CITY OF HAVERHILL
CITY COUNCIL AGENDA –
Tuesday, September 15, at 7:00 PM
Theodore A. Pelosi, Jr. Council Chambers, 4 Summer St, Room 202
In-Person/Remote Meeting: https://meet.google.com/tgx-adkt-yto

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

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

SEP 11 PM12:21
HAVCITYCLERK

5.1. Mayor Barrett wishes to introduce Robert Ward, Director of Water/ Wastewater to provide an update on the Drought Emergency

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

6.1. Councilors Lewandowski, LePage, Toohey, and Basiliere wish to recognize President Craig Bourgeois and Immediate Past President Suzanne Gates of the *Haverhill Exchange Club* for being honored with the prestigious "Big E Award", the Exchange Club's highest national honor earned by very strict service, education, and auditing criteria

6.2. President Jordan and Councilors LePage and Ferreira request to introduce members of the *Haverhill Community Playground* to provide an update on the progress and status of the project

7. **PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28:**
8. **COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:**

8.1. Chris Loughnane, *City Assessor*, announces FY2027 Tax Classification hearing for November 17, 2026

8.2. Chris Loughnane, *City Assessor,* submits monthly abatement report for the month of August

8.3. **EROM-26-20-** Lisa DeMeo, *City Engineer*, requests approval to open the roadway to allow for a gas leak repair at 628 Main St, which requires National Grid to excavate in the right of way

8.3.1. Order- Approve request to excavate at 628 Main St

8.4. **EROM- 26-21-** Lisa DeMeo, *City Engineer,* requests approval to open the roadway to allow for a gas leak repair at 1 Macon Ave, which requires National Grid to excavate in the right of way

8.4.1. Order- Approve request to excavate at 1 Macon Ave

8.5. **EROM- 26-22-** Lisa DeMeo, *City Engineer*, requests approval to open the roadway to allow for a gas cut off at the main due to exposed plastic at 36 Arlington St, which requires National Grid to excavate in the right of way

8.5.1. Order- Approve request to excavate at 36 Arlington St

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

9.1. **Doc 7-J** - Petition from National Grid and Verizon, requesting a joint pole location for Emerson St WR#31224561

10. PUBLIC HEARINGS AND RELATED ORDERS:

10.1. **Doc 21-J- CCSP-26-7** –Matt Silva for Sterling Commonwealth Builders requests approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units on a single parcel at 27 Marshland St in the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage

Related communication from applicant requesting to continue hearing until October 6, 2026

10.2. **Doc 21-A - CCSP-26-1**; Jony Perez of Davinci Mini Apartments, LLC and Davinci Child Center, LLC requesting to convert a currently unoccupied building to a daycare program on first floor (allowed by right in Zoning Code) and 12 apartments units (six two-bedrooms and six one-bedrooms) on the top three floors at 121 Merrimack St in the Waterfront (WD-C) District

Related communication from applicant requesting to withdraw the special permit application

Continued from July 14, 2026

10.3. **Doc 21-B** - Planning Director, Jacki Byerley, requests a hearing for the following Zoning Amendment – Battery Energy Storage Systems Ordinance: re: Amend Chapter 255 Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)– by inserting a new section 7.9 Battery Energy Storage Systems, amending section 3.1.3 Table of Use and Parking regulations by allowing a Tier 1, Tier 2 and Tier 3 BESS and amending the Zoning Map to include the BESS Overlay District. The overlay district will be creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), adding to the table the overlay district with the allowed Tiers and updating the zoning map to include the BESS Overlay District, or take any other action related to

Continued from August 25, 2026

11. APPOINTMENTS:

11.1. **Confirming Appointments**:

11.1.1. *Washington Street Historic Shoe District Commission,* Mary Grise, 18 Essex Street, expires September 30, 2028

11.1.2. *Haverhill Historical Commission,* Wendy Sczechowicz, 40 Locke Street, expires September 30, 2029

11.2. **Non-Confirming Appointments:**

12. PETITIONS:

12.1. Jacki Byerley, *Planning Director*, submits proposed amendments to Chapter 255, Zoning, for review and consideration

Related communication from Jacki Byerley, Planning Director

Hearing for October 27, 2026

12.2.

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

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

12.4.1. **EVNT-26-23-** Kathy McCormick for *Rocks Village Memorial Association, Inc* request to hold an Art Show to coincide with Essex Heritage Trails and Sails on September 12th & 13th, September 19th & 20th, September 26th & 27st, and October 3 & 4 from 10 AM to 5 PM

12.4.2. **EVNT-26-25-** Jennifer Silva for *Fresh Start Brew Co. DBA Aroma Joe's* requests to hold a Free Fall Event for all on October 30th from 3:30 – 8 PM at 727 South Main St in the building and parking lot

12.4.3. **EVNT-26-27-** Devon Allen for *Vintage Bazaar New England* requesting to hold the Vintage Bazaar Fall Festival at Crescent Farm for a vintage and craft show with live music and food to be held on Saturday October 3rd from 8:30 AM to 4 PM and Sunday October 4th from 10 AM to 3 PM.

12.5. **Auctioneer License**:

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

12.6.1. *Haverhill High Wrestling, September 26 & September 27*
12.6.2. *Haverhill High Girls Varsity Field Hockey Team, October 23, 24, and 25*

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

12.8. **ANNUAL LICENSE RENEWALS:**

12.8.1. **Hawker Peddlers License- Fixed location** – *w/Police approval*
12.8.2. **Coin-Op License *Renewals*** – *with Police approval*
12.8.3. **Christmas Tree Vendor** – *with Police approval*
12.8.4. **Taxi Driver Licenses:** *with Police approval*
12.8.5. **Taxi/Limousine License** *with Police approval*
12.8.6. **Junk Dealer /Collector License** - *with Police approval*

12.8.6.1. **Junk-26-3-** Jack Gouldsbrough, T&R Salvage **(Renewal)** 99 Newark St

12.8.7. **Pool/Billiard**
12.8.8. **Bowling**
12.8.9. **Sunday Bowling**
12.8.10. **Buy & Sell Secondhand Articles** *with Police approval*
12.8.11. **Buy & Sell Secondhand Clothing** *with Police approval*
12.8.12. **Pawnbroker license** - *with police approval*
12.8.13. **Fortune Teller** *with - Police approval*
12.8.14. **Buy & Sell Old Gold** – *with Police approval*
12.8.15. **Roller Skating Rink**
12.8.16. **Sunday Skating**
12.8.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
12.8.18. **Limousine/Livery License/Chair Cars** *with Police approval*

13. MOTIONS AND ORDERS:

14. ORDINANCES (FILE 10 DAYS):

14.1. Ordinance re: Vehicles and Traffic; Amend Ch 24; be further amended by ADDING the following to § 240-85 Schedule B: Parking Restrictions and Prohibitions:

LOCATION	REGULATION	HOURS/ DAYS
12 Blaisdell St	**NO PARKING** (except for 1 24- hours Handicap parking space)	**24 HRS**

File 10 Days

14.2. Ordinance re: Vehicles and Traffic; Amend Ch 24; be further amended by ADDING the following to § 240-85 Schedule B: Parking Restrictions and Prohibitions:

LOCATION	REGULATION	HOURS/ DAYS
16 Forest Ave	**NO PARKING** (except for 1 24- hours Handicap parking space)	**24 HRS**

File 10 Days

14.3. Ordinance re: Vehicles and Traffic; Amend Ch 24; be further amended by DELETING the following to § 240-85 Schedule B: Parking Restrictions and Prohibitions:

LOCATION	REGULATION	HOURS/ DAYS
9 Varnum St	**NO PARKING** (except for 1 24- hours Handicap parking space)	**24 HRS**

File 10 Days

15. COMMUNICATIONS FROM COUNCILORS:

15.1. Vice President Michitson submits the summary of minutes and recommendations of the Planning and Development Committee held on August 24, 2026 for acceptance and approval

16. UNFINISHED BUSINESS OF PRECEDING MEETING:

16.1. **Doc 32-N-** Mayor Barrett submits a loan order appropriating $26,190,000.000 for the engineering and construction of improvements to the South Mill Street Pumping Station and Force Main

16.1.1. Order-That Twenty-Six Million One Hundred and Ninety Thousand Dollars ($26,190,000) is appropriated for the purpose of financing the costs of engineering and construction of improvements to the South Mill Street Pumping Station and Force Main, including the payment of all costs incidental or related thereto, and including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended ("Chapter 29C")

Filed August 26, 2026

16.2. **Doc 10-P-** Ordinance re: Vehicles and Traffic; Amend Ch 24; be further amended by ADDING the following to § 240-85 Schedule B: Parking Restrictions and Prohibitions:

LOCATION	REGULATION	HOURS/ DAYS
MOHAWK TRAIL Both sides, entire length	**NO PARKING**	**24 HRS**

Filed August 26, 2026

17. RESOLUTIONS AND PROCLAMATIONS:
18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS:
19. DOCUMENTS REFERRED TO COMMITTEE STUDY:
20. LONG TERM MATTERS STUDY LIST:
21. ADJOURN:

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

SEP 11 AM 11:27
HAVERHILL CITY CLERK

September 11, 2026

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

From: Mayor Melinda E. Barrett

Re: Update On Drought Emergency

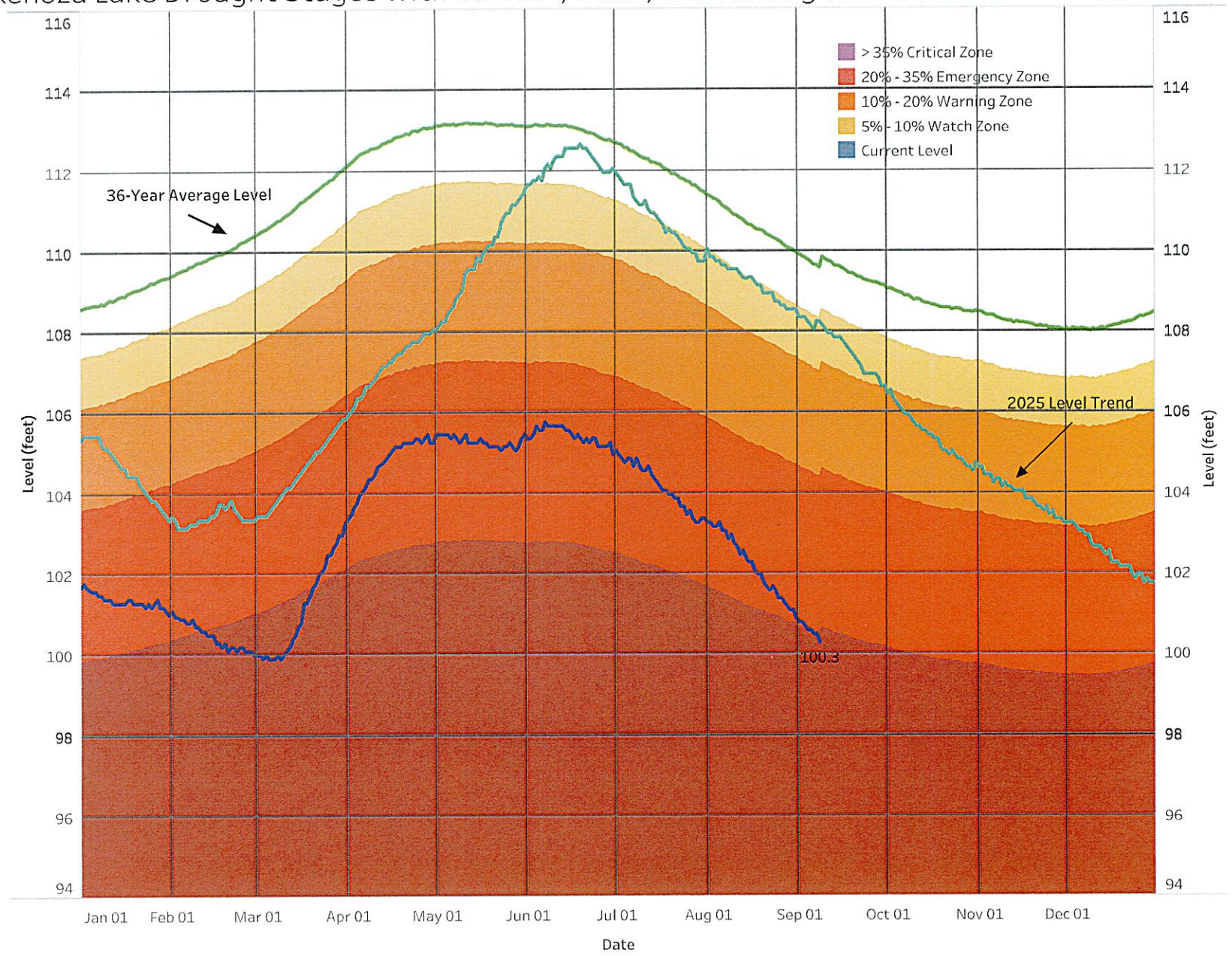
Dear Mr. President and Members of the City Council:

I respectfully request to introduce Bob Ward, Director of Water/Wastewater, to provide an update on the Drought Emergency.

Very truly yours,

Melinda E. Barrett
Mayor

Kenoza Lake Drought Stages with Current, 2025, and Average Levels



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

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

CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

September 9, 2026

TO: President and Members of the City Council

Councilors Lewandowski, LePage, Toohey, and Basiliere wish to recognize President Craig Bourgeois and Immediate Past President Suzanne Gates of the Haverhill Exchange Club for being honored with the prestigious "Big E Award." The Big E award is the Exchange Club's highest national honor earned by very strict service, education, and auditing criteria.

Melissa J. Lewandowski

Councilor Melissa J. Lewandowski

Colin LePage

Councilor Colin LePage

SEP 10 PM1:49
HAVCITYCLERK

Shaun P. Toohey

Councilor Shaun P. Toohey

Ralph T. Basiliere

Councilor Ralph T. Basiliere

(Meeting: 9.15.26)

CITY COUNCIL
Timthoy J. Jordan, *President*
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CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

SEP 11 AM8:40
HAVCITYCLERK

September 11, 2026

TO: Members of the City Council

President Jordan and Councilors LePage and Ferreira request to introduce members of the Haverhill Community Playground to provide an update on the progress and status of the playground project.

Timothy J. Jordan

President Timothy J. Jordan

Colin LePage

Councilor Colin LePage

Devan Ferreira

Councilor Devan Ferreira

(Meeting: 9.15.26)

CITY OF HAVERHILL

ASSESSORS OFFICE – ROOM 115
Phone: 978-374-2316 Fax: 978-374-2319
Assessors@haverhillma.gov

September 15, 2026

To: Kaitlin M. Wright Esposito
Haverhill City Clerk

HAV CITY CLRK SEP 2'26 10:51

From: Chris M. Loughnane, MAA
Tax Assessor

Subject: Communication from Chris M. Loughnane, Chairman Board of Assessors, for the FY2027 Tax Classification Hearing.

The Tax Classification Hearing for Fiscal Year 2027 will be held on Tuesday, November 17, 2026, in the City Council Chambers at 7:00 P.M.

CITY OF HAVERHILL
ASSESSORS OFFICE – ROOM 115
Phone: 978-374-2316 Fax: 978-374-2319
Assessors@cityofhaverhill.com

Sept.1,2026

TO: MEMBERS OF THE HAVERHILL CITY COUNCIL:

In accordance with Municipal Ordinance, Chapter 7, entitled "Assessor" as follows:

The Board of Assessors shall file monthly with the City Council a copy of the report submitted to the Auditor showing a summary of the above abated amounts for that month.

Attached herewith is the report for the month of August as filed in the Assessors Office.

Very truly yours,

Chris Loughnane, MAA
Assessor

HAV CITY CLRK SEP 2'26 1:50

Transaction Summary All Years

City of Haverhill

All Entry Date range 08/01/2026 through 08/31/2026 for Abatements

Totals	Tax Paid	Interest Paid	Fees Paid	Tax Reversals	Interest Reversals	Fee Reversals	Refunds	Refund Reversals	Abate	Exemp	Adjust	Transfers
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00
2023 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00
2023	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**25.00**	**0.00**	**0.00**	**0.00**
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.00	0.00	0.00	0.00
2024 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.00	0.00	0.00	0.00
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,003.79	0.00	0.00	0.00
2024 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,003.79	0.00	0.00	0.00
2024	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,091.79**	**0.00**	**0.00**	**0.00**
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.00	0.00	0.00	0.00
2025 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.00	0.00	0.00	0.00
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,438.07	0.00	0.00	0.00
2025 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,438.07	0.00	0.00	0.00
2025	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,526.07**	**0.00**	**0.00**	**0.00**
Boat Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.00	0.00	0.00	0.00
2026 Boats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.00	0.00	0.00	0.00
Motor Vehicle Excise Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,182.58	0.00	0.00	0.00
2026 Motor Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,182.58	0.00	0.00	0.00
2026	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**30,245.58**	**0.00**	**0.00**	**0.00**
Report	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**32,888.44**	**0.00**	**0.00**	**0.00**

Total All Charges **32,888.44**

:al All Charges: Add all columns except Adjustments.

Haverhill

Lisa E. DeMeo, City Engineer
Phone: 978-374-2335
ldemeo@haverhillma.gov

HAV CITY CLRK SEP 2'26 9:25

September 1, 2026

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

SUBJECT: *ROAD OPENING, 628 MAIN ST, EROM-26-20*

As the subject street was paved within the last 5 years, Council approval is required to open the roadway to allow for a gas leak repair, at 628 Main Street; which requires National Grid to excavate in the right of way. I am supportive of this request, and The Engineering Office will require proper repaving from curb to curb and the limits of which will be established by city staff in the field.

Please contact me if you have any questions.

Sincerely,

Lisa E DeMeo

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, K. Wright, R. Ward, R. Kimball

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the City Council approve the request to excavate within the Hyatt Avenue right of way at the following location to repair a gas leak at: Main St #628

The roadway has been paved in the last 5 years and in accordance with Chapter 222, Section 11, Restrictions on future paving of the Municipal Ordinances, Council approval is necessary.

Haverhill

Lisa E. DeMeo, City Engineer
Phone: 978-374-2335
ldemeo@haverhillma.gov

HAV CITY CLRK SEP 2'26 9:25

September 1, 2026

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

SUBJECT: *ROAD OPENING, 1 MACON AVE, EROM-26-21*

As the subject street was paved within the last 5 years, Council approval is required to open the roadway to allow for a gas leak repair, at 1 Macon Ave; which requires National Grid to excavate in the right of way. I am supportive of this request, and The Engineering Office will require proper repaving from curb to curb and the limits of which will be established by city staff in the field.

Please contact me if you have any questions.

Sincerely,

Lisa E DeMeo

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, K. Wright, R. Ward, R. Kimball

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the City Council approve the request to excavate within the Hyatt Avenue right of way at the following location to repair a gas leak at: Macon Ave #1

The roadway has been paved in the last 5 years and in accordance with Chapter 222, Section 11, Restrictions on future paving of the Municipal Ordinances, Council approval is necessary.

