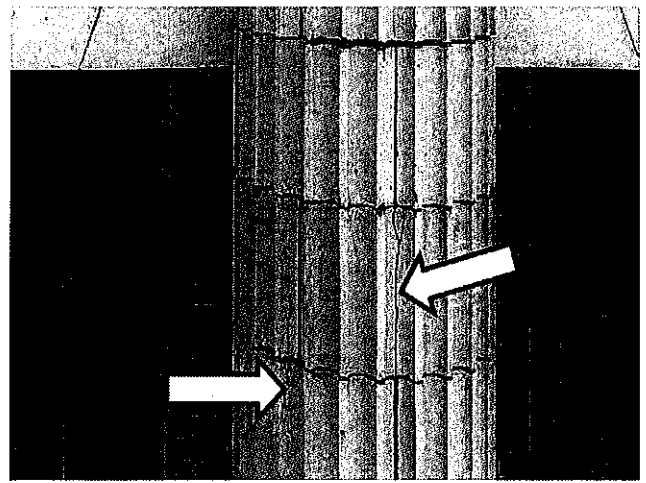
**South Elevation:**

**Priority Level 1:**  
Spalled stone

**Priority Level 1:**  
Cracked stone  
pillars



*Photo 4 – Overall view of the South Elevation*



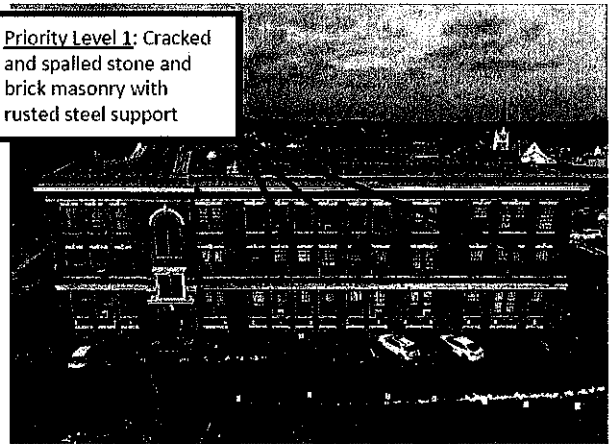
*Photo 5 – Vertical crack in architectural stone pillar*



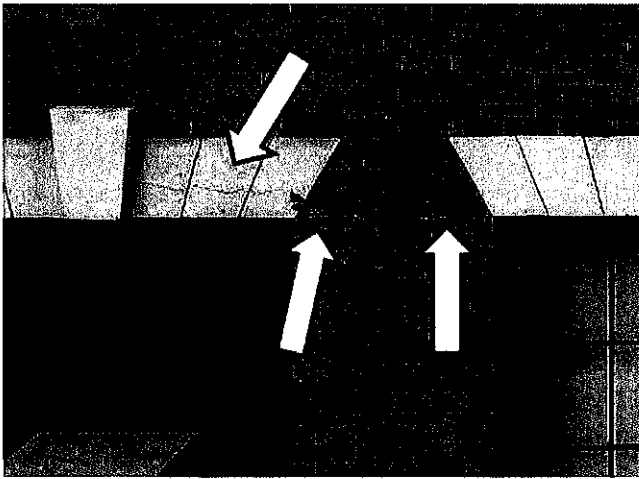
*Photo 6 – Spalled/displaced stone feature on arched*

**East Elevation:**

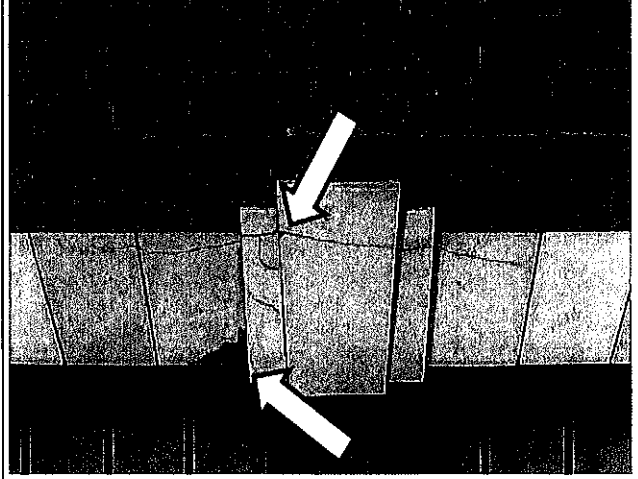
**Priority Level 1:** Cracked  
and spalled stone and  
brick masonry with  
rusty steel support



