



## CITY OF HAVERHILL

### CITY CLERK

4 SUMMER STREET, ROOM 118  
HAVERHILL, MASSACHUSETTS 01830

(978) 374-2312  
PHONE

### Special Permit #CCSP-25-2

**Proposed Use:** Special Permit under the terms and provisions of the Haverhill Zoning Ordinance Chapter 255 to expand the existing Psychiatric Hospital located at 76 Summer Street, Haverhill, MA in an RU Zone by constructing an attached addition and increasing the current 71 bed Psychiatric Hospital to a 95 bed Psychiatric Hospital. This is a preexisting use. A Psychiatric Hospital is an allowed use in an RU Zone with a Special Permit from the City Council.

**Applicant:** WP Acquisition Sub, LLC d/b/a Haverhill Pavilion Behavioral Health Hospital

**Property Owner:** Same as applicant

**Location:** 76 Summer Street (203-34-9)

**Zoning District(s):** RU Zoning District.

**Relief Sought:** Special Permit under Zoning Ordinance Section 255-10.4.2

**Hearing Date(s):** April 8, 2025. The Board deliberated on May 6, 2025

**Members Present:** Sullivan (President), Jordan (Vice President), Councilors Basiliere, Hobbs-Everett, Michitson, McGonagle, LePage, Rogers, Lewandowski, Ferreira and Toohey.

**Vote:** The Council voted 11-0 to approve the Special Permit

**Materials submitted: (Copies of materials and video of City Council proceedings available on the City's website)**

- Property owner permission document, no date
- Eight-page Site Plan prepared by Crunk Engineering, dated December 3, 2024
- Thirteen-page Schematic Design Drawings prepared by: Architect, Stengel Hill, Civil Engineering, Crunk Engineering, LLC, Structural Engineering, Sky Hook Engineering, PC, Mechanical and Electrical Engineering, CMTA, Inc., Interior Design, Stengel Hill, dated January 13, 2025
- Written Summary of project, prepared by Robert Harb, Esq., dated February 4, 2025
- Zoning Opinion prepared by Robert Harb, Esq., dated February 4, 2025
- Description of project cover letter prepared by Robert Harb, Esq., dated February 4, 2025
- Four-page Building Addition plan, prepared by Crunk Engineering, dated December 3, 2024
- Quitclaim Deed, dated February 15, 2019
- One -page plan of land, prepared by Hawthorne Land Surveying Services, Inc. dated January 4, 2025
- City Department reviews including Conservation Department, DPW, Engineering Department, Fire 1 Department, Fire 2 Department, Health Department, Police Department, School Department, Storm Water, Water/Wastewater, Water Supply, Building Department
- PowerPoint Presentation, dated April 8, 2025
- One-page landscape plan, prepared by Crunk Engineering, LLC, dated March 4, 2025
- PowerPoint Presentation, dated May 6, 2025

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## PROJECT INFORMATION:

### REQUEST:

Special Permit under the terms and provisions of the Haverhill Zoning Ordinance Chapter 255 to expand the existing Psychiatric Hospital located at 76 Summer Street, Haverhill, MA in an RU Zone by constructing an attached addition and increasing the current 71 bed Psychiatric Hospital to a 95 bed Psychiatric Hospital. This is a preexisting use. A Psychiatric Hospital is an allowed use in an RU Zone with a Special Permit from the City Council.

### SPECIAL PERMIT CRITERIA:

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

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

### FINDINGS

The individual findings of Councilors are included in the Council’s Administrative Record and are also reflected in the minutes. The Findings of the Council as a whole are stated herein:

#### General Findings

- The applicant’s plans were circulated to the various City Departments enumerated above and are thus deemed to comply with the submittal requirements of Zoning Ordinance Section.
- Councilors found that the project met the requirements of the local ordinance.