Haverhill

Lisa E. DeMeo, City Engineer
Phone: 978-374-2335
ldemeo@haverhillma.gov

HAV CITY CLRK SEP10'26 1422

September 9, 2026

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

SUBJECT: *ROAD OPENING, 36 ARLINGTON ST, EROM-26-22*

As the subject street was paved within the last 5 years, Council approval is required to open the roadway to allow for a gas cut off at the main due to expose plastic, at 36 Arlington St; which requires National Grid to excavate in the right of way. I am supportive of this request, and The Engineering Office will require proper repaving from curb to curb and the limits of which will be established by city staff in the field.

Please contact me if you have any questions.

Sincerely,

Lisa E DeMeo, P.E.

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, K. Wright, R. Ward, R. Kimball

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the City Council approve the request to excavate within the Arlington Street right of way at the following location to cut off gas at the main due to exposed plastic at: Arlington Street #36

The roadway has been paved in the last 5 years and in accordance with Chapter 222, Section 11, Restrictions on future paving of the Municipal Ordinances, Council approval is necessary.

Document # 7-J

Petition from National Grid and Verizon, requesting a joint pole location for Emerson St WR#31224561

IN CITY COUNCIL: August 25, 2026

Hearing for September 15, 2026

10 YEAS, 0 NAYS, 1 ABSENT

Attest: Kaitlin M. Wright Esposito

Kaitlin M. Wright Esposito, CMC,

City Clerk

nationalgrid

July 27, 2026 **WR# 31224561 – Emerson Street**

To the City of Haverhill, Massachusetts

HAV CITY CLRK AUG13'26 11:21

To Whom It May Concern:

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

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

Bryan Sathler (978) 387-6018 or bryan.sathler@nationalgrid.com

Please notify National Grid's Jennifer Iannalfo of the hearing date / time to Jennifer.Iannalfo@nationalgrid.com

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

National Grid: Jennifer Iannalfo, 1101 Turnpike Street; North Andover, MA 01845.

Very truly yours,

Dave Johnson

Dave Johnson
Supervisor, Distribution Design

Enclosures

Questions contact – Bryan Sathler (978) 387-6018 or bryan.sathler@nationalgrid.com

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:

Emerson Street - National Grid to install 1 JO pole on Emerson Street beginning at a point approximately 132 feet North of the centerline of the intersection of Orchard Street and Emerson Street. National Grid will be installing pole 10-5 between pole 10 and pole 11. This pole is necessary to provide service for 94 Emerson Street, Haverhill, MA.

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 – Emerson Street - Haverhill, Massachusetts.

No.# 31224561

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*
BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.
BY _____
Manager / Right of Way

N

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

◐ = Proposed Pole ——— = Property Line

◑ = Existing Pole

Petition

94 Emerson St Haverhill, MA

SKETCH TO ACCOMPANY Petition:

Install 1 J0 pole on Emerson St. Between Poles 10 and 11. Pole will be labeled Pole 10–1 and will be

Date: 7/13/2026

Designer: Bryan Sathler

W/R: 31224561

nationalgrid

July 28, 2026

Questions contact – Bryan Sathler (978) 387-6018 or bryan.sathler@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council of 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 14th day of July, 2026.

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 – Emerson Street - Haverhill, Massachusetts.

No.# 31224561

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:

Emerson Street - National Grid to install 1 JO pole on Emerson Street beginning at a point approximately 132 feet North of the centerline of the intersection of Orchard Street and Emerson Street. National Grid will be installing pole 10-5 between pole 10 and pole 11. This pole is necessary to provide service for 94 Emerson Street, Haverhill, MA.

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 .

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

Attest:
City/Town Clerk

I 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 and VERIZON NEW ENGLAND, INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and that we 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 erect Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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

Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of hearing with notice adopted by the of the City of Massachusetts, on the day of 20 and recorded with the records of location orders of the said City, Book , and Page . This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk

	A	B	C	D	E	F	G	H	I	J
1	ParcelID	StreetNum	StreetName	LocCity	CondoUnit	Owner1	BillingAddress	City	State	Zip
2	107-1-14	105	EMERSON ST	HAVERHILL		CATANO JOSE L	105 EMERSON ST	HAVERHILL	MA	01830
3	107-1-15	99	EMERSON ST	HAVERHILL		TET, LLC	30 BRADFIELDS DR	HAVERHILL	MA	01830
4	107-1-16	93	EMERSON ST	HAVERHILL		SALINAS GERTRUDIS	93 EMERSON STREET	HAVERHILL	MA	01830
5	107-1-17	89	EMERSON ST	HAVERHILL		KINGS OF LAFAYETTE, LLC	111-A BEACON AV	LAWRENCE	MA	01843
6	303-62-1	90	EMERSON ST	HAVERHILL		90 EMERSON STREET I, LLC	101 RIVER ROAD	WEST NEWBURY	MA	01985
7	303-62-1A	94	EMERSON ST	HAVERHILL		94 EMERSON STREET, LLC	101 RIVER ROAD	WEST NEWBURY	MA	01985
8	303-62-20	104	EMERSON ST	HAVERHILL		104 EMERSON, LLC	38 WASHINGTON ST, SUITE 2	HAVERHILL	MA	01832
9	303-62-20B-1	2	GRAND AVE	HAVERHILL	1	BRAZDALUZ CAROLINA	2 GRAND AVE, UNIT 1	HAVERHILL	MA	01832
10	303-62-20B-2	4	GRAND AVE	HAVERHILL	2	DISLA FRANK E	4 GRAND AVE, UNIT 2	HAVERHILL	MA	01830
11	303-62-20B-3	6	GRAND AVE	HAVERHILL	3	ARGUETA ANGEL ROBERTO NABAS	6 GRAND AVE, Unit 3	HAVERHILL	MA	01830
12	303-62-20B-4	8	GRAND AVE	HAVERHILL	4	COSTARIDES PETER N	8 GRAND AVE #4	HAVERHILL	MA	01830
13	303-62-20B-5	10	GRAND AVE	HAVERHILL	5	D AND G REALTY DEVELOPMENT LLC	PO BOX 3	SALEM	NH	03079

Haverhill

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

Date: August 26, 2026

TO: Abutters/Interested Parties.....

Notice is hereby given under MGL, Ch. 166 and amendments thereto, of the application to the City Council of...Mass Electric, National Grid of North Andover and Verizon New England, inc. for joint pole location on:

- Emerson St - Plan WR# 31224561
- **Questions should be directed to National Grid's representative:**
  - Bryan Sathler (978) 387-6018 or bryan.sathler@nationgrid.com

Hearing will be held in City Council Chambers, City Hall, Room 202, 4 Summer St on:

Tuesday, September 15, 2026 at 7:00 P.M. for the company(s) and all parties interested in said application.

By order of the City Council:

Kaitlin M. Wright Esposito

Kaitlin M. Wright Esposito, City Clerk

Residents who are interested in commenting on this hearing can either (1) attend in person (City Council Chambers, Room 202) or (2) Attend remotely using the link provided on the public meeting calendar on the City's website.)

Document # 21-J

CCSP-26-7

Matt Silva for Sterling Commonwealth Builders requests approval

to demolish existing single-family residence

and construct three (3) attached townhouse condominium units

on a single parcel at Marshland St

in the RH (Residential High) Zone.

Each unit is proposed to contain three (3) bedrooms,

2 and one-half bathrooms, and an attached two-car garage

IN CITY COUNCIL: July 28, 2026

Hearing for September 15, 2026

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

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

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

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

Of Counsel
Robert W. Lavoie (MA, NH)

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

September 11, 2026

SEP 11 AM10:24
HAVCITYCLERK

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

Re: Request to Continue Hearing – Special Permit for 27 Marshland Street

Dear President Jordan and members of the Council,

I write on behalf of Sterling Commonwealth Builders (the "Applicant") regarding the pending special permit application to construct a three-family home at 27 Marshland Street to request the Council continue the hearing currently scheduled for September 15, 2026. The Applicant requires additional time to respond to comments made by City departments before bringing the matter before the Council. The Applicant therefore respectfully requests that the petition be heard on October 6, 2026.

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

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client

Kaitlin Wright Esposito

From: Jonathan Stark-Sachs <jonathan@jbllclaw.com>
Sent: Tuesday, September 8, 2026 3:21 PM
To: Kaitlin Wright Esposito
Cc: Matt Silva; Shlomi Geva; Mark B. Johnson
Subject: Continuance for 27 Marshland Street Special Permit Request - CCSP-26-7

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Clerk Wright Esposito,

My office was recently retained by the owner of 27 Marshland Street regarding their pending special permit (CCSP-26-7) application for a three-family residential use. We need approximately two weeks to complete some supplemental plans to address comments made by the city departments.

We would prefer to bring the application before the full city council. I recall from our prior communications that the full council is not expected to be present at the September 29th meeting. Will the full council be present at the October 6th or 13th meetings?

Thank you,

Jonathan

SEP 9 AM 11:22
HAVCITYCLERK

Jonathan Stark-Sachs
Associate, Johnson & Borenstein, LLC
12 Chestnut Street, Andover, MA 01810
Phone: 978-269-6751
Email: jonathan@jbllclaw.com

Wire Fraud Alert - If you receive an email from this office requesting that you wire or otherwise transfer funds, you must confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer

The information contained in this electronic communication may be confidential and is intended only for receipt and use by the named recipient. If you have received this communication in error, please notify the sender by REPLY communication and immediately delete the message and remove it from your computer. Thank you.

12.1

City Council Special Permit

CCSP-26-7

Submitted On: Jun 24, 2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

Important: Please Read Before Starting Your Application

Applicant Information

What is Your Role in This Process?

Owner

Applicant Business/Firm Phone

6175994588

Applicant Business/Firm City

Everett

Applicant Business/Firm Zip

02149

Applicant Business/Firm Name

Sterling Commonwealth Builders

Applicant Business/Firm Address

371 Main St apt 202

Applicant Business/Firm State

MA

New Field

--

JUL 21 AM10:48
HAVCITYCLERK

Property Information

Proposed Housing Plan Name

Marshland Commons

How Long Owned by Current Owner?

2 months

Lot Dimension(s)

13,405/sqft

Zoning District Where Property Located

RH - Residential High Density

Deed Recorded in Essex South Registry: Page

573

Proposed Street Name(s)

27 Marshland St

Type of Dwelling(s) Planned in Project

Condominiums

Registry Plat Number, Block & Lot

#277 , BK:43338 , Pg. 468

Deed Recorded in Essex South Registry: Block Number

19523

Does the Property Have Multiple Lots?

No

Thoroughly Describe the Reason(s) for thre Special Permit

As part of the approval process, we have reviewed the proposed project with reference to the City of Haverhill Zoning Ordinance. Based on our review, and discussions with Thomas, the proposed development complies with all applicable zoning requirements, including frontage, setbacks, lot area, and dimensional regulations within the RH Zoning District. The project is designed to be fully compliant with the City's zoning regulations and development standards.

Property Description

The property located at 27 Marshland Street, Haverhill, Massachusetts, currently contains an existing single-family residence situated on a 13,405 square foot parcel within the RH Zoning District. The proposed project consists of the demolition of the existing dwelling and the construction of three attached townhouse condominium units on the existing lot. The property will remain as a single parcel with condominium ownership established upon completion. The proposed development is designed to comply with all applicable zoning requirements, including frontage, setbacks, lot area, parking, and dimensional regulations.

Current Property Use

Residential Housing

TOTAL Number of Parking Spaces Planned

3

TOTAL Number of Units Planned

3

Planned Lot Use

Lot Number

Lot 1

Lot Dimensions

Front: 111.50', Rear: 112.44', Left Side: 116.50', Right Side: 118.30'; Lot Area: 13,145 SF

Number of Buildings Planned for Lot

3

Number of Families to be Accommodated

3

IF OTHER ALTERATIONS, Please Describe

no

Number of Units Planned on Lot

3

Lot Plat Number, Bock, Lot

623-540-15

Number of Existing Buildings on Lot

1

Size of Existing Building(s) on Lot

1,500 SF

Size of Proposed Building(s)

3,281 SF

Extent of Proposed Alterations

New Construction: Residential

Types of Units Planned on Lot

Condominiums (for sale)

Special Circumstances

Building Coverage

--

Front Yard Setback

--

Rear Yard Setback

--

Lot Depth

--

Building Height

true

Open Space

--

Sign Size

Dimensional Variance

--

Side Yard Setback

--

Lot Frontage

--

Lot Area

--

Floor Area Ratio

--

Parking

true

Use

Other

--

Hearing Waiver

Agrees

Yes

Agreement & Signature

Agrees

true

PLEASE READ

Outlook

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>
Date Fri 7/24/2026 10:49 AM
To CityClerk <cityclerk@haverhillma.gov>
Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

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

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number: W0146275
Business Type: All Other Public Notices
Notice Size: Public Notices
Notice Estimate: $161.54
Referral Code: 27 Marshland Street

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01462750

Thu Aug 27, 2026
Haverhill Gazette Public *All Zones*
Notices

Thu Sep 3, 2026
Haverhill Gazette Public *All Zones*
Notices

August 24, 2026
PUBLIC HEARING
City Council Chambers, City Hall, Room 202, 4 Summer st

Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (in person/virtual), on Tuesday September 15, 2026 at 7:00 PM on a request from Matt Silva of Sterling Commonwealth Builders for approval to demolish existing single-family residence and construct three (3) attached townhouse condominium units at 27 Marshland St on a single parcel in the RH (Residential High) Zone. Each unit is proposed to contain three (3) bedrooms, 2 and one-half bathrooms, and an attached two-car garage.

(Residents who are interested in commenting on this item can either (1) Attend in person (Council Chambers, Room 202) or (2) Attend remotely using the link provided on the public meeting calendar on the City's website.)

Description of area, maps and plans are on file in the City Clerk's Office.

Kaitlin M. Wright Esposito, CMC
City Clerk
HG - Publication Dates

The North of Boston Media Group is not responsible for any false, inaccurate or omitted notices.

The North of Boston Media Group reserves the right to alter, edit and omit any notice to meet our editorial guidelines. Any additional charges or

10.1

Document # 21-A

CCSP-26-1: Jony Perez of Davinci Mini Apartments, LLC and Davinci Child Center, LLC requesting to convert a currently unoccupied building to a daycare program on first floor (allowed by right in Zoning Code) and 12 apartments units (six two-bedrooms and six one-bedrooms) on the top three floors at 121 Merrimack St in the Waterfront (WD-C) District

IN CITY COUNCIL: February 10, 2026

Hearing scheduled for March 24, 2026

9 YEAS, 0 NAYS, 2 ABSENT

Attest: Kaitlin M. Wright
Kaitlin M. Wright, CMC
City Clerk

IN CITY COUNCIL: MARCH 24, 2026
CONT'D TO MAY 19, 2026

ATTEST: Kaitlin M. Wright
KAITLIN M. WRIGHT, CMC
CITY CLERK

IN CITY COUNCIL: MAY 19, 2026
CONT'D TO JULY 14
11 YEAS, 0 NAYS

ATTEST: Kaitlin M. Wright
KAITLIN M. WRIGHT, CMC
CITY CLERK

IN CITY COUNCIL: JULY 14 2026
CON'T UNTIL PLANNING BOARD HAS MADE A DECISION ON THEIR APPLICATION
9 YEAS, 0 NAYS, 2 ABSENT

ATTEST: Kaitlin M. Wright Esposito
KAITLIN M. WRIGHT ESPOSITO, CMC
CITY CLERK

Kaitlin Wright Esposito

From: Jacki Byerley
Sent: Friday, September 4, 2026 2:29 PM
To: Kaitlin Wright Esposito
Cc: Lori Robertson
Subject: FW: 121 Merrimack Street Application Withdrawal and Project Update

Follow Up Flag: Follow up
Flag Status: Flagged

SEP 8 PM12:08
HAVCITYCLERK

Hi Kaitlin,

Can this item be added to the City Council agenda for their September 15th meeting. The Council will need to vote to allow the withdrawal of the special permit application CCSP-26-1.

Thank you,
Jacki

From: Jony Perez <jony_perez@hotmail.com>
Sent: Friday, September 4, 2026 1:14 PM
To: Jacki Byerley <JByerley@HaverhillMa.gov>
Cc: Thomas Bridgewater <tbridgewater@haverhillma.gov>; Marcos Devers <mdjincorporated@comcast.net>; cesar perez <cesardavidpz@yahoo.com>; LLC ROKX SERVICES <Rokx.services.llc@gmail.com>
Subject: 121 Merrimack Street Application Withdrawal and Project Update

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

Good afternoon Jackie,

Thank you for your guidance regarding our current application.

Davinci Mini Apartments will withdraw the current application for the proposed childcare center and 12 apartments at **121 Merrimack Street**.

We are currently in the process of acquiring the adjacent property at **127 Merrimack Street**, a building that has been a longstanding eyesore in downtown Haverhill. Our intention is to incorporate 127 Merrimack Street into the overall redevelopment and submit a new, more comprehensive application covering both properties.

We believe the combined project will allow us to create a stronger development, address the condition of 127 Merrimack Street, and make a more meaningful improvement to this section of Merrimack Street.

We are working with our engineers and consultants on the revised project and are hopeful that we will be ready to submit the new application sometime in **October 2026**.

Thank you to you and the Planning Department for your assistance throughout this process. We look forward to continuing to work with the City as we move the expanded project forward.

Best regards,

Jony Perez
Davinci Mini Apartments

10.1

City of Haverhill, MA

July 9, 2026

Planning Director Review

Record No.**CCSP-26-1**

Status Completed

Became Active January 9, 2026

Type Approval

Due Date None

Assignee Jacki Byerley

JUL 9 PM3:00
HAVCITYCLERK

Record No: CCSP-26-1

City Council Special Permit

Status: Stopped

Submitted On: 1/9/2026

Primary Location

121 MERRIMACK ST
Haverhill, MA 01830

Owner

DAVINCI MINI APARTMENTS, LLC
AVON ST 55 LAWRENCE, MA 01841

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Jacki Byerley January 14, 2026 at 3:13 pm

Please call me to set up time to meet to review.

Alicia McCracken 🔒 **Internal** January 15, 2026 at 12:51 pm

Meeting scheduled 1/27/26 at 10:00am. Applicant has confirmed.

Jacki Byerley January 27, 2026 at 12:54 pm

When the application is deemed complete and a public hearing is schedule the applicant needs to provide a site plan with parking, child drop off and pick up areas, staff parking, lighting and landscaping. Follow Section 9.3 for district and plan requirements.

Jacki Byerley February 3, 2026 at 7:53 am

Can be placed on Council agenda for hearing. Submission of site plan and supplemental information as requested at meeting and in this workflow will be necessary as this moves through the hearing process.