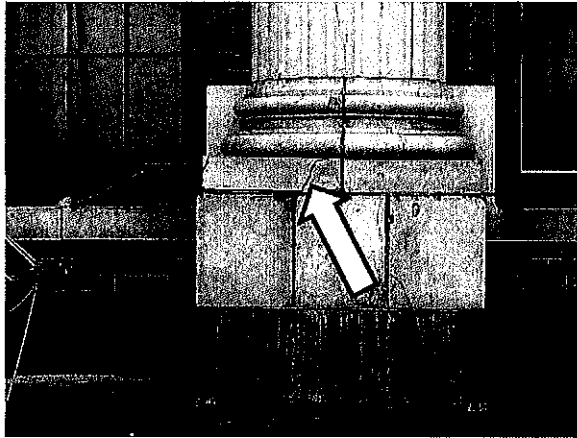
*Photo 7 – Overall view of the East Elevation*



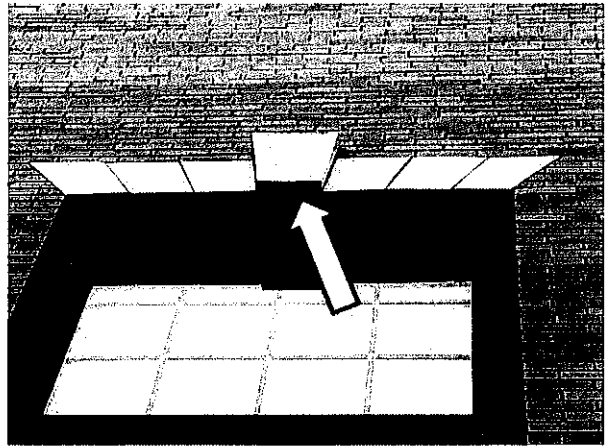
*Photo 8 – Rusty steel support element and  
cracked/spalled brick masonry and stone*



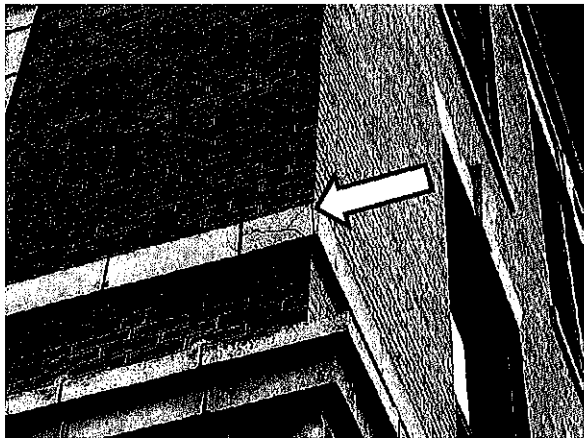
*Photo 9 – Cracked and spalled stone elements above a  
third-floor window head*



*Photo 21 – Cracked stone at the base of the pillar on the South elevation*



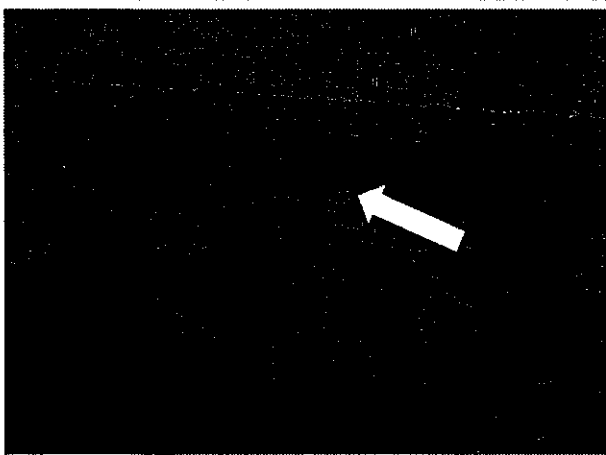
*Photo 29 – Typical spalled stone window header*