#### Specific Findings Under Zoning Ordinance Section 10.4.2

- Community needs served by the proposal  
Department of Mental Health has reviewed the need for the expansion project, which is proposing to add (24) beds to an existing (71) bed facility for a total of 95-beds and has provided provisional approval based on assessed need. See letter from DMH. In 2024, Haverhill Pavilion had over 1,300 geriatric referrals. According to the Applicant, the current geriatric unit operated at a 97.1% occupancy rate in 2024.
- Traffic and pedestrian flow and safety, including parking and loading  
As part of the expansion, the design will update the facility to meet the current ADA standards for parking and include an additional van-accessible handicap parking space. The main parking

area remains functional and largely unaffected by the project scope. Similarly, the rear asphalt area, primarily used for ambulance drop offs and deliveries, will see minimal changes, with the addition of a new ambulance drop off area incorporated into the expansion. These details are outlined in the provided site plan filed with the application.

- Adequacy of utilities and other public services

The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project, independent sewer, fire, and sanitary connections will be established for the new building, all of which are detailed on the site plan and will be further coordinated with development services. The proposed site plan complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, and reflects that new connections will meet city standards without the need for special approvals. City Departments have raised no concerns about utility availability at this time, and the parcel's central location within the city provides utility access on all three sides, allowing for the services of the expansion to tie into existing infrastructure, minimizing disruptions and providing continuity of service delivery. The applicant states it will continue to collaborate closely with development services to confirm that all utility connections align with city's expectations and requirements.

- Neighborhood character and social structures

The proposed addition is consonant with neighborhood character and social structures, as it will match the existing facility in materials and massing and represents no substantive change in the use or operation of the existing facility. The new addition will marginally increase the percentage of open space on the site and replacement of asphalt with grass and landscaping will improve sightlines of existing parking. Unsightly elements such as dumpsters and a trash compactor will be shielded to the interior of the site, and the new emergency generator will be shielded on all sites by a concrete masonry unit enclosure finished with materials to match existing building exterior. Applicant has met with the neighbors and reviewed the application with them prior to submission. Property used to contain a 122 bed rehabilitation hospital.

- Impacts on the natural environment

There are expected no impacts to the natural environment as a consequence of this project. The new addition will marginally increase the percentage of open space on the site, and the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration.

- Potential fiscal impact, including impact on City services, tax base, and employment

This project will have no impact on city services. It is believed that this project will increase the tax base. No impact on schools. Haverhill Pavilion will increase staffing to operate the additional beds. This Applicant has represented that this will create employment opportunities for both clinical and non-clinical staff.

### **Specific Findings Under Zoning Ordinance Section 6.3.3**

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

**Noise:** The project will comply with city standard 6.3.3(2) as it pertains to noise. Construction will abide by the restrictions set forth in Chapter 182 of the Haverhill Zoning Code and 310 CMR 7.10 of the

Department of Environmental Protection's regulations. The project's new emergency generator has been placed away from the lot line and has built in muffler to mitigate noise. This generator will be shielded on all sides by a concrete masonry unit enclosure to further mitigate noise. An existing dumpster located on the periphery of the site will be moved to a courtyard shielded on three sides by building, which will reduce noise at times of refuse collection.

**Landscaping:** Under Section 6.3.3(3) a screening and buffer area is required in any I or C district which adjoins or abuts an R or S District at the side of the rear of the property and may consist of or include some combination of, a solid fence or wall not less than six feet height and shrubbery or trees. A fence presently exists along the west side of the building. Additional screening was provided for in the northeast corner based on request from neighboring property owners at the neighborhood review meeting.

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

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

**Pedestrian and Vehicular Access/Traffic Management:** This development plan adheres to section 6.3.3(6). The facility has operated in this capacity for an extended period without any reported issues related to traffic management or vehicular access. Pedestrian traffic and parking will to be located at the front, while ambulances and deliveries will be directed to the rear, maintaining separation of these traffic elements. The site currently has an excess of approximately 100 parking spaces, so the removal of the upper parking lot will not impact the availability of parking for staff and patients, remaining within code requirements. Haverhill Pavilion plans on hiring an estimated (3) new staff members to facilitate the operations of the new unit. This increase in staff numbers does not trigger the need of a traffic study. Parking lot is within code for the proposed bed increase.