Jacki Byerley February 13, 2026 at 11:37 am

In accordance with the Zoning Ordinance Section 10.8 a Site Plan approval from the Planning Board for a child-care is required. Please apply online at https://haverhillma.portal.opengov.com/categories/1081

Jacki Byerley April 17, 2026 at 3:05 pm

Because the deadline to appear on the May 13 Planning Board agenda for Site Plan Review of the proposed child-care use has passed, that portion of the application cannot be reviewed in time for City Council action on May 19. As a result, the City Council cannot act on the special permit at its May 19 public hearing if it includes the child-care component. However, if the child-care request is removed from the application, the Council may proceed with consideration of the remaining special permit on that date; otherwise, a continuance to a June meeting will be recommended.

Jacki Byerley May 14, 2026 at 1:54 pm

Applicant has submitted an application with the Planning Board to be reviewed at their July 8th meeting, if Council is inclined to continue this public hearing a suggested date would be July 14th.

Jacki Byerley July 9, 2026 at 10:12 am

Approval Step: Planning Director Review

The Planning Board opened the meeting for review of the day care at their July 8th meeting, the applicant confirmed he is working with a traffic engineer to submit a review of the traffic and parking. The Planning Board continued the item to their September 9th meeting to allow time for the traffic engineer to submit their report. See PBDA-26-1 for further information on concerns and information requested.

City Council Special Permit

CCSP-26-1

Submitted On: Jan 9, 2026

Applicant

Jony Perez
9783750639
@ jony_perez@hotmail.com

Primary Location

121 MERRIMACK ST
Haverhill, MA 01830

12.1

Important: Please Read Before Starting Your Application

FEB 2 PM12:30
HAVCITYCLERK

Applicant Information

What is Your Role in This Process?
Owner

Applicant Business/Firm Name
Davinci Mini Apts

Applicant Business/Firm Phone
9783750639

Applicant Business/Firm Address
55 Avon Street

Applicant Business/Firm City
Lawrence

Applicant Business/Firm State
MA

Applicant Business/Firm Zip
01841

New Field
Att: Jony Perez

Property Information

Proposed Housing Plan Name
125 Merrimack Street

Proposed Street Name(s)
Merrimack Street

How Long Owned by Current Owner?
1 Year

Type of Dwelling(s) Planned in Project
Apartments

Lot Dimension(s)
140'x49'

Registry Plat Number, Block & Lot
106-9-24

Zoning District Where Property Located
WD - Waterfront District

IF WATERFRONT, Which Sub-Zone?
C - North Side of Merrimack Street

Deed Recorded in Essex South Registry: Block Number
42754

Deed Recorded in Essex South Registry: Page
499

Does the Property Have Multiple Lots?
No

Thoroughly Describe the Reason(s) for thre Special Permit
Redeveloping existing building site to include a daycare program on first floor and 12 apartment units on top 3 floors.

Property Description
Currently building is unoccupied.

Current Property Use
Vacant

TOTAL Number of Units Planned
12

TOTAL Number of Parking Spaces Planned
10

Planned Lot Use

Building Coverage

true

Dimensional Variance

--

Front Yard Setback

true

Side Yard Setback

true

Rear Yard Setback

true

Lot Frontage

true

Lot Depth

true

Lot Area

true

Building Height

true

Floor Area Ratio

true

Open Space

--

Parking

true

Sign Size

true

Use

--

Other

--

Hearing Waiver

Agrees

Yes

Agreement & Signature

Agrees

true

PLEASE READ

101-1-1
MERRIMACK REALTY TRUST
76 MERRIMACK ST SUITE 19
HAVERHILL, MA 01830

101-1-11
WALCOTT CORP
1050 COMMONWEALTH AVE
BOSTON, MA 02215

101-1-12
ELA LLC
126 MERRIMACK ST
HAVERHILL, MA 01830

101-1-17
BRIGHAM CIRCLE TRUST
75 OAK STREET
NEWTON, MA 02464

101-1-17A
118 MERRIMACK STREET IRREVOCAB
38 SHERWOOD DR
HAVERHILL, MA 01835

101-1-4
L'ARCHE BOSTON NORTH, INC
53 WINGATE ST
HAVERHILL, MA 01832
duplicate

101-1-5
L'ARCHE BOSTON NORTH, INC
53 WINGATE ST
HAVERHILL, MA 01832

101-1-6
ERIC AND KATHLEEN DARBY IRREVOCABLE TRUST
24 WELLINGTON AVE
HAVERHILL, MA 01830

101-1-6A-1
DOUGLAS R LOCKE REV TRUST
PO BOX 220
BOXFORD, MA 01921

101-1-6A-2
DOUGLAS R LOCKE REV TRUST
PO BOX 220
BOXFORD, MA 01921
duplicate

101-1-6A-3
DOUGLAS R LOCKE REV TRUST
PO BOX 220
BOXFORD, MA 01921
duplicate

101-1-6A-4
DOUGLAS R LOCKE REV TRUST
PO BOX 220
BOXFORD, MA 01921
duplicate

101-1-6A-5
LOCKE DOUGLAS R
PO BOX 220
BOXFORD, MA 01921
duplicate

101-1-6A-6
DOUGLAS R LOCKE REV TRUST
PO BOX 220
BOXFORD, MA 01921

101-1-6A-7
PACE WILLIAM V
6 MERRIMACK PLACE
HAVERHILL, MA 01830

102-7-11
AG PALMDALE REAL OWNERS,LLC
2211 MICHELSON DR, Unit 200
IRVINE, CA 92612

102-7-12
150 MERRIMACK STREET REALTY LLC
150 MERRIMACK ST
HAVERHILL, MA 01830

102-7-18
HAVERHILL CO-OPERATIVE
180 MERRIMACK ST
HAVERHILL, MA 01830

102-7-20
CITY OF HAVERHILL
4 SUMMER ST
HAVERHILL, MA 01830

103-2-1
FREEMASONS HALL ASSOCIATES
P O BOX 603
HAVERHILL, MA 01831

103-2-2-1
MERRIMACK STREET PROPERTY 1, LLC
290 MERRIMACK ST, 2ND FLOOR
LAWRENCE, MA 01843

103-2-3
LENY, LLC
326 HAVEN ST
READING, MA 01867

103-2-4
LENY, LLC
326 HAVEN ST
READING, MA 01867
duplicate

103-2-5
99-103 MERRIMACK STREET HAVERH REALTY TRUST
7 PARTRIDGE HILL RD
ANDOVER, MA 01810

103-3-1
CITY OF HAVERHILL
4 SUMMER ST
HAVERHILL, MA 01830
duplicate

103-3-1B
CITY OF HAVERHILL
4 SUMMER ST
HAVERHILL, MA 01830
duplicate

106-8-4A
BIG BLUE NOMINEE TRUST
163 MERRIMACK ST
HAVERHILL, MA 01830

106-8-9
TD BANKNORTH, N.A.
4140 CHURCH RD
MOUNT LAUREL, NJ 08054

106-8-9A
THE FAMILY MUTUAL SAVINGS BANK
380 WELLINGTON ST
LONDON, ON N6A4S4

106-9-11
ATLANTIS VENTURES, LLC
P.O. BOX 31
HAVERHILL, MA 01831

106-9-14
SEVENTY BAILEY PARTNERS, LLC
70 BAILEY BOULEVARD
HAVERHILL, MA 01830

106-9-15
BAILEY BLVD REALTY TR
60 BAILEY BLVD
HAVERHILL, MA 01830

106-9-20
LUING GROWTH, LLC
109 HIGHLAND AV
NEEDHAM, MA 02492

106-9-24
DAVINCI MINI APARTMENTS, LLC
55 AVON ST
LAWRENCE, MA 01843

106-9-3
AG PALMDALE REAL OWNERS, LLC
2211 MICHELSON DR, Unit 200
IRVINE, CA 92612

duplicate

106-9-5
TD BANKNORTH, N.A.
600 ATRIUM WAY
MOUNT LAUREL, NJ 08054

	A	B	C	D	E	F	G	H	I	J	K
1	ParcelID	StreetNum	AltStreetN	StreetName	LocCity	CondoUnit	Owner1	BillingAddress	City	State	Zip
2	101-1-1	76		MERRIMACK ST	HAVERHILL		MERRIMACK REALTY TRUST	76 MERRIMACK ST SUITE 19	HAVERHILL	MA	01830
3	101-1-11	120		MERRIMACK ST	HAVERHILL		WALCOTT CORP	1050 COMMONWEALTH AVE	BOSTON	MA	02215
4	101-1-12	124		MERRIMACK ST	HAVERHILL		ELA LLC	126 MERRIMACK ST	HAVERHILL	MA	01830
5	101-1-17	108		MERRIMACK ST	HAVERHILL		BRIGHAM CIRCLE TRUST	75 OAK STREET	NEWTON	MA	02464
6	101-1-17A	118		MERRIMACK ST	HAVERHILL		118 MERRIMACK STREET IRREVOCAB	38 SHERWOOD DR	HAVERHILL	MA	01835
7	101-1-4	88		MERRIMACK ST	HAVERHILL		L'ARCHE BOSTON NORTH, INC	53 WINGATE ST	HAVERHILL	MA	01832
8	101-1-5	92		MERRIMACK ST	HAVERHILL		L'ARCHE BOSTON NORTH, INC	53 WINGATE ST	HAVERHILL	MA	01832
9	101-1-6	100		MERRIMACK ST	HAVERHILL		ERIC AND KATHLEEN DARBY IRREVOCABLE TRUST	24 WELLINGTON AVE	HAVERHILL	MA	01830
10	101-1-6A-1	6		MERRIMACK PL	HAVERHILL	1	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
11	101-1-6A-2	6		MERRIMACK PL	HAVERHILL	2	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
12	101-1-6A-3	6		MERRIMACK PL	HAVERHILL	3	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
13	101-1-6A-4	6		MERRIMACK PL	HAVERHILL	4	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
14	101-1-6A-5	6		MERRIMACK PL	HAVERHILL	5	LOCKE DOUGLAS R	PO BOX 220	BOXFORD	MA	01921
15	101-1-6A-6	6		MERRIMACK PL	HAVERHILL	6	DOUGLAS R LOCKE REV TRUST	PO BOX 220	BOXFORD	MA	01921
16	101-1-6A-7	6		MERRIMACK PL	HAVERHILL	7	PACE WILLIAM V	6 MERRIMACK PLACE	HAVERHILL	MA	01830
17	102-7-11	160		MERRIMACK ST	HAVERHILL		AG PALMDALE REAL OWNERS,LLC	2211 MICHELSON DR, Unit 200	IRVINE	CA	92612
18	102-7-12	150		MERRIMACK ST	HAVERHILL		150 MERRIMACK STREET REALTY LLC	150 MERRIMACK ST	HAVERHILL	MA	01830
19	102-7-18	180		MERRIMACK ST	HAVERHILL		HAVERHILL CO-OPERATIVE	180 MERRIMACK ST	HAVERHILL	MA	01830
20	102-7-20			MERRIMACK ST	HAVERHILL		CITY OF HAVERHILL	4 SUMMER ST	HAVERHILL	MA	01830
21	103-2-1	111		MERRIMACK ST	HAVERHILL		FREEMASONS HALL ASSOCIATES	P O BOX 603	HAVERHILL	MA	01831
22	103-2-2-1	4		PARK WAY	HAVERHILL		MERRIMACK STREET PROPERTY 1, LLC	290 MERRIMACK ST, 2ND FLOOR	LAWRENCE	MA	01843
23	103-2-3	109		MERRIMACK ST	HAVERHILL		LENY, LLC	326 HAVEN ST	READING	MA	01867
24	103-2-4	107		MERRIMACK ST	HAVERHILL		LENY, LLC	326 HAVEN ST	READING	MA	01867
25	103-2-5	99		MERRIMACK ST	HAVERHILL		99-103 MERRIMACK STREET HAVERH.REALTY TRUST	7 PARTRIDGE HILL RD	ANDOVER	MA	01810
26	103-3-1	40		BAILEY B BLVD	HAVERHILL		CITY OF HAVERHILL	4 SUMMER ST	HAVERHILL	MA	01830
27	103-3-1B			PARK WAY	HAVERHILL		CITY OF HAVERHILL	4 SUMMER ST	HAVERHILL	MA	01830
28	106-8-4A	161		MERRIMACK ST	HAVERHILL		BIG BLUE NOMINEE TRUST	163 MERRIMACK ST	HAVERHILL	MA	01830
29	106-8-9			BAILEY B BLVD	HAVERHILL		TD BANKNORTH, N.A.	4140 CHURCH RD	MOUNT LAUREL	NJ	08054
30	106-8-9A			WEST ST	HAVERHILL		THE FAMILY MUTUAL SAVINGS BANK	380 WELLINGTON ST	LONDON	ON	N6A4S4
31	106-9-11	17	21	WEST ST	HAVERHILL		ATLANTIS VENTURES, LLC	P.O. BOX 31	HAVERHILL	MA	01831
32	106-9-14	70		BAILEY B BLVD	HAVERHILL		SEVENTY BAILEY PARTNERS, LLC	70 BAILEY BOULEVARD	HAVERHILL	MA	01830
33	106-9-15	60		BAILEY B BLVD	HAVERHILL		BAILEY BLVD REALTY TR	60 BAILEY BLVD	HAVERHILL	MA	01830
34	106-9-20	30		HOW ST	HAVERHILL		LUING GROWTH, LLC	109 HIGHLAND AV	NEEDHAM	MA	02492
35	106-9-24	119		MERRIMACK ST	HAVERHILL		DAVINCI MINI APARTMENTS, LLC	55 AVON ST	LAWRENCE	MA	01843
36	106-9-3	127		MERRIMACK ST	HAVERHILL		AG PALMDALE REAL OWNERS, LLC	2211 MICHELSON DR, Unit 200	IRVINE	CA	92612
37	106-9-5	153		MERRIMACK ST	HAVERHILL		TD BANKNORTH, N.A.	600 ATRIUM WAY	MOUNT LAUREL	NJ	08054

RECEIVED
ASSESSORS

BOARD OF ASSESSORS
CITY OF HAVERHILL
4 SUMMER STREET • RM 115
HAVERHILL, MA 01830-5843

Kaitlin Wright

From: North of Boston <noreply@wave2adportal.com>
Sent: Wednesday, February 4, 2026 10:09 AM
To: CityClerk
Cc: cmacdonald@northofboston.com; Kaitlin Wright
Subject: Thank you for placing your order with us.

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

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:
W0141470
Business Type:
All Other Public Notices
Notice Size:
Public Notices
Notice Estimate:
$161.54
Referral Code:
CCSP-26 121 Merrimack St.

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01414700

Thu Mar 5, 2026
Haverhill Gazette Public Notices
All Zones

Thu Mar 12, 2026
Haverhill Gazette Public Notices
All Zones

February 2, 2026
PUBLIC HEARING
City Council Chambers, City Hall, Room 202, 4 Summer St

Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (in person/virtual), on Tuesday March 24, 2026 at 7:00 PM on a request (CCSP-26-1) from Jony Perez of Davinci Mini Apartments, LLC and Davinci Child Center, LLC requesting to convert a currently unoccupied building to a daycare program on first floor (allowed by right in Zoning Code) and 12 apartments units (six two-bedrooms and six one-bedrooms) on the top three floors at 121 Merrimack St in the Waterfront (WD-C) District.

(Residents who are interested in commenting on this item can either (1) Attend in person (Council. Chambers, Room 202) or (2) Attend remotely using the link provided on the public meeting calendar on the City's website.)

Description of area, maps and plans are on file in the City Clerk's Office.

Kaitlin M. Wright, CMC
City Clerk
HG - Publication Dates

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City of Haverhill, MA

May 15, 2026

Planning Director Review

Record No.**CCSP-26-1**

Status Completed

Became Active January 9, 2026

Type Approval

Due Date None

Assignee Jacki Byerley

Record No: CCSP-26-1

City Council Special Permit

Status: Stopped

Submitted On: 1/9/2026

Messages

Jacki Byerley January 14, 2026 at 3:13 pm

Please call me to set up time to meet to review.

Alicia McCracken 🔒 **Internal** January 15, 2026 at 12:51 pm

Meeting scheduled 1/27/26 at 10:00am. Applicant has confirmed.

Jacki Byerley January 27, 2026 at 12:54 pm

When the application is deemed complete and a public hearing is schedule the applicant needs to provide a site plan with parking, child drop off and pick up areas, staff parking, lighting and landscaping. Follow Section 9.3 for district and plan requirements.

Jacki Byerley February 3, 2026 at 7:53 am

Can be placed on Council agenda for hearing. Submission of site plan and supplemental information as requested at meeting and in this workflow will be necessary as this moves through the hearing process.

Jacki Byerley February 13, 2026 at 11:37 am

In accordance with the Zoning Ordinance Section 10.8 a Site Plan approval from the Planning Board for a child-care is required. Please apply online at https://haverhillma.portal.opengov.com/categories/1081

Jacki Byerley April 17, 2026 at 3:05 pm

Because the deadline to appear on the May 13 Planning Board agenda for Site Plan Review of the proposed child-care use has passed, that portion of the application cannot be reviewed in time for City Council action on May 19. As a result, the City Council cannot act on the special permit at its May 19 public hearing if it includes the child-care component. However, if the child-care request is removed from the application, the Council may proceed with consideration of the remaining special permit on that date; otherwise, a continuance to a June meeting will be recommended.

Jacki Byerley May 14, 2026 at 1:54 pm

Applicant has submitted an application with the Planning Board to be reviewed at their July 8th meeting, if Council is inclined to continue this public hearing a suggested date would be July 14th.

City of Haverhill, MA

March 19, 2026

Confirmation of Complete Application

Record No.**CCSP-26-1**

Status Completed

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

No comments yet.

City of Haverhill, MA

March 19, 2026

City Clerk Review - Hearing Dates Set

Record No.CCSP-26-1

Status Completed

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Kaitlin Wright January 12, 2026 at 12:28 pm

Please provide a written summary of your project that details the work for this project as well as file documentation demostration how the project complies with the City Council rules and regulations for special permits (see doc 92-B attached) by providing all information necessary for Council to make the required findings detailed in the rules. The City Council retains the right to reject as incomplete any application which does not address the applicable review criteria. Detailed narratives shall be filed with the application to accomplish this requirement.

Jony Perez January 12, 2026 at 3:08 pm

We will address this documents immediately. Thank you!

Kaitlin Wright January 22, 2026 at 2:57 pm

Jony, I see you have uploaded a written summary - thank you. Please note, this application is not deemed complete at this time as you have not provided a narrative that addresses the rules and regulations for special permits as outlined in City Council doc 92-B of 2024 (attached). Please review the attachment and provide documentation relative to doc 92-B. We cannot move forward with a hearing date until this is addressed.