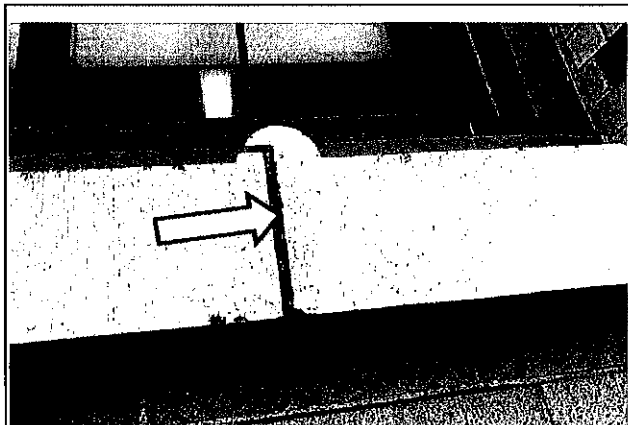
*Photo 3 - View of damaged stone at the second-floor level*



*Photo 17 – Typical step cracked brick masonry*



*Photo 18 – Typical step cracked brick masonry*



*Photo 16 – Typical deteriorated mortar joint between window sill stones*

## CITY COUNCIL

MELINDA E. BARRETT  
*PRESIDENT*  
COLIN F. LEPAGE  
*VICE PRESIDENT*  
JOSEPH J. BEVILACQUA  
JOHN A. MICHITSON  
THOMAS J. SULLIVAN  
TIMOTHY J. JORDAN  
MICHAEL S. MCGONAGLE  
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WILLIAM J. MACEK



CITY OF HAVERHILL  
HAVERHILL, MASSACHUSETTS 01830-5843

CITY HALL, ROOM 204  
4 SUMMER STREET  
HAVERHILL, MA 01830  
TELEPHONE: 978 374-2328

www.cityofhaverhill.com  
citycncl@cityofhaverhill.com

### DOCUMENTS REFERRED TO COMMITTEE STUDY

38-W	Communication from Councillor Barrett requesting to give an update on response from MBTA/Keolis & US EPA about idling trains in Bradford	Citizens Outreach	4/5/16 1/31/17
10-B	Communication from President Michitson asking to request from Mayor status of facility improvements to public buildings and parks to comply with American w/ Disabilities Act (ADA)	Citizens Outreach	1/3/17 1/31/17, 8/15/17
10-U	Communication from President Michitson requesting discussion on next steps to provide comprehensive long range plan for Haverhill	Citizens Outreach	1/31/17 8/15/17, 4/23/18
38-D	Communication from Councillors Sullivan and Barrett requesting an update on City's emergency management plan and status of working generators in all public building in City	Public Safety	3/20/18 1/23/19
79-F	Communication from Councillor Sullivan requesting to introduce Kathleen Fitts, Gale Park Assoc. to request the city replace the Gale Park Fountain in fiscal year 20	NRPP	6/25/19
79-T	Communication from Councillors Sullivan and Barrett re: discussion with VINFEN & Haverhill Police Dept. regarding incident in neighborhood of 20 Westland Ter. group home on 7/5 and steps being taken to better supervise residents and reduce police calls to residence	Public Safety	7/23/19
89-K	Communication from Councillor Macek requesting open discussion relative to the process for Establishing a Charter Commission to review the current City of Haverhill Charter	Citizens Outreach	8/6/19
89-U	Communication from Councillor LePage re: applying for Community Compact Best Practices Program grant for benefit of city and its residents	Citizens Outreach	9/17/19
89-V	Communication from Councillor McGonagle requesting a discussion about school bus safety	Public Safety	9/17/19
11	Communication from Councilor Jordan requesting to introduce Steve Costa of Citizens for Haverhill Fire to discuss Mayor's CIP and occupational cancer	Public Safety	1/7/20
34-P	Communication from Councillor Sullivan requesting a discussion regarding the disposal of cremated remains on public property	NRPP	3/17/20
69-O	Communication from President Barrett and Councillor Sullivan requesting discussion on illegal fireworks in the City	Public Safety	7/28/20
86-D	Communication from Councillor Michitson requesting to address economic development ideas resulting from the pandemic	Planning & Dev.	8/11/20
86-F	Communication from Council President Barrett and Councillor LePage requesting discussion pertaining to utilization of UV-C disinfection fixtures in public buildings	A & F	8/25/20
89-C	Mayor Fiorentini submits final recommendations of Matrix Company	NRPP	9/15/20
91	Petition from Wady & Jewnifer Grullon requesting to purchase city property that abuts their property at 14 Silver Birch Ln; Assessor's Map 574, Block 1 Lot 7	NRPP	9/15/20