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

**Utilities/Security/Emergency Systems:** The existing building is already connected to domestic water, fire service, and city sanitary systems so no major utility extensions are required for this project. Independent sewer, fire, and sanitary connections will be established for the new building. The proposed site plan complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, and all new connections appear to meet city standards without the need for special approvals. City development services have raised no concerns about utility availability at this time, and parcels central locations within the city provides ample utility access on all three sides. This allows for integration of the expansion into existing infrastructure, minimizing disruptions and ensuring continuity of service delivery.

**Other general Standards:** The proposed expansion will cause no substantive change in the current facility's compliance with Section 6.3.3(9). The expansion will not be conducted in a manner as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard; noise or vibration, smoke, dust, odor or other form of environmental pollution, electrical or other disturbance; glare; liquid or solid, refuse or wastes; conditions conducive to the breeding of insects,

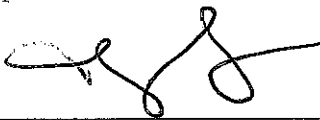
rodents or other substance, conditions or element in an amount as to affect adversely the surrounding environment. All operations shall be conducted in such a manner as to comply with the laws of the Commonwealth of Massachusetts regulating air pollution.

## DECISION

On May 6, 2025, the Haverhill City Council roll call voted 11-0 (Council consists of 11 members) to approve a Special Permit for construction of an attached addition and increasing the current 71 bed Psychiatric Hospital to a 95 bed Psychiatric Hospital as presented. Councilors in favor were Sullivan (President), Jordan (Vice President), Basiliere, Hobbs-Everett, Michitson, McGonagle, LePage, Lewandowski, Ferreira, Toohey and Rogers. Councilors opposed were: None. The approval is subject to the following conditions:

### General Conditions:

1. The Project shall be constructed in strict conformance with the plans presented during the Council's Hearing.
2. No work on the Project, as approved hereunder, may commence until it has received Development Review and approval. Any and all construction of the Project shall adhere to the City's rules and requirements, including any inspectional or code requirements.
3. Landscaping will be completed before an occupancy permit is issued.
4. The project must adhere to the department comments.
5. In the event that the Council or the City is compelled to utilize any peer review in the planning, construction or maintenance of this Project, the Applicant shall bear the expense of such peer review in accordance with G.L. c. 44, §53G.
6. In accordance with Section 10.4.6 (Special Permit) of the Haverhill Zoning Ordinance, Special Permit Approval shall lapse after two (2) years from the grant thereof if a substantial use thereof has not sooner commenced except for good cause. Approval may, for good cause, be extended in writing by the Council upon written request from the Applicant.
7. Any appeal of this decision of the Board shall be made in accordance with M.G.L. Ch. 40A, Section 17, to a court of competent jurisdiction.
8. This Approval shall not be effective until it is recorded at the Southern Essex District Registry of Deeds with evidence of such recording to be provided to the Council and Inspectional Services Department.



Thomas J. Sullivan, President  
Haverhill City Council

5/27/25

Date

Failure to comply with the special permit conditions, or failure to otherwise remain in compliance with future requirements applicable to this permit are subject to penalties under Section 10.1.8 of the Haverhill

Zoning Ordinance.<sup>1</sup> In addition, said failure shall be cause to recall the special permit and require a new public hearing which may result in the imposition of additional conditions or the rescission of this special permit.

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I hereby certify that no appeal has been filed on this Decision within the required 20-day appeal period.

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City Clerk

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<sup>1</sup> Haverhill Zoning Ordinance Section 10.1.8 provides: "Any owner or person who violates or refuses to comply with any of the provisions of this chapter may, upon conviction, be fined a sum of up to \$300 per day, for each offense. Each day, or portion of a day, that any violation is allowed to continue shall constitute a separate offense."