Jony Perez January 22, 2026 at 3:14 pm

Our team has a scheduled meeting for the 27th of January in the morning. We need guidance as regards to the rules and regulations for special permits as outlined in City Council doc 92-B of 2024, and we are hoping we can get more information at the meeting.

Kaitlin Wright January 22, 2026 at 3:59 pm

I will be in attendance at the meeting. However, in the meantime, I ask that you review the document I have attached to gain an understanding of what is required under doc 92-B of 2024.

Kaitlin Wright January 27, 2026 at 11:58 am

Good morning, please see most recent attachment for an electronic copy of a properly executed description of project outlined in doc 92-B of 2024 as part of the City Council's rules and regulations. A hard copy of the same document, as well as a hard copy of doc 92-b was provided to applicant in

meeting this morning. Please note, your application is not deemed "filed" until this is provided and we will not move forward with a hearing date until this is submitted to our office.

Kaitlin Wright February 2, 2026 at 12:21 pm

Hearing will be announced at February 10th meeting for a March 24th hearing date.

City of Haverhill, MA

March 19, 2026

Conservation Department Review

Record No.**CCSP-26-1**

Status Completed

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
@ jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Robert Moore

February 2, 2026 at 3:31 pm

n/a

City of Haverhill, MA

March 19, 2026

Engineering Department Review

Record No.**CCSP-26-1**

Status Completed

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Tara Lynch

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Tara Lynch February 2, 2026 at 2:35 pm

The attached certified plot plan shows existing utilities where the addition is proposed, including a catch basin and associated drain line that would need to be removed.

Should the Special Permit be granted Engineering looks forward to the Development Review stage to ensure all applicable codes and standards are met.

City of Haverhill, MA

March 19, 2026

Fire2 Department Review

Record No.CCSP-26-1

Status Completed

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Robert Irvine

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Robert Irvine February 2, 2026 at 12:46 pm

Snow storage will be an issue with the lot. Access in and out of the lot with a single entrance and exit will be a safety issue between parking, the play area for the children and dumpster storage and emptying. If the dumpster storage is within 10' of the building a sprinkler system shall need to be designed into the buildings sprinkler system. The children's play area shall require crash protection separating the play are from vehicle traffic in the parking lot.

Jony Perez February 20, 2026 at 12:06 pm

Hi Robert, We are updating the site plan to address these concerns. New site plan should be uploaded next week. Thank you!

City of Haverhill, MA

March 19, 2026

Health Department Review

Record No.**CCSP-26-1**

Status Completed

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Mark Tolman

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Mark Tolman February 13, 2026 at 9:32 am

Dumpster area located in rear corner of the building.

Dumpster must be kept away from the building and meet all other health, fire and building codes.

State will be licensing and inspecting the day care program.

Jony Perez February 20, 2026 at 12:03 pm

Hi Mark, we are updating the site plan to comply with the request of keeping dumpster away from building. New site plan will be updated next week. Thank you.

Also, the childcare program will be licensed and inspected by Massachusetts EEC.

City of Haverhill, MA

March 19, 2026

School Department Review

Record No.**CCSP-26-1**

Status Completed

Type Approval

Assignee HPS Superintendent

Became Active February 2, 2026

Due Date None

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

No comments yet.

City of Haverhill, MA

March 19, 2026

Water Supply Review

Record No.**CCSP-26-1**

Status Completed

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

No comments yet.

City of Haverhill, MA

March 19, 2026

First Ad Placement

Record No.**CCSP-26-1**

Status Completed

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
@ jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Kaitlin Wright February 2, 2026 at 12:24 pm

@Natalia Hernandez Advertise for March 5th and 12th in the Gazette, with abutter notification going out in the mail on March 5th.

City of Haverhill, MA

March 19, 2026

Placed on Agenda

Record No.**CCSP-26-1**

Status Completed

Became Active Unknown

Type Approval

Due Date None

Assignee Kaitlin Wright

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Kaitlin Wright March 18, 2026 at 10:31 am

Hearing announced at February 10th meeting for a March 24th hearing date.

City of Haverhill, MA

March 19, 2026

Abutter Notification

Record No.**CCSP-26-1**

Status Completed

Became Active March 18, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Kaitlin Wright February 2, 2026 at 12:24 pm

Advertise for March 5th and 12th in the Gazette, with abutter notification going out in the mail on March 5th.

City of Haverhill, MA

March 19, 2026

Second Ad Placement

Record No.**CCSP-26-1**

Status Completed

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

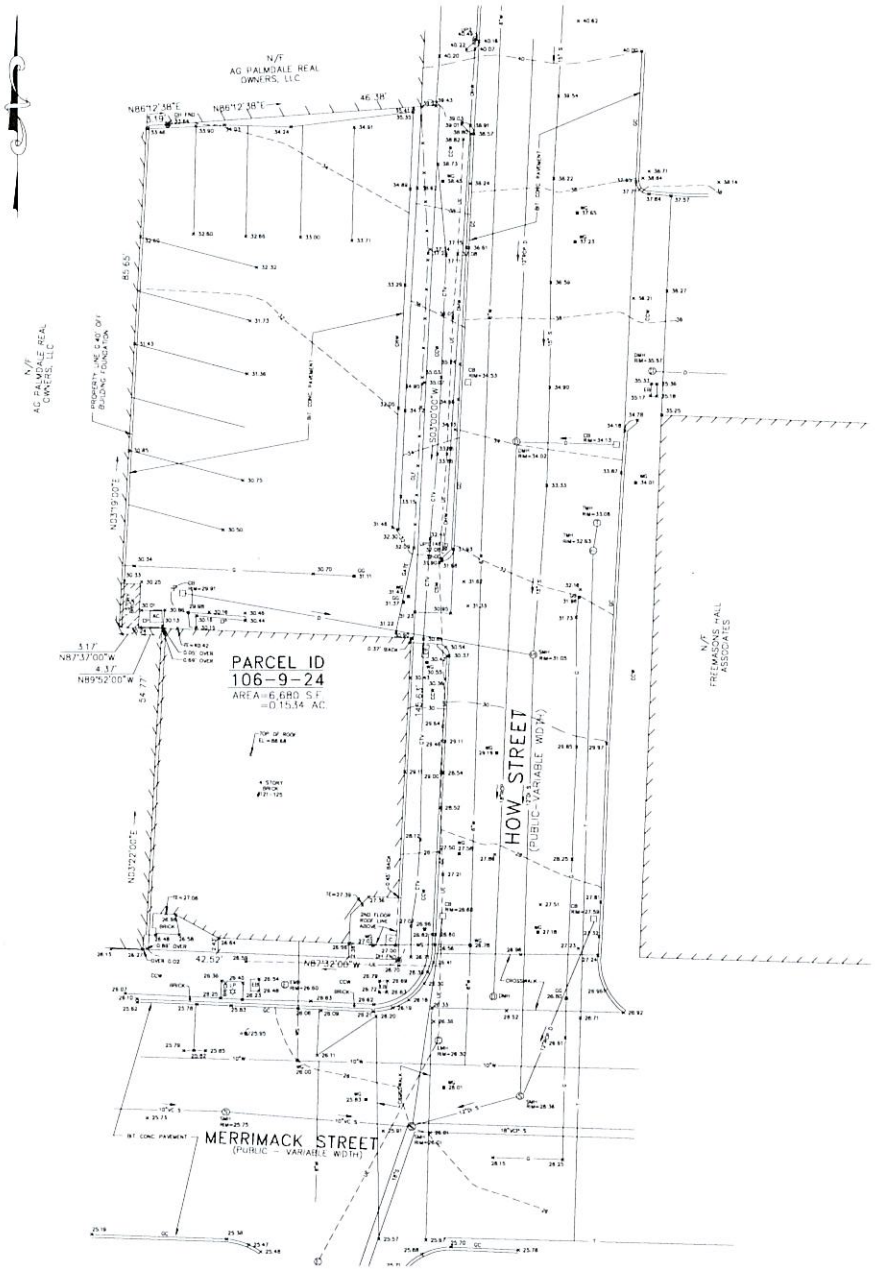
Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Kaitlin Wright February 2, 2026 at 12:24 pm

Advertise for March 5th and 12th in the Gazette, with abutter notification going out in the mail on March 5th.



NOTES

1. SEE CITY OF HAVERHILL PARCEL ID #106-9-24, DEED BOOK #11123 PAGE #454 AND PLAN #293 OF 1977 ESDRD FOR SITE, NORTH BASED ON THAT PLAN.
2. TOPOGRAPHIC DATUM NAVD88 ESTABLISHED BY RTK GPS.
3. UTILITIES FROM FIELD SURVEY AND RECORD PLANS.

LEGEND

DH	DRILL HOLE
DMH	DRAIN MANHOLE
SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
CB	CATCH BASIN
EB	ELECTRIC BOX
GM	GAS METER
WG	WATER GATE
	SIGN
LP	LIGHT POLE
UP	UTILITY POLE
	HYDRANT
X 32.12	SPOT ELEVATION
52	ELEVATION CONTOUR
S	SEWER PIPELINE
D	DRAIN PIPELINE
W	WATER PIPELINE
G	GAS PIPELINE
T	TELEPHONE CONDUIT
CTV	CABLE TELEVISION CONDUIT
UE	UNDERGROUND ELECTRIC CONDUIT
OHW	OVERHEAD WIRES
X CLF	CHAIN LINK FENCE
RCP	REINFORCED CONCRETE
VC	VITRIFIED CLAY
DI	DUCTILE IRON
GC	GRANITE CURB
TE	THRESHOLD ELEVATION
N/F	NOW OR FORMERLY
FND	FOUND
CRW	CONCRETE RETAINING WALL
BIT. CONC.	BITUMINOUS CONCRETE
CCW	CEMENT CONCRETE WALK
BCW	BITUMINOUS CONCRETE WALK

PLAN OF LAND

119-125 MERRIMACK STREET
IN
HAVERHILL, MASSACHUSETTS

PREPARED FOR

DAVINCI MINI APARTMENTS
C/O JONEY PEREZ
55 AVON STREET
LAWRENCE, MASSACHUSETTS 01841

DATE: SEPTEMBER 15, 2025

SCALE: 1"=10'

0' 5' 10' 20' 30'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN E. STAPINSKI
#29876
REGISTERED PROFESSIONAL LAND SURVEYOR

MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
PHONE (978) 475-3555 FAX: (978) 475-1448
EMAIL: MERRENG@AOL.COM

Zoning Solutions, Inc.
836 Washington Street, P.O. Box 850270, Braintree, MA 02185
781-848-0040 ~ FAX 781-380-4136

ZONING CERTIFICATE

Date: May 28, 2025

This certificate was compiled from public records obtained and reviewed by Zoning Solutions, Inc. regarding the zoning requirements and limitations for this property.

Subject Property:

119 – 125 Merrimack Street, Haverhill, MA

Zoning District:

Waterfront District C (WD-C) District

See attached zoning map & index

Permitted Uses:

Multi-Family dwelling is permitted
Mixed-use development is permitted with residential above first floor commercial
Accessory parking is permitted
Office, Retail and Barber/Beauty shop is a permitted use
Restaurant and coffee shop is permitted

See attached Use Table for additional permitted uses

See attached assessor records confirming the property is a mixed-use building built in 1880. The existing use is permitted.

Dimensional/ Open Space Requirements: See Table 2

Other relevant records attached:

1. **Use Table;**
2. **Dimensional table;**
3. **Zoning map and map index**
4. **Parking Table**
5. **Assessor record**

This Zoning Certificate is not a title insurance product or a legal zoning opinion, but a limited representation to the zoning district and permitted uses therein for the property according to the provisions of the City of Haverhill public records as amended through May 28, 2025. Zoning Solutions, Inc. has relied upon the authenticity and accuracy of the representations and documentation provided to Zoning Solutions, Inc. by representatives at Haverhill City Hall in making this certification.

If this certificate raises zoning issues not clearly explained by the enclosed documentation, please contact the undersigned immediately.

Zoning Solutions, Inc.
By:

David B. Lane, Attorney at Law

Enclosures

106	9	3		106-9-3		City of Haverhill
Map	Block	Lot	Lot	Parcel ID	Building Location 127 MERRIMACK ST	

	Card: 1 of 1	Total Card	Total Parcel
APPR		431,000 /	431,000
USE + IMP		431,000 /	431,000
USE LAND		0 /	0
ASSESSED		431,000 /	431,000

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS.

PROPERTY LOCATION

127 MERRIMACK ST
HAVERHILL, MA 01830

OWNERSHIP

AG PALMDALE REAL OWNERS, LLC
C/O GREENLAW PARTNERS
18301 VON KARMAN AVE, STE 250
IRVINE, CA 92612-0000

Occ	N	Type	

PREVIOUS OWNER

133 MERRIMACK, LLC
290 MERRIMACK ST, 2ND FLOOR
LAWRENCE, MA 01840-0000

NARRATIVE DESCRIPTION

This parcel contains 7,050 SF of land mainly classified as STORE with a COMM BLOCK building built about 1880, having primarily BRICK Exterior and 21,100 Square Feet, with 2 Commercial Units, 2 Half Baths.

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
325	89,900	0	0.16	341,100	431,000
Building Total	89,900	0	0.16	341,100	431,000
Parcel Total	89,900	0	0.16	341,100	431,000
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	20.43	Tot Val SF/Prc	20.43

LEGAL DESCRIPTION

Lot Size	
Total Land	
Land Unit Type	

PREVIOUS ASSESSMENTS

Property ID: 76

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	FV	325	89,900	0	0.16185	341,100	431,000	431,000	Final Value	12/16/2024
2024	FV	325	86,200	0	0.16185	324,800	411,000	411,000	yr end fy24	12/13/2023
2023	FV	325	81,300	0	0.16185	308,600	389,900	389,900	Year end roll	12/13/2022
2022	FV	325	66,800	0	0.16185	270,700	337,500	337,500	Year End Roll	12/08/2021
2021	FV	325	66,800	0	0.16185	259,800	326,600	326,600	CPro billing	12/14/2020
2020	FV	325	66,800	0	0.16185	259,800	326,600	326,600	CPRO BILLING	12/12/2019
2019	FV	325	66,800	0	0.16185	259,800	326,600	326,600	CPro Billing	12/11/2018
2017	FV	325	138,200	0	0.16185	216,500	354,700	354,700	Year End Roll	12/14/2016
2016	FV	325	138,200	0	0.16185	216,500	354,700	354,700	YEAR END	12/16/2015
2015	FV	325	138,200	0	0.16185	216,500	354,700	354,700	Year End Roll	12/15/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
133 MERRIMACK, LLC	40829-13		03/30/2022	25,700,000	No		V	2022 SALE INC 102-7-11 & 102-7-21
MERRYMAKE, LLC	36888-473		07/26/2018	304,500	No		N	SALE 7/18 CASH-SOLD AS-IS
NEWMAN NORMAN N	35581-580		12/30/2016	225,000	No		C	
	5598 660		02/06/1963	0	No			

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
12/12/1995	2011	ADD SIGN			C			01/24/1996
07/12/1994	35	MANUAL		01/19/1995	C		1/2 BTH	
03/01/1993	697	MANUAL						06/01/1994
06/01/1992	1185	MANUAL					ADD BATHRM	
05/01/1992	1150	MANUAL					FR/ENTRANC	

ACTIVITIES

Date	Result	By
04/16/2024	100	CHRIS WEBB
04/12/2023	100	CHRIS WEBB
10/30/2019	16	PETER KRAJES
02/20/2018	23	ASSESSORS
07/17/2012	100	STEVE GULLO
02/25/2009	23	ASSESSORS
07/23/2008	3	TYSON DION
03/30/2005	14	ASSESSORS
03/30/2005	23	ASSESSORS
04/04/2001	4	MICHAEL CASS
01/24/1996	15	MIKE TUMULTY

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	1 - TYPCL	Dis 1		
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1		
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

User Account
106-9-3
GIS Coord 1
-71.0801
GIS Coord 2
42.7745
Insp Date
10/30/2019
Print Date / Time
4/25/2025 4:35 pm
Last Date / Time
10/22/19 3:44 pm
Calculator

USER DEFINED

PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
Assessor Map

LAND SECTION (325)

LUC	LUC Desc	All %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
325	STORE		1	7,050		SF	SITE	1	0	15.75	15.75	11	1								341,051		0	0.00000		1	341,100	

Total AC/HA	0.16	Total SF/SM	7,050.19	Parcel LUC	325 - STORE	P. NBC Desc	C-I	Tot	341,051	Spl Credit	0.00	Tot	341,100

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Parcel ID 106-9-3

Exterior Information

Type	62 - COMM BLOCK		
Stry Hght	4		
(Liv) Units	0	Tot	2
Found	3 - BRICKSTONE		
Frame	1 - WOOD		
P. Wall	7 - BRICK		
Sec Wall	18 - CORREG ST		25
Roof Str	4 - FLAT		
Roof Cvr	4 - TAR+GRAVEL		
Color	GREEN		
View			
Shape			
Bld Name			

General Information

Grade	C - AVERAGE		
Year Blt	1880	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	2 - PLASTER		
Sec Int Wall			
Partition	L - TYPICAL		
P. Floor	2 - SOFTWOOD		
Sec Floor	4 - CARPET		25%
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	4 - BELOW AVG		
Insulation	5 - MINIMAL		
Int Vs Ext	S		
Heat Fuel	2 - GAS		
Heat	3 - FORCED H/W		
# Heat Sys	2		
Heated %	50	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %	25	Sprink %	

Condo Information

Location	
Tot Units	
Floor	1 - 1ST FLOOR
% Own	
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	2	Rtng	P - POOR
Add. 1/2	0	Rtng	
Other Fix	3	Rtng	P - POOR

Other Features

Kitchens	0	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	PR - Poor	66
Functional	N - NO ELV	25
Economic	H - HI VAC	25
Special	NC - NEWCON	0
Override		
	Total	80.88%

Comments

WL 4,23,23A,24A,26A . MAIN ACCESS LOCKED- "HEIGHTS OF HAVERHILL" NEW CONDO/APTS. EXT. V. WORN, BOTH UNITS INT WIP. RECK 7/21