HAVERHILL CITY CLERK 09/21/2021 11:05

91-B	Petition from the Biggart Family requesting to purchase 2 parcels of land that abuts their property “ at 30 Belvidere Rd., Assessor’s Map 409, Block 114, Lot 9; and Map 409, Block 1A, Lot 1 that includes conservation land, but only the portion zone RMD (Residential Medium Density)		9/22/20
55-I	Communication from Council President Barrett and Councillor McGonagle requesting to introduce Don Jarvis, Keith Gopsill and Mike Ingham to discuss becoming a Purple Heart Community	NRPP	12/15/20
91-C	Petition of Michael DeLuca requesting to purchase surplus city land on River St., Map 538, Block 419B, Lots 20, 21, 22, 23	NRPP	12/15/20
4-I	Communication from Councillor Michitson requesting to address the rising inequities between high and low paid occupations in the United States	Citizens Outreach	1/12/21
27-E	Communication from Councillor Sullivan requesting to introduce Debbie Lyons, to explain having legal permitting system as it relates to establishing permitting/licensing process to allow for “Bow Hunter Tree Stands” to be placed on trees on City properties when hunting is allowed in season	NRPP	3/2/21
27-J	Communication from Councillor Michitson requesting to re-start discussion on way ahead for residential zoning in Haverhill	Planning & Dev.	3/9/21
50	Councillor Jordan requests on behalf of Tom Riley, 195 Kingsbury Ave., to have city surplus land that abuts his property, Map 768, Block 50, Lot 85A on Lincolnshire Ave.	NRPP	4/6/21
27-X	Councillor Daly O’Brien requests discussion re: cars parking on Concord St. sidewalks and possibility of city providing off-street parking	NRPP	4/6/21
50-U	President Barrett and Vice President LePage request discussion about composting options	Citizens Outreach	5/18/21
50-W	Councillor McGonagle requests to discuss an option to reward first responders and frontline workers to receive bonus for working through pandemic	Public Safety	5/18/21
63-B	President Barrett and Councillor Michitson request to make remote, virtual participation in public hearings and meetings a permanent fixture of city government	A & F	6/15/21
63-R	Councillors Jordan and Michitson propose a Housing Forum to address affordable housing crisis, open space, impact of residential developments on City’s infrastructure and services	Citizens Outreach	8/10/21
63-S	Councillor Daly O’Brien discuss sending intent of closing Washington St. for trial period to make it pedestrian walkway	Citizens Outreach	8/24/21
92	Councillors Jordan, Michitson and LePage seeking funding for Cogswell Artspace from the \$500K account dedicated to youth and mental health services	A & F	9/28/21
91-G	Councillors LePage and Macek request to move and correct procedure error on Rules and Regulations	A & F	9/28/21
92-G	Councillor Daly O’Brien requests providing shaded areas in our City playgrounds	Citizens Outreach	10/19/21
94	Councillor Macek process of private profit organizations using public property	A&F	10/19/21

**CITY COUNCIL**

**MELINDA E. BARRETT**  
*PRESIDENT*  
**COLIN F. LEPAGE**  
*VICE PRESIDENT*  
**JOSEPH J. BEVILACQUA**  
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citycncd@cityofhaverhill.com

**CITY OF HAVERHILL**

HAVERHILL, MASSACHUSETTS 01830-5843

**LONG TERM MATTERS STUDY LIST**

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