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**CITY OF HAVERHILL**

HAVERHILL, MASSACHUSETTS 01830-5843

**APPLICATION FOR SPECIAL PERMIT  
DOCUMENT 39, CCSP-25-2**

**FOR APPLICANT ROBERT HARB, ATTORNEY FOR APPLICANT WP ACQUISITION SUB,  
LLC**

**76 SUMMER STREET**

**MAY 6, 2025 (CONTINUED FROM APRIL 8, 2025)**

**DOC. 39 – SUMMARY MINUTES OF SPECIAL PERMIT IN PERSON AND HYBRID  
HEARING HELD ON MAY 6, 2025, FOR PETITION FROM ROBERT HARB, ATTORNEY  
FOR APPLICANT WP ACQUISITION SUB LLC FOR 76 SUMMER STREET FOR SPECIAL  
PERMIT CCSP-25-2 FOR A SPECIAL PERMIT TO CONSTRUCT AN ADDITION TO THE  
HAVERHILL PAVILION THAT WILL ADD A NEW 24-BED GERIATRIC UNIT**

SUBJECT: DOCUMENT 39; CCSP-25-2: Petition from Robert Harb for applicant WP Acquisition Sub, LLC for property located at 76 Summer Street

Present: President Thomas Sullivan, Councilors Timothy Jordan, Colin LePage, Ralph Basiliere, John Michitson Devan Ferreira, Melissa Lewandowski, Michael McGonagle, Shaun Toohey, Katrina Hobbs Everett and Catherine Rogers

Remote: None

Members Absent: None

City Clerk Wright: CCSP-25-2; Hearing Application from Robert Harb Attorney for WP Acquisition Sub, LLC requesting to construct an addition to the Haverhill Pavilion on 76 Summer Street, that will add a new 24-bed geriatric unit continued from April 8, 2025

**President Sullivan opened the special permit hearing.**

Attorney Robert Harb of 25 Kenoza Avenue addressed the council on behalf of the applicant. He stated with us tonight is Jeff Lanar who is the CEO of Pavilion. He is going to speak after me. To get to the specifics of the project we will introduce Todd Wienringa of Stengle Hill. You all have the plans that we submitted, and the updated landscaping plan and Todd was important for those being created. He will go through those slides, and I thank HC Media for being able to put it up. We also have Aaron Keithly he is with Crunk Engineering. I have been working with Jeff on this project for more than a year, maybe two years. It has been long in planning and well thought out. We started the project months ago with a

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predevelopment hearing with all the city departments. We heard their concerns, and we address them as you will see in all the plans. Subsequent to that we met with neighbors in the neighborhood and listened to their concerns. Todd will tell you how we addressed their concerns in these plans. We are now here before you and I have read all the reports of the City Departments, and nobody is objecting to it including the School Department, who thought it was a good idea. We will meet all of the conditions and comments of the city departments. I think this is a great project that we can certainly use. I will briefly go through what the board requires on the special permit information. It used to be the brief I used to write but now it just replaces that. You know it is pretty extensive. I am just going to hit the highlights, then you can listen to Jeff, you can see the plans and I'll come back up if you have any questions. As you know, since you created the order under section 10 of our zoning code, there are seven items that we must meet. I refer to my brief for your report that I filed dated February 4<sup>th</sup>, we meet all those. I will briefly go through them. The community needs, well as the City Engineer Pettis said we needed to get the Department of Mental Health approval. We got that before we even filed. That's attached to our application, and it was also attached to my report. This is a petition that is to increase a 71-bed facility in a psychiatric hospital by basically putting an addition over parking spaces and building a new building for 24 geriatric psychiatric beds. We will have a total of 95 beds. I do mention in my brief that at one time there was a 122 beds in the existing building when it was actually a nursing home when Mr. Arcidi owned it, before he converted it to Whittier Re-Hab. The number of beds have actually decreased from the nursing home and the structure has increased once we put up the addition. By putting up the addition we are able to also in the parking area to bring the parking to ADA standards, we're adding an additional van accessible handicap space. We are getting rid of some of the parking area for a needed building for 24 beds. We meet the parking; we meet the requirements of that. Do we have adequate utilities and public services. Yes, we are not increasing anything. We are tying into the existing water and sewer. Do we meet the neighborhood character, you will see from the plans that the expansion building is going to look like the new building and they are going to mesh. It won't look like there is a expansion building, it will just look like one building. I think we meet the neighborhood and fit right in. We are only going to have 95 beds and not the 122 that used to be there. There is no impact to the environment, there are no wetlands there. We have a lot of pavement and the pavement we are going we're going to turn. Even though it's a moderate increase, we did the best we could especially with our new updated landscaping plan to try to give some greenery and landscape, it's difficult because we meet the parking area, the way we are on the street and side street but Todd will go over what we will try to do to do the best we could to bring some more greenery. In total it has more green than it has now. I wish we could put more, but he'll tell you what we did and especially when we went back again and said can you take your pencil and eraser and do some more work. That is why we had the updated landscaping plan that he will go over with you tonight. Do we have a fiscal impact to the city. Only a positive we are going to get more taxes out of the building. We are going to bring approximately 25-30 new employment to the town. We were asked a question once about local people working there. I am told a lot of the people that work there actually walk to work.