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcl Total			

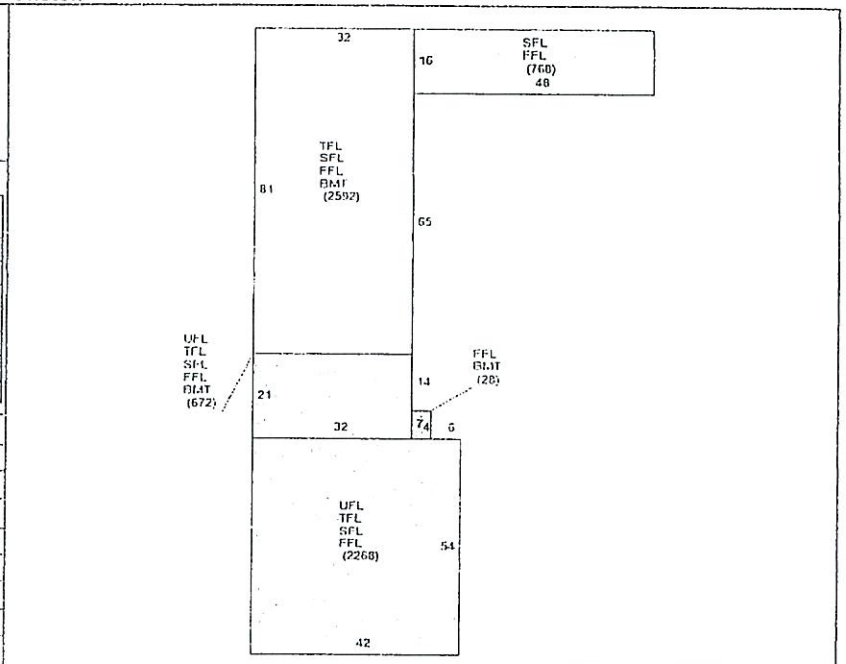
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	75.00	Depr	380,271
Size Adj	0.88555	Depr'd Total	89,896
Con Adj	0.85026	Juris Ft.	1.0000
Adj Prc	$56.47	Spec. Features	$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	-$8,811	Final Total	$89,900
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	
LUC Ft.	1.0000	Assessed Val	$89,900
Adj Tot Prcg	470,167	Total $/SF	$4.26
Depr %	80.88%	Undepr $/SF	56.47000

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	6,328	6,328	6,328	6,328	28.80	182,246
SFL	2ND FLOOR	6,300	6,300	6,300	6,300	16.94	106,722
TFL	3RD FLOOR	5,532	5,532	5,532	5,532	16.94	93,712
UFL	UPPR FLOOR	2,940	2,940	2,940	2,940	16.94	49,804
BMT	BASEMENT	3,292	3,292	0	0	14.12	46,483
	Building Totals	24,392	24,392	21,100	21,100		478,967
	Parcel Totals	24,392	24,392	21,100	21,100		478,967

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
FFL	RTL	50	2	D	100
FFL	WHS	50	0	D	100
SFL	PUF	100	0	D	100
TFL	PUF	100	0	D	100
UFL	PUF	100	0	D	100

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Fl.	Appr Val	Assessed
Building Totals				Yard Item Appr						Special Feature Appr									
Parcel Totals				Yard Item Appr						Special Feature Appr									

Image

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

City of Haverhill, MA

May 28, 2025

Parcel 106-9-24

Property Information

Property ID	106-9-24
Location	119 MERRIMACK ST
Owner	TEHRANI ABOLGHASSEM M ETUX

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

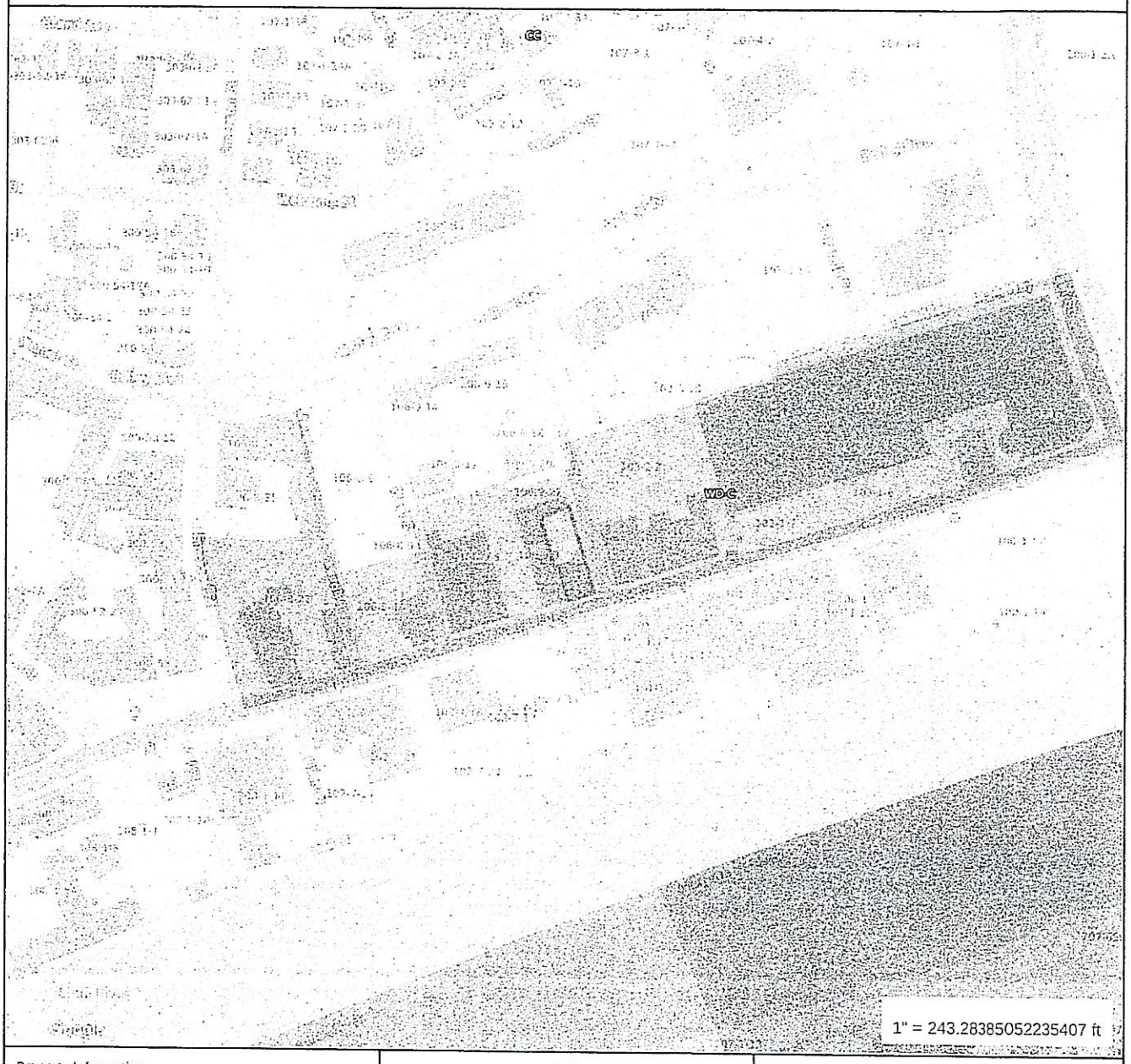
City of Haverhill, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated February 5, 2019
Data updated February 4, 2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

City of Haverhill, MA

May 28, 2025



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Map Theme Legends

Zoning

- WD-C - NORTH SIDE OF MERRIMACK STREET
- WD-D - SOUTH SIDE OF WATER STREET
- WD-E - OLD PAPERBOARD SITE AREA
- WD-F - INDUSTRIAL AREA, SOUTH SIDE OF MERRIMACK RIVER
- WD-G - RESIDENTIAL AREA, SOUTH SIDE OF MERRIMACK RIVER
- WD-H - NORTH SIDE OF RAILROAD AVENUE

- SC - CONSERVATION

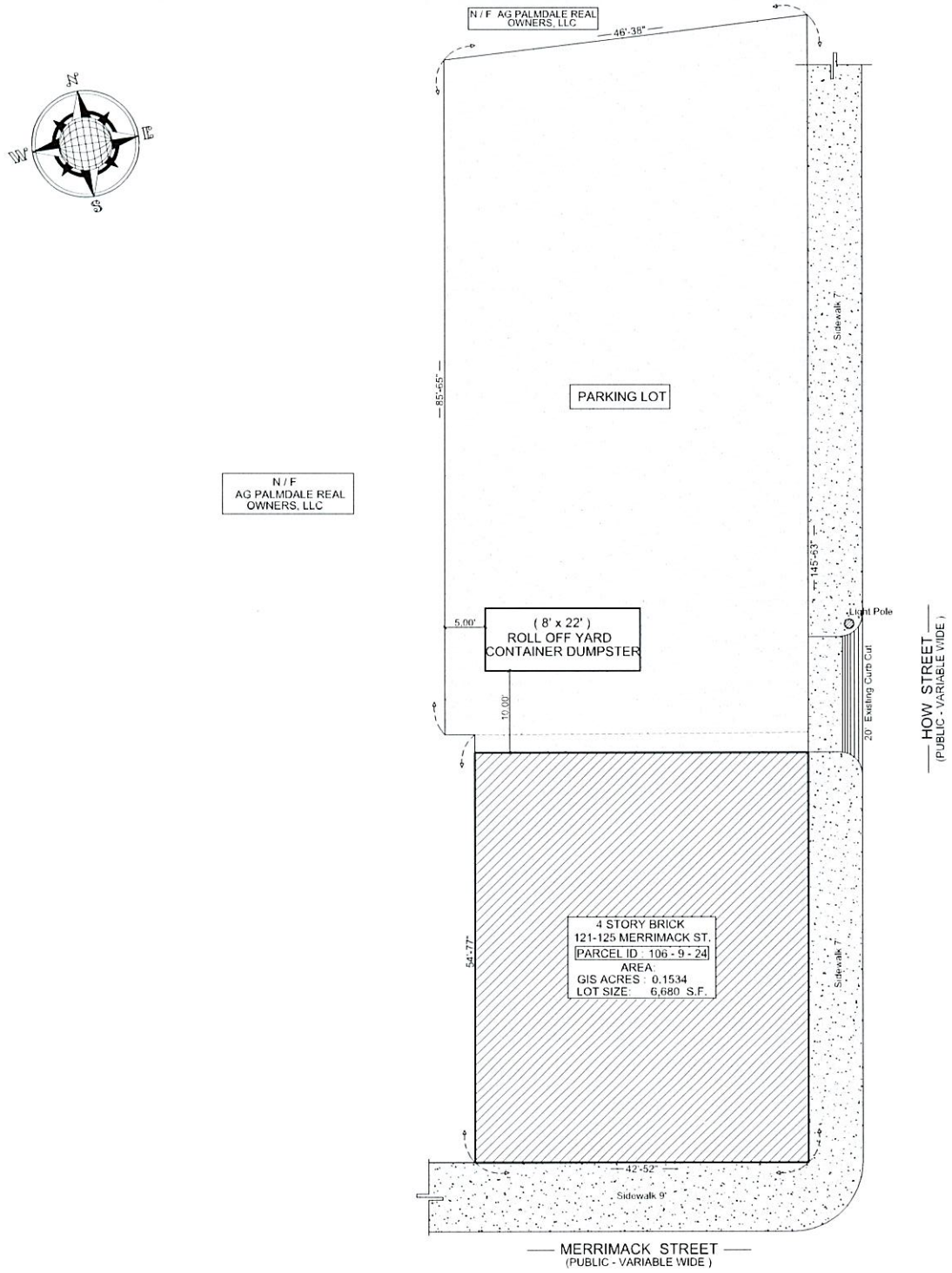
- CC - CENTRAL
- CG - GENERAL
- CH - HIGHWAY
- CM - MEDICAL SERVICES
- CN - NEIGHBORHOOD

- BP - BUSINESS PARK
- IG - GENERAL
- OP - OFFICE PARK

RESIDENTIAL

- RH - HIGH DENSITY
- RL - LOW DENSITY
- RM - MEDIUM DENSITY
- RR - RURAL DENSITY
- RU - URBAN DENSITY
- RC-AC - CAMPUS - ACADEMIC CENTER
- RC-CV - CAMPUS - CAMPUS VILLAGE

City of Haverhill



NOTE:

THE PURPOSE OF THIS PLAN IS TO LAYOUT EXISTING STRUCTURES, PROPOSED ADDITION AND IMPROVEMENT WORKS WITHIN THE PROPERTY BOUNDARIES AS SHOWN IN THE REFERENCE MAPS AND DEED.

IT IS NOT INTENDED AS SURVEY TO SET AND/OR UPDATE PROPERTY LINES

CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS LATEST EDITION OF THE BUILDING CODE, THE BUILDING BOARD OF STANDARDS AND REGULATIONS AND THE CITY OF HAVERHILL ORDINANCES.

CURB GRANITE PIECES MUST BE RECYCLED BY CITY'S DPW. CONTRACTOR MUST CALL CITY'S DPW FOR RECYCLING ARRANGEMENTS.

SIDEWALK MUST BE RESURFACED WITH MATERIAL TO MATCH EXISTING, IF REQUIRED.

REFERENCE DOCS & PLANS

GIS PARCEL INFORMATION

PARCEL ID :	106 - 9 - 24
GIS ACRES :	0.1534

PROPERTY INFORMATION

PROPERTY ID :	106 - 9 - 24
OWNER :	DAVINCI MINI APTS / CO JONY PEREZ
ADDRESS :	125 MERRIMACK ST.
LOT SIZE:	6,680 S.F.
LAND USE CODE :	1110
LEGAL REFERENCE :	11123-454
ZONING:	NA
BLDG STYLE:	COMM BLOCK
STORIES:	4
YEAR BUILT:	1875

ASSESOR MAP:HaverhillAssesorMap194

LEGEND

PAVED

CONCRETE

BUILDING

0 5 10 20 30

GRAFIC SCALE

DIMENSIONAL SITE PLAN

SCALE: 1=10

DIMENSIONAL SITE PLAN

SHEET 1 / 1

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 9/28/2025

PROJECT: COMMERCIAL RESIDENTIAL BUILDING
ADDRESS: 125 MERRIMACK ST. HAVERHILL MA 01830
OWNER: DAVINCI MINI APTS-JONY PEREZ
PETITIONER: DAVINCI MINI APTS-JONY PEREZ

118 WOODLAND ST LAWRENCE MA 01841
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Assoc. AIA
Professional Designer

PROJECT

PROPOSED COMMERCIAL RESIDENTIAL BUILDING

119-125 MERRIMACK STREET, HAVERHILL MA 01830

OWNER: DAVINCI MINI APTS-JONY PEREZ

DRAWN BY: GILBERTO JIMENEZ

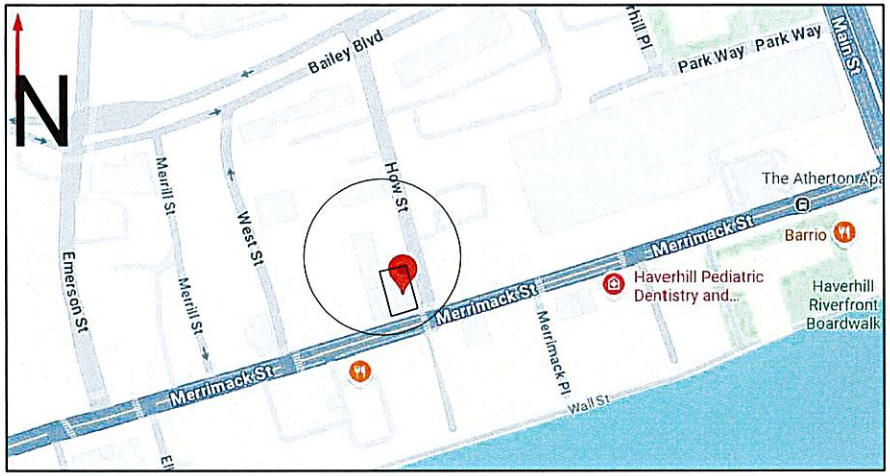
GJ DESIGN GROUP LLC

Assoc. AIA

Professional Designer

118 WOODLAND ST LAWRENCE MA 01841

TEL 978-601-2844 E.M. lach.o7812@gmail.com Fax: 978-208-1335



LOCUS MAP

119-125 MERRIMACK ST.

APARTMENS SCHEDULED:

SECOND FLOOR : 4 APARTMENTS	THIRD FLOOR : 4 APARTMENTS	FOURTH FLOOR : 4 APARTMENTS	OPTION A FOURTH FLOOR : 4 APARTMENTS
APARTMENT 201 1 BEDROOM 1 BATH 415.00 S.F.	APARTMENT 301 1 BEDROOM 1 BATH 415.00 S.F.	APARTMENT 401 1 BEDROOM 1 BATH 460.00 S.F.	APARTMENT 401 1 BEDROOM 1 BATH 460.00 S.F.
APARTMENT 202 1 BEDROOM 1 BATH 574.00 S.F.	APARTMENT 302 1 BEDROOM 1 BATH 574.00 S.F.	APARTMENT 402 1 BEDROOM 1 BATH 403.00 S.F.	APARTMENT 402 1 BEDROOM 1 BATH 403.00 S.F.
APARTMENT 203 2 BEDROOM 1 BATH 532.00 S.F.	APARTMENT 303 2 BEDROOM 1 BATH 532.00 S.F.	APARTMENT 403 2 BEDROOM 1 BATH 520.00 S.F.	APARTMENT 403 2 BEDROOM 1 BATH 520.00 S.F.
APARTMENT 204 1 BEDROOM 2 BATH 550.00 S.F.	APARTMENT 304 1 BEDROOM 2 BATH 550.00 S.F.	APARTMENT 404 1 BEDROOM 2 BATH 524.00 S.F.	APARTMENT 404 2 BEDROOM 2 BATH 524.00 S.F.
AREA: 2,071.00 S.F.	AREA: 2,071.00 S.F.	AREA: 1,907.00 S.F.	AREA: 1,907.00 S.F.

GENERAL NOTES :

1- ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND REGULATIONS.

2- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.

3- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SUCH SAFETY.

4- ALL DIMENSIONS AND SITE CONDITIONS SHALL BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE OWNER OR DESIGNER OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.

5- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE.

6- ALL DETAILS, SECTIONS, NOTES, OR REFERENCE TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL.

7- DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS OR DEVIATION FROM THE CONSTRUCTION DOCUMENT, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER OR DESIGNER AND OBTAIN APPROVAL FROM THE BUILDING INSPECTOR BEFORE PROCEEDING WITH THE WORK.

8- SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

9- CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS (10TH EDITION OF THE MSSC,780 CMR) (2021 IBC AND THE COMMONWEALTH OF MASSACHUSETTS AMENDMENT TO THE INTERNATIONAL COMMERCIAL CODE 2021) AND THE CITY OF HAVERHILL ORDINANCES.

SCHEDULED GROSS AREA:

FIRST FLOOR PLAN COMMERCIAL	2,773.00 S.F.
SECOND FLOOR PLAN APARTMENTS	2,859.00 S.F.
THIRD FLOOR PLAN APARTMENTS	2,859.00 S.F.
FOURT FLOOR PLAN APARTMENTS	2,653.00 S.F.
BASEMENT FLOOR PLAN	2,176.00 S.F.
TOTAL AREA:	13,320.00 S.F.