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They live in the neighborhood. We certainly are not going to impact the schools with geriatric beds. We are not going to have a lot more traffic because nobody is going to drive. We are not impacting the city, utilities, water and sewer. Regarding the lighting we will meet all of the codes. We have taking into account trying to keep the noise down for the neighbors because as you know there are neighbors living all around us. They have done an environmental impact on that and made sure they have mufflers to mitigate any noise, the compactors will be in a different place away from the boundary on the outside. The trash container, we moved away, it was originally designed to be close to the neighbors on the left and we said no can you move and we moved it to more of the center of the new building and surrounded by a cement wall to keep the noise generators and stuff. They really have taking into account everything that they can do. Todd will talk about the landscaping, and we meet all stormwater management, the site meets all the standards for site development. We've taking into account the pedestrian flow, especially from what it used to be. We meet all the utilities; they are there that should not be an issue. We meet the general standards set forth in our codes. We also take into effect and meet the Commonwealth's regulation of air pollution. This is a good project and as I summarized in my report. A. The proposed addition won't cause substantial damage to the neighborhood taking into account the characteristics of the site, size location and existing structure and the proposal in regard to this site. The lot exists, the site has an existing structure, it has a parking area that is excessive, and this will change it with a building that would assist it with those 24 new beds. The community needs psychiatric beds everybody admits to that. This increase has been approved by the Department of Mental Health. We have taken into account traffic, pedestrian, there's adequate utilities, the neighborhood character has been addressed. We have tried to meet all of the requests of the neighbors, no impact on environment and we are going to increase the city's tax base. We believe as I set forth in that brief that we meet all of the requirements of the city. We are not a problem we are a benefit. We are going to be a great thing on Summer Street and we are going to fit in. I will ask Jeff Lanar to come up because he has been working there a number of years. He knows the operation of the facility what and why he needs the 24 new beds.

Jeff Lanar, Chief Executive Officer of Haverhill Pavilion addressed the council. I have had the privilege of serving in this role for almost 5 years. I am working with a very dedicated and committed staff at the hospital. We are currently licensed by the Department of Mental Health as a 71 bed inpatient hospital. We begin admitting patients at the age of 19 and we go all the way through the older adult population. In 2024 we treated over 1,300 patients with this proposed geriatric expansion it will increase the amount of our patients by 450. The demand of geriatric inpatient services is sadly growing. We would like to grow to meet that need especially local patients. The patient unit addition would be older adults. We are currently can treat 21 patients in our older adult unit. This would expand our capability by 24 patients. The city's name is in our hospital name. We do believe in being committed to our relationship in this community and neighborhood. As Attorney Harb mentioned, we held a meeting with the local homeowner association in December 2024. We obviously wanted to inform them of what we would be doing at the hospital, and we wanted their input as well to make this project better. Again, we are very

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big in maintaining those relationships. Some of the topics that we discussed at the meeting and were able to incorporate into this plan. The next slide is a brief overview of what we are looking at doing. This is a continuation of what we are already doing in our adult older unit now. Its geriatric psychiatry, general mood disorders, thought disorders and some dual diagnosis as well. Per our license with the Department of Mental Health or primary diagnosis to admission to the hospital has to be a psychiatric diagnosis. Many patients do come in with a secondary diagnosis, so we are able to treat that as long as there's a primary diagnosis. With that said I do appreciate your time tonight. I will turn it over to our architect Todd who will go over the design of the expansion.

Todd Wienringa of Stengel Hill addressed the council. He stated I am the lead design for the project. You can see the addition is going on the upper level of the existing parking. The emergency generator was one of the items that Attorney Harb had mentioned. We have relocated that to the center of the lower level parking lot. Again, that is surrounded by concrete walls that will assist with us containing noise as well as site lines and things of that sort. He also mentioned trash compactor if you're familiar with the facility there is a trash compactor on the upper parking lot area. That is going to be relocated between the existing hospital and the new addition. That will allow us to screen that, and it will have a gate in front of it. It will keep the refuse away from the neighbors. One of the many topics that we talked about at our neighborhood meeting was noise and landscaping. The darker circular item are new vegetation locations. With the upper end of that sheet, you can see that we are going to landscape along the existing backside of the hospital and screen ourselves from the existing neighbors. The building addition is on that floor plan to the left-hand side and we have landscaping up against the long side of the building in which we will be up tighter to our existing neighbors. The utility transformer down in the lower parking lot we were heavily landscaped and screened around that. We were also asked to address Summer Street down to the very bottom of the floor plan where basically we are going to rehab and redo a lot of the front landscaping there right at our main entrance. Next slide is just a series of numberings and elevations of the building. This is a bird's eye view of the facility looking from above Summer Street, back towards the main entrance of the building. The existing hospital is on your right and the addition is on your left. We will be a two-story facility like the existing building. The rectangular box in the front is the emergency generator again, we are screening that so that is not anything anybody would have to see. The HVAC systems for this facility will be a single roof top unit. That is shown at the roof in the center there, it is also screened from our neighbors. That is not only for visual aspects but also for noise. From the color scheme we are doing our best to match the existing facility. We've added some variety of color there. We have some accent colors and some banding there on our window systems will match the existing building as well. Another view of the front of the building the existing facility is on our right and our addition is on the left. Some of our landscape enhancements can be seen off to the left. It is a pretty well wooded site tight to the building. We are going to be going to try to enhance some of that as well. Next slide, our intent was just to give you a shot of the emergency generator. Those are pretty large. The one that we are installing here will be back feeding the existing facility. Next slide, in this case we are

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giving you views as you enter from the drive off of the side. This is the direction in which you are a patient entering the facility or somebody coming in with a delivery you come in off the backside of the facility. This is the end of the addition. You can see the landscaping along the long access of the building. There's an existing fence line between us and our neighbors. We have a large glass entrance there, we are going to be admitting patients at the glass window system there. We have a canopy coverage there so we can pull up vehicles and ambulances back in. Next slide, that is another view of the entrance and here is where we are picking up our van accessible parking space and some of our loading and unloading space. Next slide, this is a series of elevations that we would include in our construction documents. They really are the same views that we have been looking at just in 2D. Again, the existing hospital is on the right addition is on the left you can again, see similar color scheme, similar building height. Next slide, this is the long elevation, Summer Street is to the right, two story part of that building is also on the right because of the slope of the existing property we slope back up to the left. This is the elevation that we will be facing our neighbors. The landscaping in this place has been removed so you can see the details of the building. Again, this is the rear of the building showing our entrance and the last slide where we will have parking and deliveries

Attorney Robert Harb stated I know you don't need to know this because you already do but for the record this is the first step when they get the special permit then they have to go back to the City Departments for development review and all the building plans and everything that they have need to reviewed before they get their foundation permit and then move forward. It takes a little bit of time and that's good because it makes you think through and make sure its done properly. We meet all the requirements, the findings that I suggest in my letter dated February 4<sup>th</sup>. I think it spells everything out. We are done in our presentation.

### **President Sullivan asked if anyone would like to speak in favor?**

Kenneth Quimby, Jr., 48 Goodale Street, Haverhill spoke in favor. He stated that he does work in health care under a different matter. This is something that is definitely needed in the City of Haverhill and I am just here to support it.