GENERAL SYMBOLS

ROOM NAME | ROOM TAG | BREAK LINE | WINDOW | DOOR | OBJECT ABOVE OR BELOW

COVER SHEET

SHEET 1 / 41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

PROJECT: COMMERCIAL RESIDENTIAL BUILDING
ADDRESS: 125 MERRIMACK ST. HAVERHILL MA 01830
OWNER: DAVINCI MINI APTS-JONY PEREZ
PETITIONER: DAVINCI MINI APTS-JONY PEREZ

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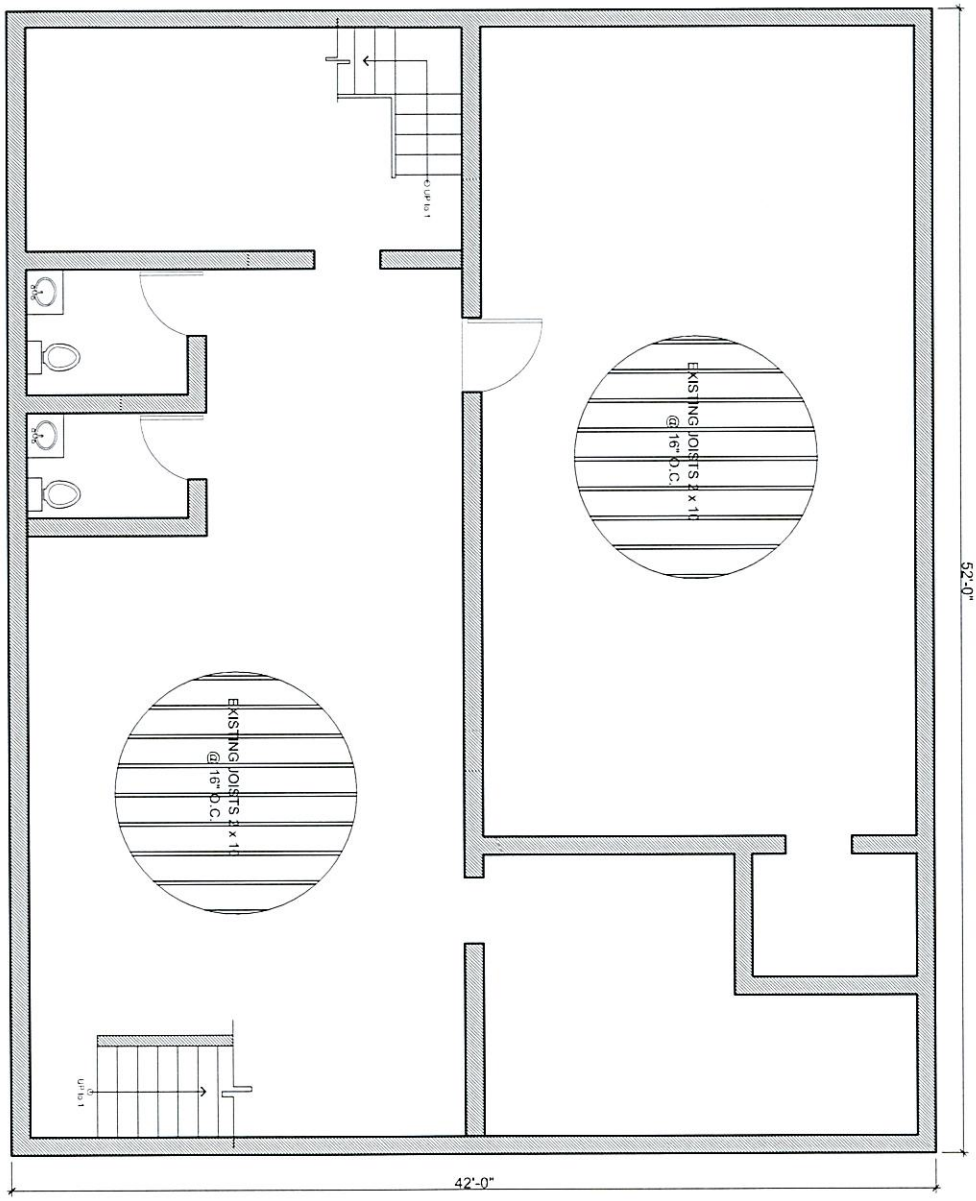

EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

GROSS AREA= 2,180 S.F.

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PETITIONER: DAVINCI MINI APTS-JONY PEREZ

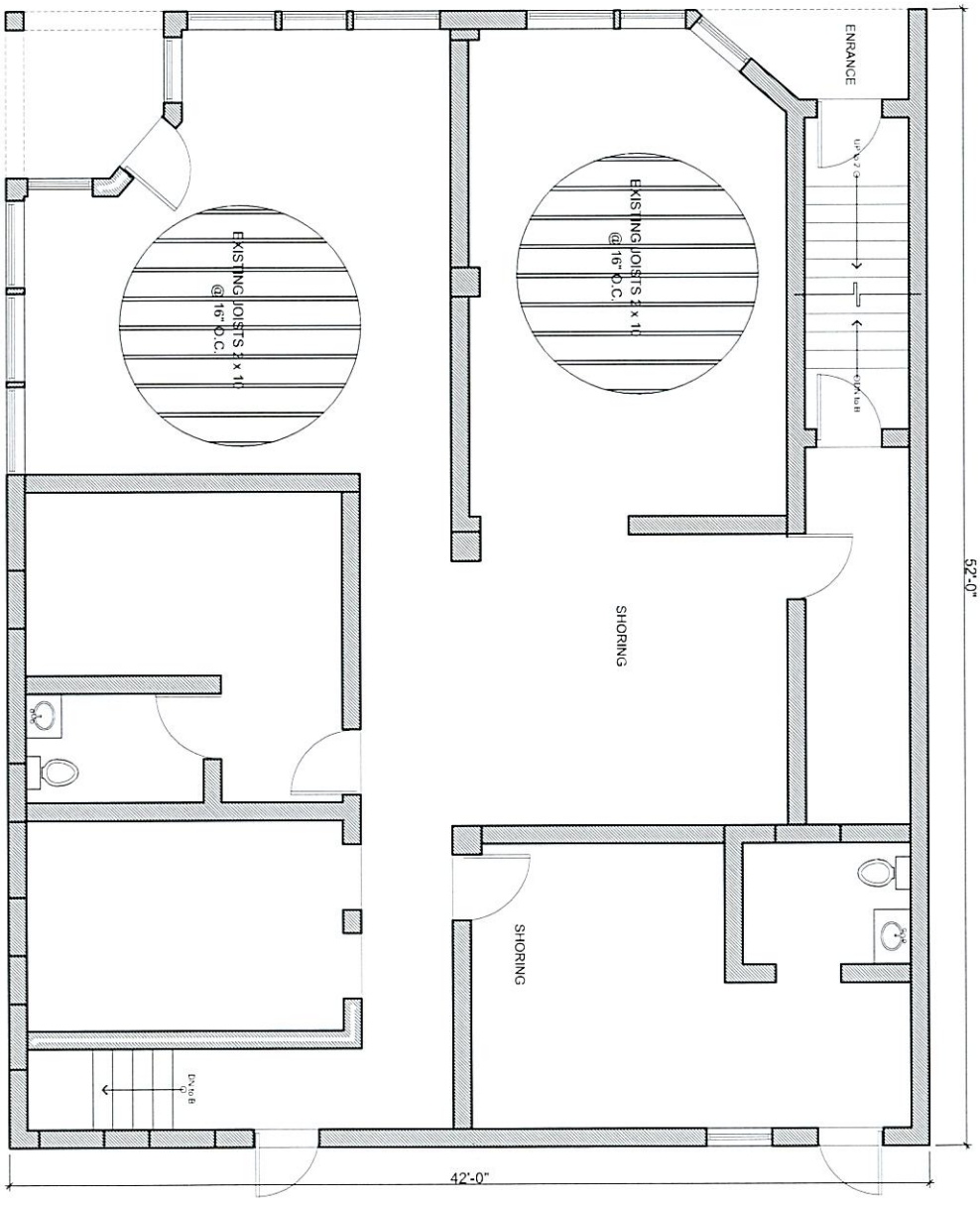
REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

FLOOR PLAN

EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

GROSS AREA= 2,180 S.F.



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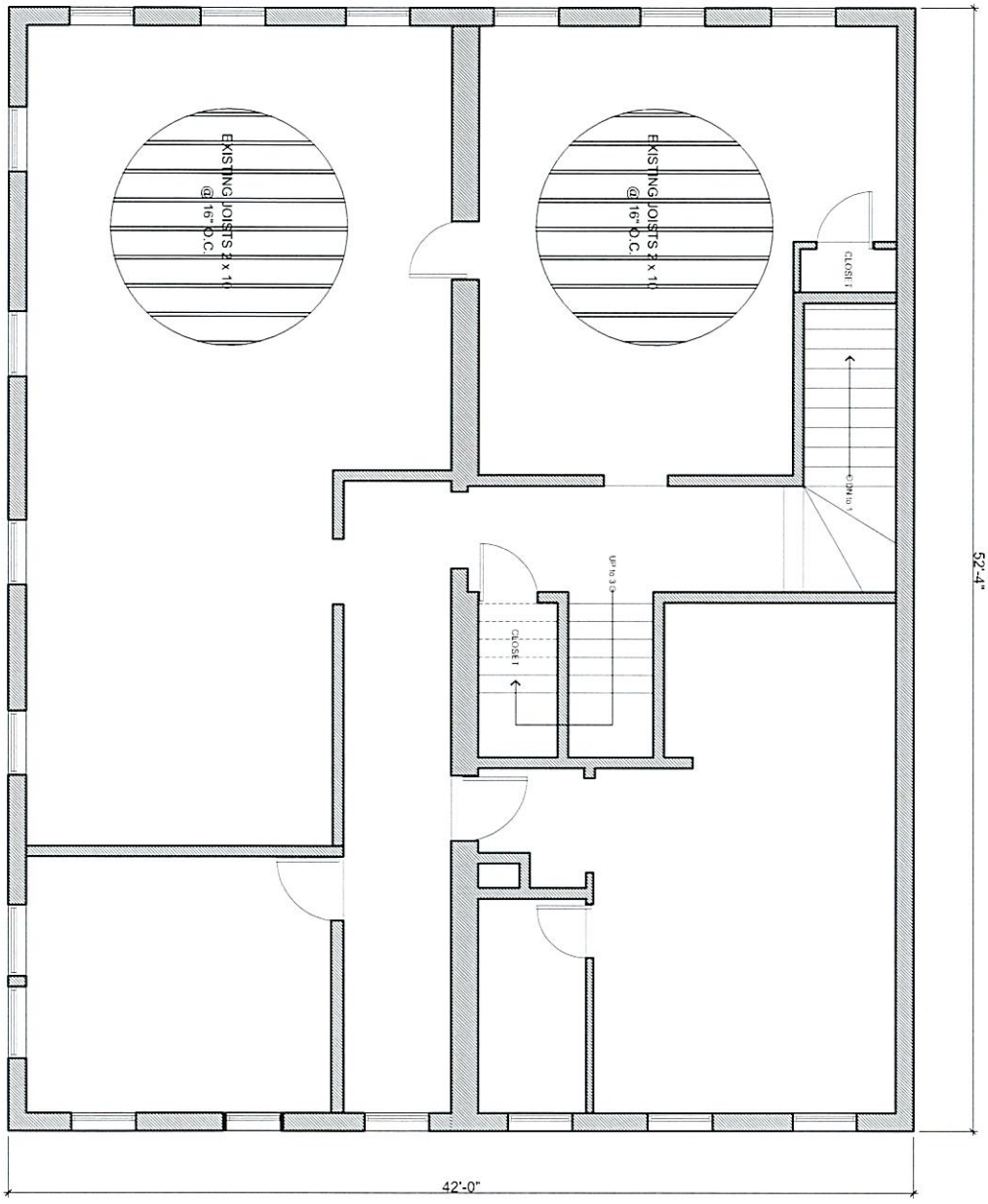
PETITIONER:	DAVINCI MINI APTS-JONY PEREZ

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

FLOOR PLAN



EXISTING SECOND FLOOR PLAN

GROSS AREA= 2,180 S.F.

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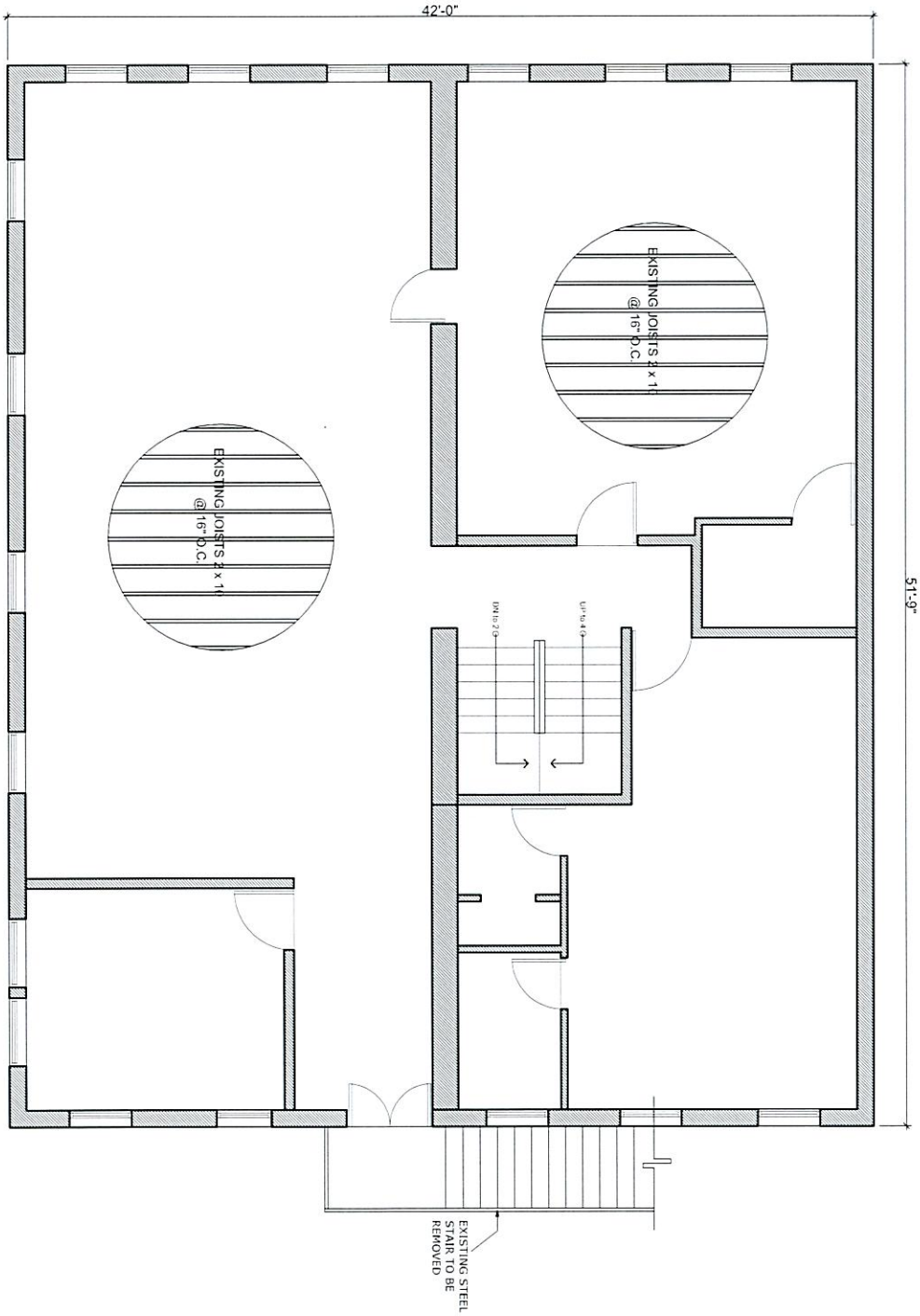
PETITIONER:	DAVINCI MINI APTS-JONY PEREZ

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

FLOOR PLAN

SHEET 1 4/41



EXISTING THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

GROSS AREA= 2,180 S.F.

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PROJECT:	COMMERCIAL RESIDENTIAL BUILDING
ADDRESS:	125 MERRIMACK ST. HAVERHILL MA 01830
OWNER:	DAVINCI MINI APTS-JONY PEREZ
PETITIONER:	DAVINCI MINI APTS-JONY PEREZ

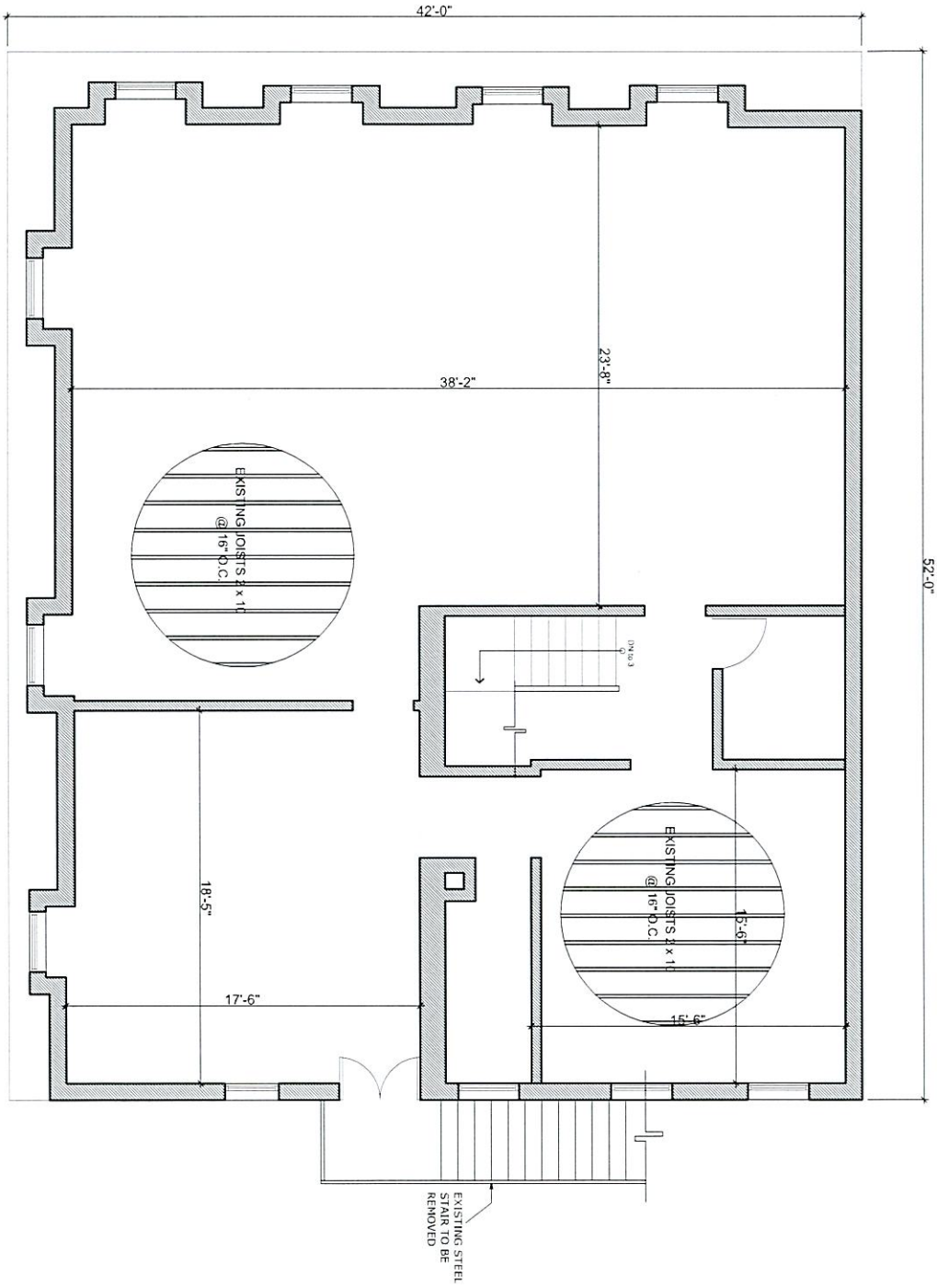
REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

FLOOR PLAN

EXISTING FOURTH FLOOR PLAN

SCALE: 1/4"=1'-0"

GROSS AREA= 2,000 S.F.



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PROJECT:	COMMERCIAL RESIDENTIAL BUILDING
ADDRESS:	125 MERRIMACK ST. HAVERHILL MA 01830
OWNER:	DAVINCI MINI APTS-JONY PEREZ
PETITIONER:	DAVINCI MINI APTS-JONY PEREZ

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

FLOOR PLAN

EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

G J
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Assoc. AIA
Professional Designer

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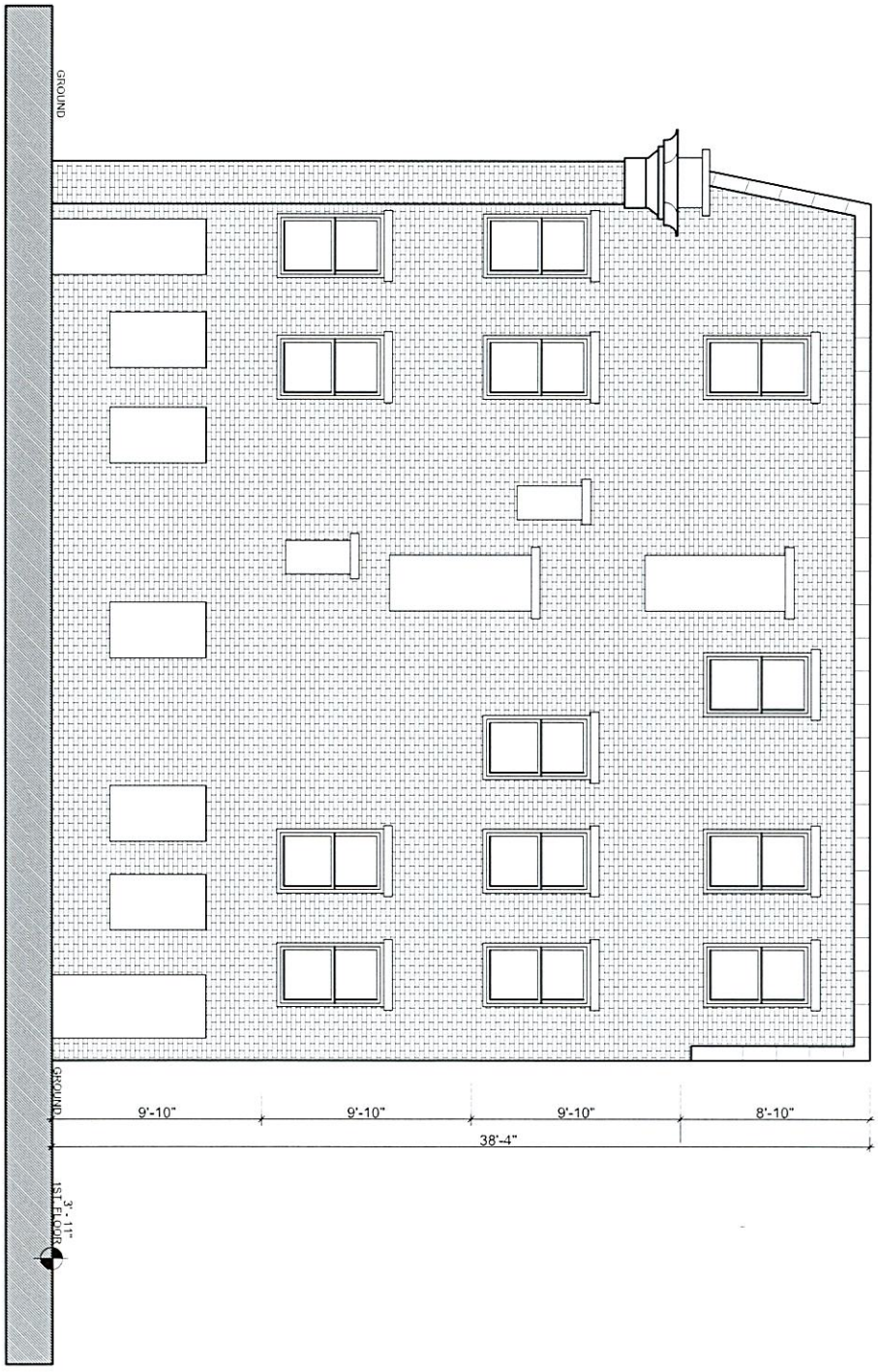
ELEVATION



EXISTING REAR ELEVATION

SCALE 1/4"=1'-0"

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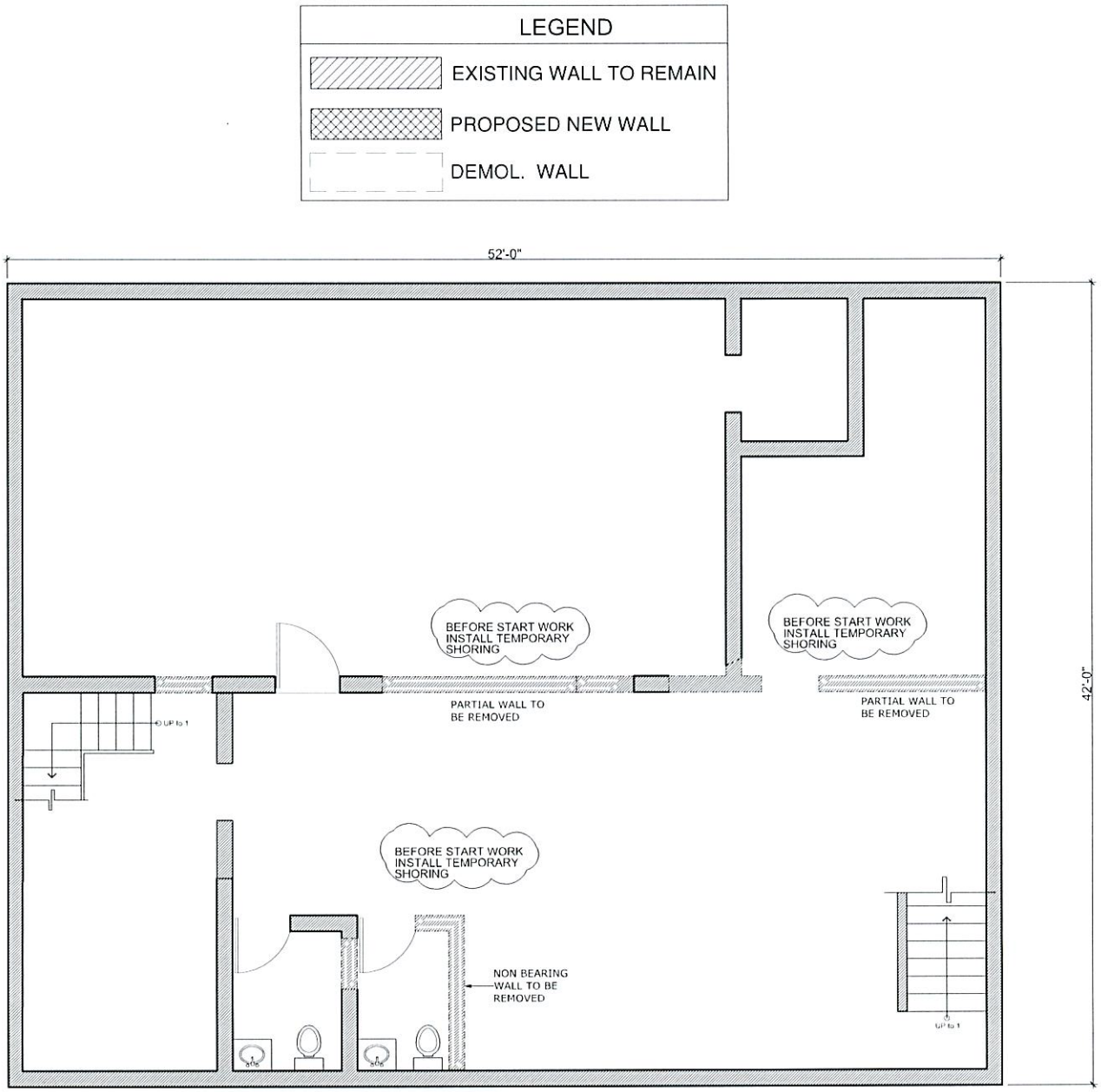

BASEMENT
DEMO PLAN
SCALE: 1/4"=1'-0"

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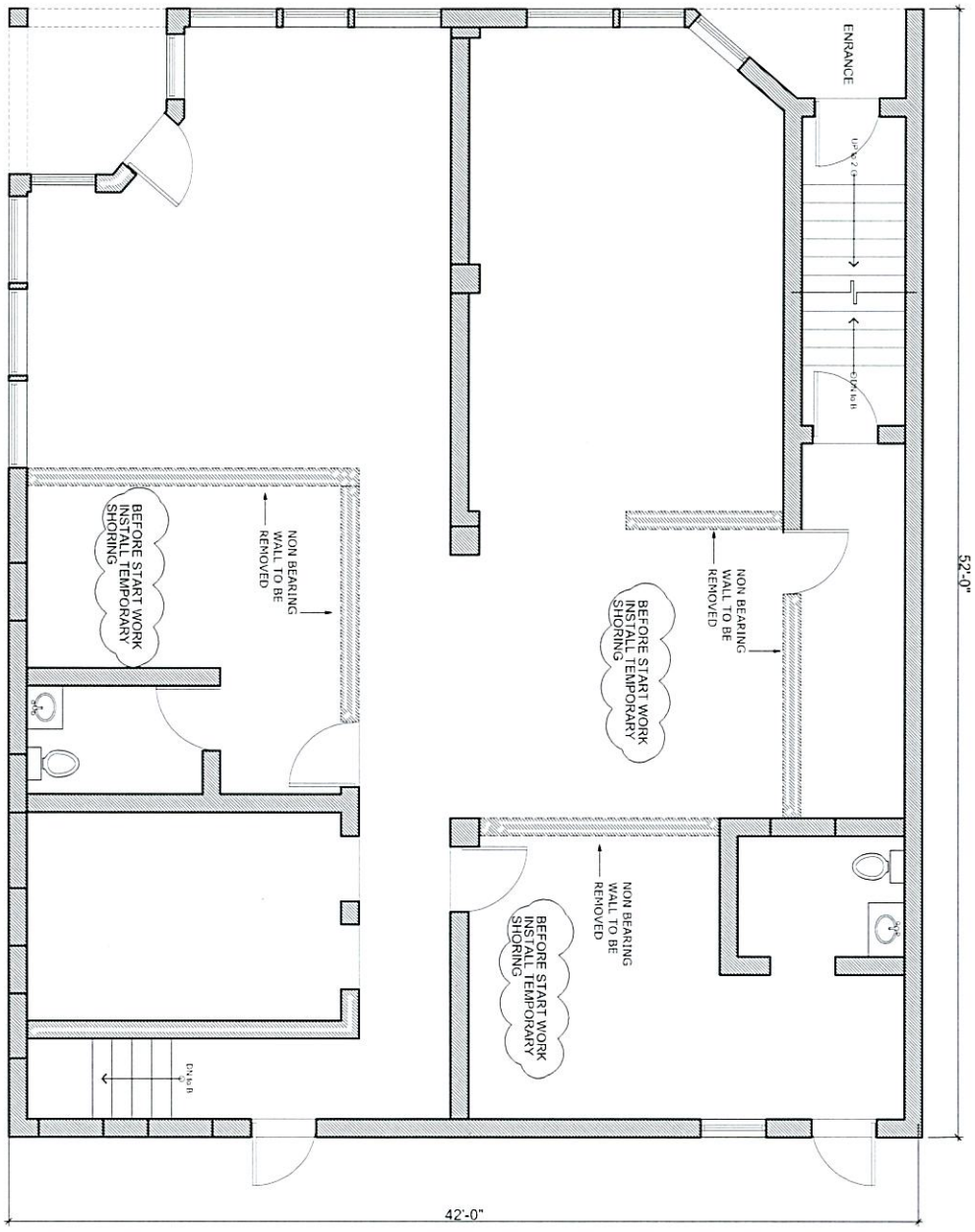
DATE: 7/28/2025

FLOOR PLAN
SHEET 1 | 9 | 41



FIRST FLOOR
DEMO PLAN
SCALE 1/4"=1'-0"

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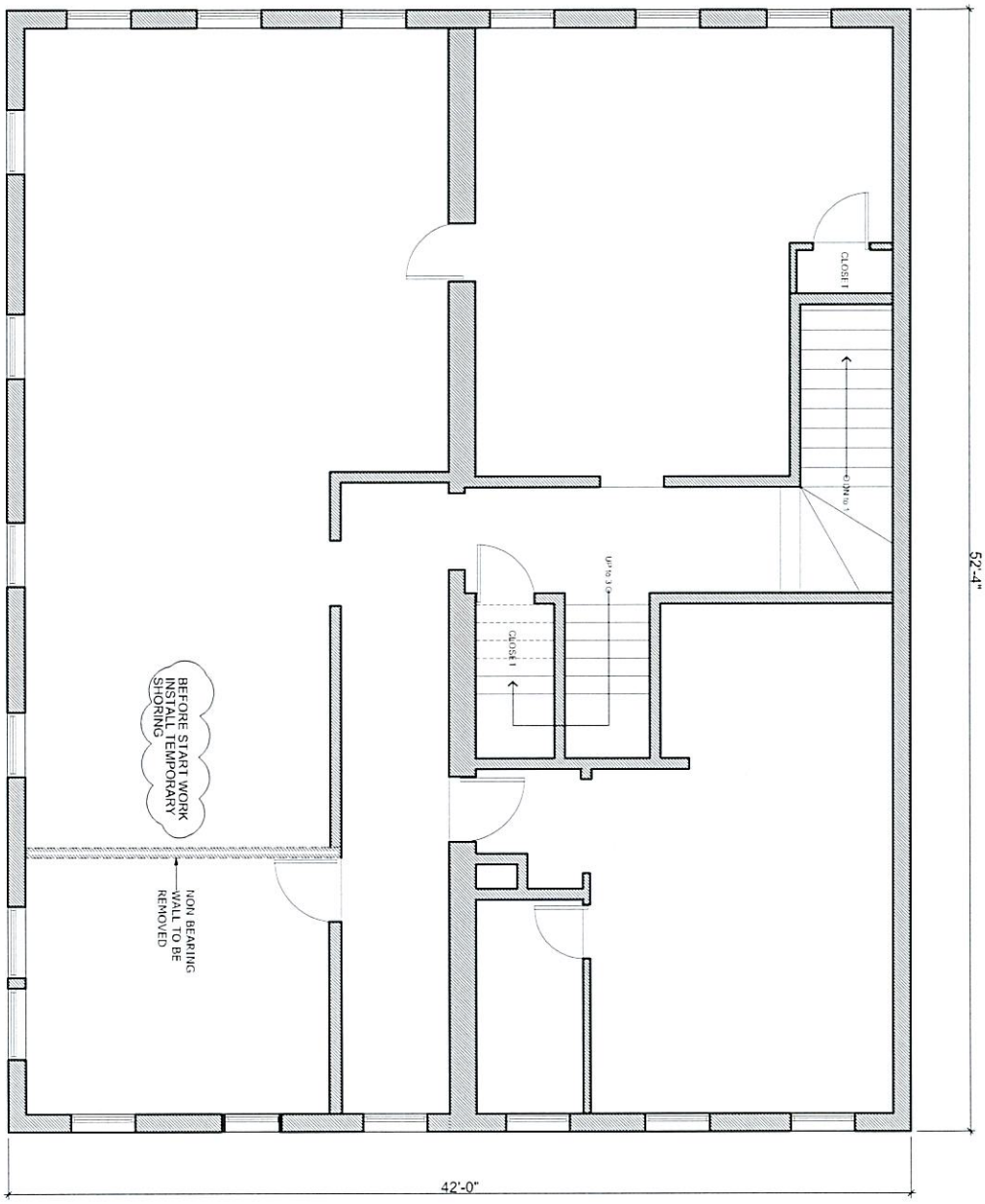

SECOND FLOOR
DEMO PLAN
SCALE 1/4"=1'-0"