Amanda Coburn, 15 Merrimac Road, Haverhill spoke in favor. She stated I am a psychiatric social worker at Haverhill Pavilion. I am here speaking in favor of this project. I know the City Council has been a great supporter of mental health treatment in our community mainly with the goal of trying to help people getting into crisis from a young age throughout the spectrum. However, there are times when people need that level of care and adding additional senior beds in our community adds a lot of value. I am a social worker on one of the current senior units.

**President Sullivan asked if there was anyone else who would like to speak in favor? No one spoke.**

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**President Sullivan asked if anyone would like to speak in opposition? No one spoke.**

**President Sullivan closed the hearing.**

*Motion by Councilor McGonagle for passage with all comments from Department Heads, Second Councilor Rogers.*

Vice President Jordan stated in your presentation you mentioned about serving the community and serving local community I did notice one of the comments or questions from our Superintendent Margaret Marrotta asked if there any preference for community members? I don't know if you are allowed to do that or not. Obviously, I support this project there's a tremendous need for more psychiatric beds throughout the entire commonwealth. We have all read data that shows it is a major, major problem. I would be heartened to hear that there is preference for more local people.

Jeff Lanar stated there is obviously hiring practices that I can't go into details its kind of outside my scope. We absolutely love when we have local Haverhill residents working at our hospital. I think that speaks volumes to the community and being a hospital that is two blocks from city hall, its fantastic when we have local representation treating our patients.

Vice President Jordan stated that is great for hiring staff but also for patients coming in.

Jeff Lanar stated absolutely. One of our referring hospitals is Holy Family Haverhill.

Councilor Ferreira stated I wanted to say thank you for having our neighborhood meeting. I attended that meeting, and it was a great way to get information and to have a good conversation about what it is like to live near this facility and walk your dogs past it multiple times a day and to see it from all angles day and night. The landscaping was definitely a big topic there and for me I love the landscaping update. We definitely asked for more along the street to beautify that. I am curious along the fence line along Webster Street along your parking lot that was noted in our neighborhood meeting to kind of screen some of the back yards and side yards of those properties. There had been trees there historically, but they have come down over time. That is the lower end of Webster Street near Summer. I didn't know if anybody could address that. Also, in some of the images not necessarily in the landscape design it looks like how the parking lot was divided I feel like now there is an island in it with maybe shrubs or something like that. I am hoping something like that would continue to be there but I didn't necessarily see that represented in the landscape design.

Todd Wienringa stated we can certainly look at updating that center parking area. We were having some challenges along the lower section of the parking lot because the parking is tight to the lot line right there. We could take a closer look at in terms of planning something large, I think that would be a challenge.

Councilor Ferreira stated my hope when we see the opportunity to make some updates with large parking areas is that through landscaping and planting, we can avoid heat islands in our dense neighborhoods

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which we have in this area already with our parking at city hall so close and other apartment buildings nearby too. If there is, anyway, even something low growing I think would make a difference because it is the mishmash of fencing along that property line too, so like a split rail, low, wood railing and some neighbors I think have some chain-link along there.

Todd Wienringa stated there is a lot of chain-link along the northern side of the parking lot once you get to the upper level. Yes, we'd be happy to survey that and take a look to see what we can fit in there.

Councilor Ferreira stated I think that would make a huge difference. I do appreciate all the landscaping added to the rear because that is something, I hear the hum back there all the time already on Park Street, I hope that will make a big difference. Is there an opportunity for any street tree plantings in front on Summer Street near one of the entrances or exits. I know you have a telephone pole on one of them.

Todd Wienringa stated I think we would have to look at that again because the entrance up there is pretty wide. If you are referring to the right side of the property, we could certainly look at it. I do think it is tight based on our existing parking lot and how the circulation works through there.

Councilor Ferreira stated is there an update on signage coming with this? I assumed there was but maybe I'm wrong.

Todd Wienringa stated we have a large site sign down along Summer Street and at this point we weren't planning on replacing or updating that.

Councilor Ferreira stated the employees would continue to enter on Webster Street as well as ambulances and deliveries.

Todd Wienringa stated the majority of the employee parking is going to transfer down to that lot. We want to maintain all the delivery traffic both for supplies and patients coming in there off of Webster Street.

Councilor Ferreira stated that there was also a concern at that meeting the traffic coming in and out of that entrance area because it seemed like almost everybody was using that.

Todd Wienringa stated you may see that traffic decrease.

Councilor Ferreira stated I bet with the employees parking in front. Are you resurfacing that front parking lot as well?

Todd Wienringa stated that one site drawing is bringing all the utilities from Summer Street up to the addition. There will be some resurfacing that will happen.

Councilor Ferreira stated is there an option for any permeable surfaces to be included in that.

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Todd Wienringa stated we can look at that.

Councilor Ferreira stated for me you don't even consider there is a need for this service we know there is. The opportunity to make updated changes to what people didn't think about in the 70's whenever this building was built, I don't even remember initially. They weren't thinking that, and we have to deal with this climate resiliency the best we can and we get one shot. I would love to see a couple of those things addressed if we could, and also to include a condition that the landscaping is complete at the time the special permit is complete or for occupancy, I guess.

President Sullivan stated so you would like a condition that the landscaping must be completed before they get an occupancy permit for the new unit.

Councilor Ferreira stated yes.

President Sullivan stated does someone want to second that?

Councilor Michitson stated second.

President Sullivan stated **motion by Councilor Ferreira, Second by Councilor Michitson.** We will take roll call after when we are done with this. We will start with that condition when we do roll call.

Councilor Ferreira stated thank you again. I think these plans are really great. I appreciate the thoughtfulness especially following the neighborhood meeting that makes a difference in the whole process.

Councilor Michitson stated Attorney Harb you have to get more clients like this. This will be a great service for the community, and I support it completely.

Councilor Lewandowski stated I am going to be another set of hands clapping for this proposal. Everything about it was so mindful. It was mindful in its design, mindful in the process as Councilor Ferreira has mentioned of being proactive and talking with the neighborhood and even standing here tonight and making some concessions and being open to them in terms of the landscaping. Its obviously mindful of the mental health crisis that we have statewide. Everybody knows that the lack of beds is a major contributor to the mental health crisis because it can result in poorer outcomes for people that cannot get the care that they need and obviously that lack of timely care and beds results in other things such as homelessness and worsening conditions of their mental health and sometimes criminal activity and so forth. Someone I forget who mentioned this will tie in to our local hospitals which I think is a really important piece because we have been talking about that for awhile how burdened our hospital systems are and that happens a lot with the mental health crisis for people who can't get beds and end being treated in ERs and that is not the care that they need. The people that are in emergency rooms need that acute care and mental health patients need to be transported to facilities that can support their needs.

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This is a wonderful proposal, and I appreciate all the time and effort that you put into it. I will be in full support as well.

President Sullivan stated I will also be supporting this for the reasons previously stated and I will not restate them. Madam Clerk, can we have a roll call on Councilor Ferreira's condition to make sure that landscaping is completed before an occupancy permit is issued.

Madam Clerk Wright: Vice President Jordan-yes, Councilor Basiliere-yes, Councilor Hobbs Everett-yes, Councilor Michitson-yes, Councilor Ferreira-yes, Councilor Lewandowski-yes, Councilor Toohey-yes, Councilor McGonagle-no, Councilor LePage-yes, Councilor Rogers-yes, President Sullivan-yes.

10 Yeas, 1 Nays (McGonagle), 0 Absent

**President Sullivan: That Passes.**

President Sullivan stated can we have a roll call on the project itself with all the conditions, if any from the various departments.

Madam Clerk Wright: Vice President Jordan-yes, Councilor Basiliere-yes, Councilor Hobbs Everett-yes, Councilor Michitson-yes, Councilor Ferreira-yes, Councilor Lewandowski-yes, Councilor Toohey-yes, Councilor McGonagle-yes, Councilor LePage-yes, Councilor Rogers-yes, President Sullivan-yes.

11 Yeas, 0 Nays, 0 Absent

**President Sullivan: That Passes.**

Respectfully Submitted,

Lori A. Robertson  
City Council Administrative Assistant

Date: May 28, 2025