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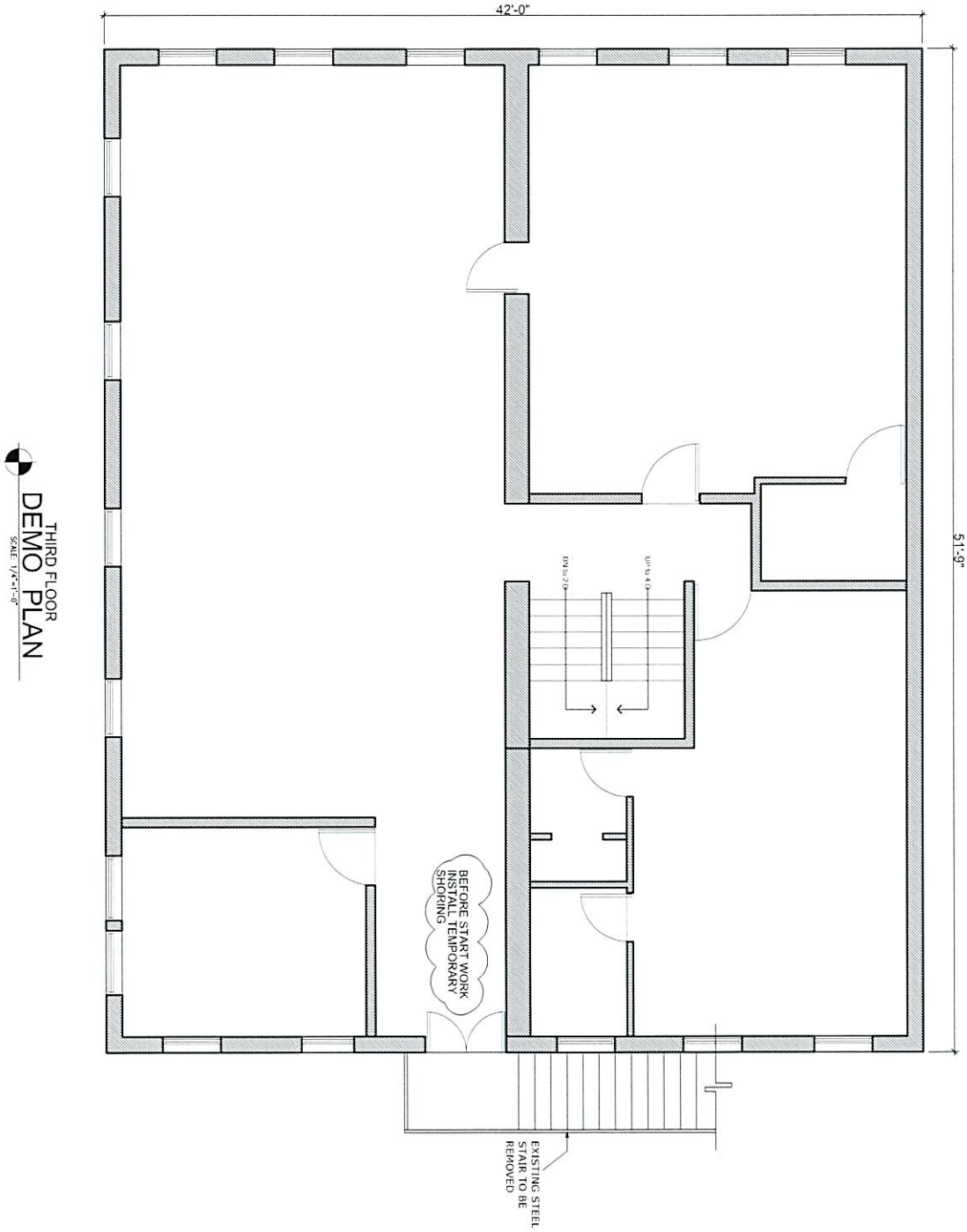
FLOOR PLAN



THIRD FLOOR
DEMO PLAN
SCALE: 1/4"=1'-0"

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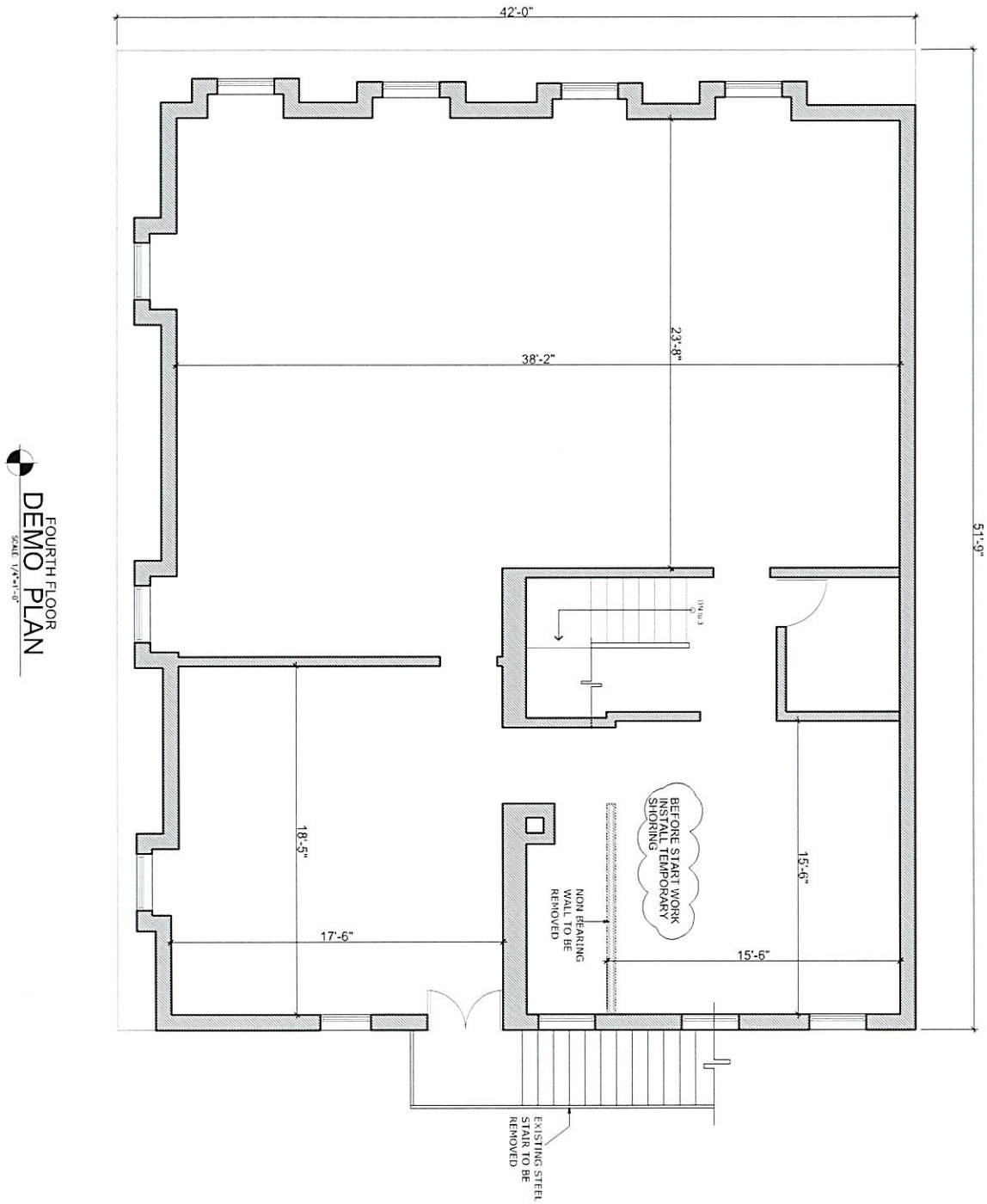
DATE: 7/28/2025

FLOOR PLAN



FOURTH FLOOR
DEMO PLAN
SCALE 1/4"=1'-0"

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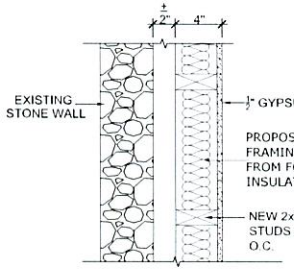
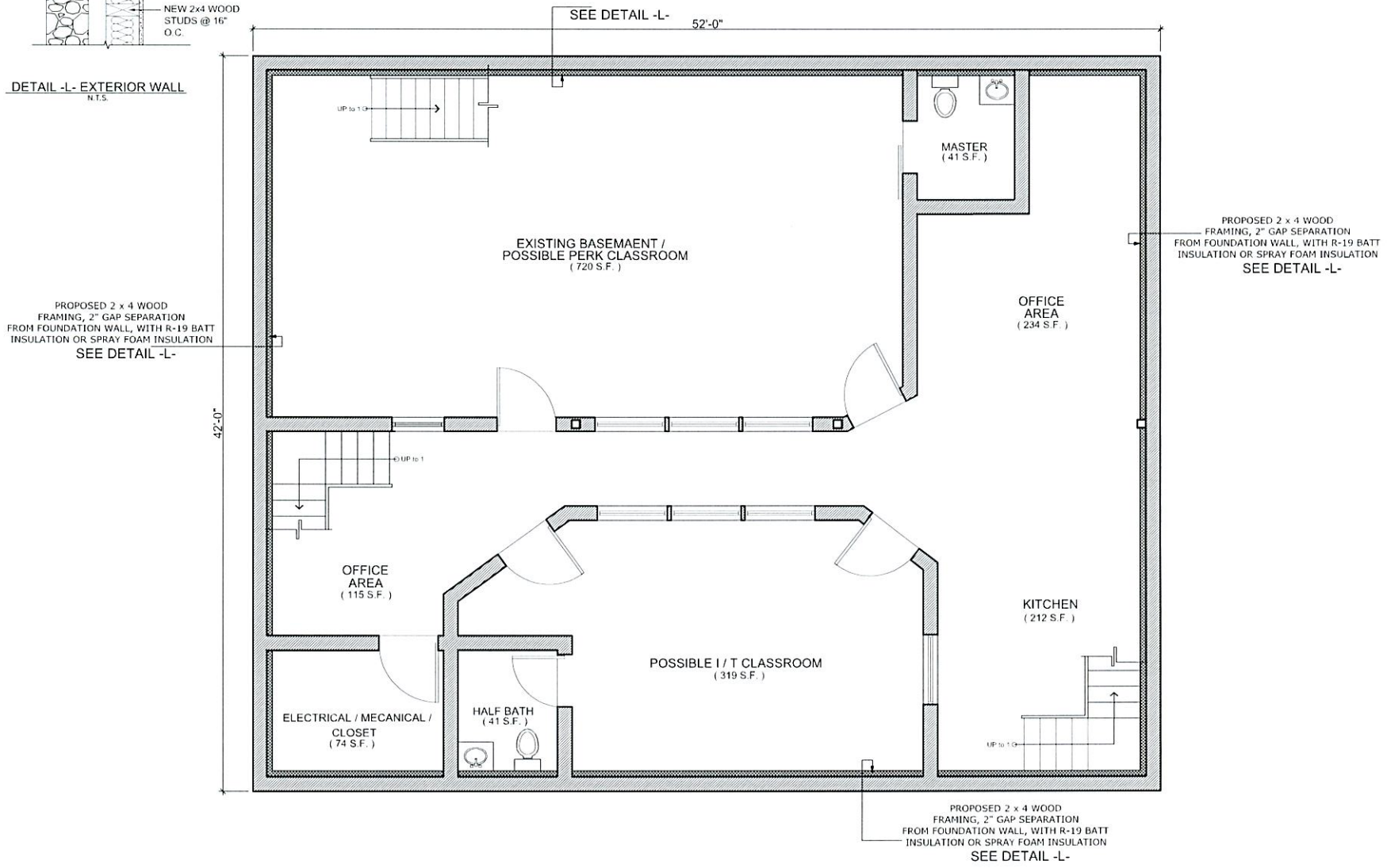
FLOOR PLAN



DETAIL -L- EXTERIOR WALL
N.T.S.

NOTE:
CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS (10TH EDITION OF THE MBSC,780 CMR) (2021 IBC AND THE COMMONWEALTH OF MASSACHUSETTS AMENDMENT TO THE INTERNATIONAL COMMERCIAL CODE 2021) AND THE CITY OF HAVERHILL ORDINANCES.



PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

INTERIOR AREA= 2,027 S.F.

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APPROVED BY:
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DATE: 7/28/2025

FLOOR PLAN
SHEET 14 / 41

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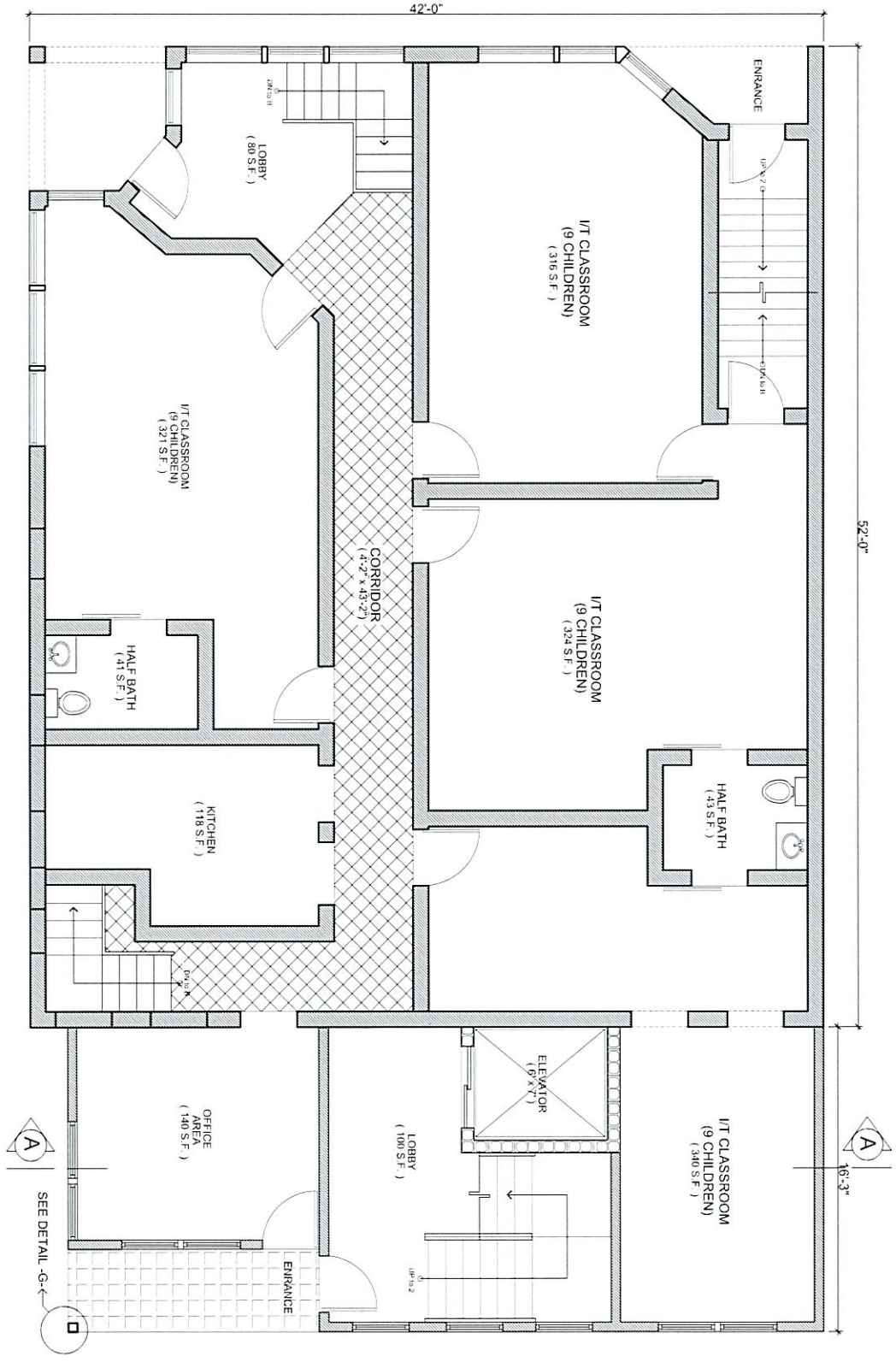
Assoc. AIA
Professional Designer



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

INTERIOR AREA= 2,500 S.F.

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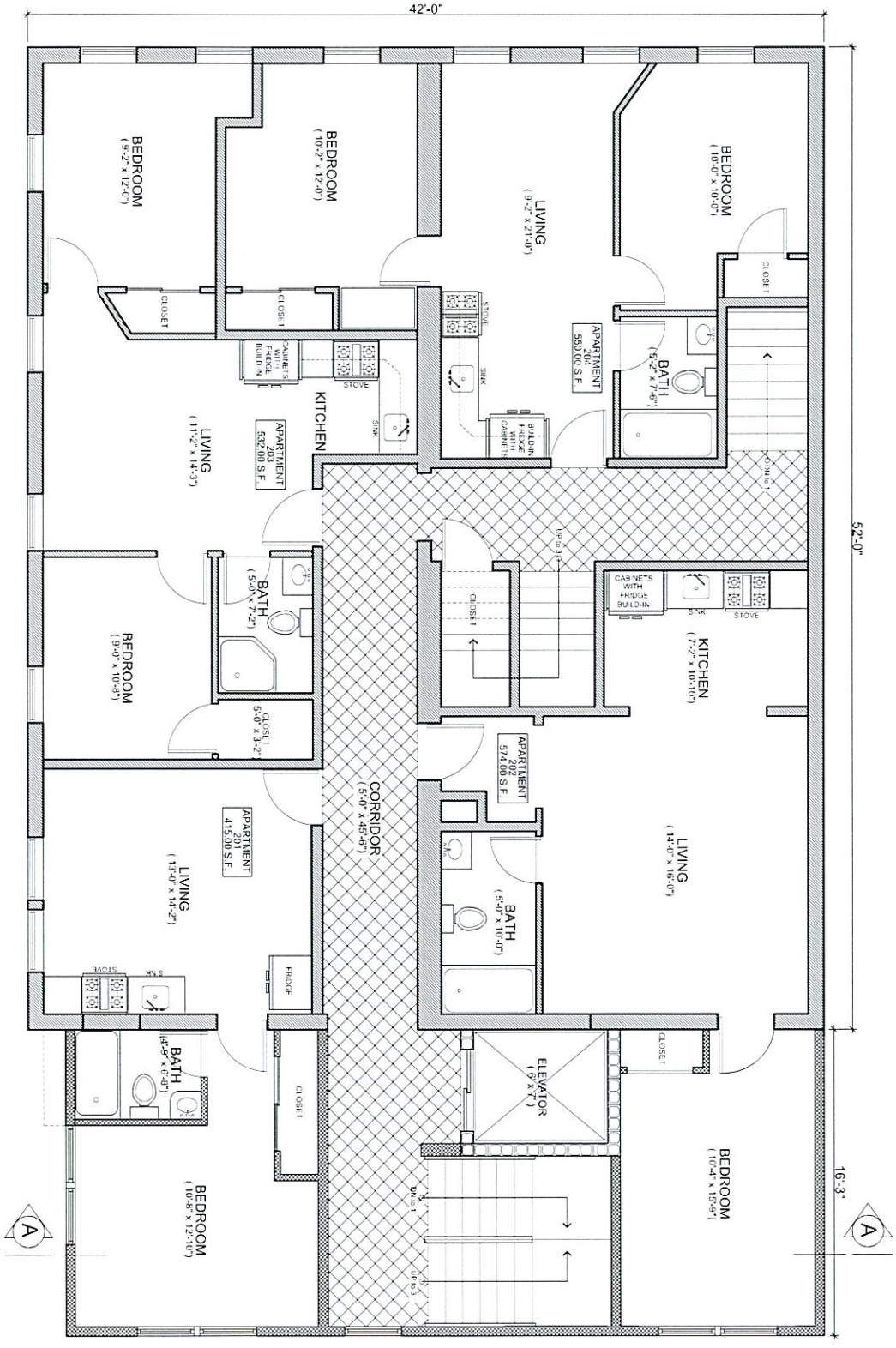
DATE: 7/28/2025

FLOOR PLAN

SHEET 1 15/41



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

INTERIOR AREA= 2,500 S.F.

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REVISED BY:
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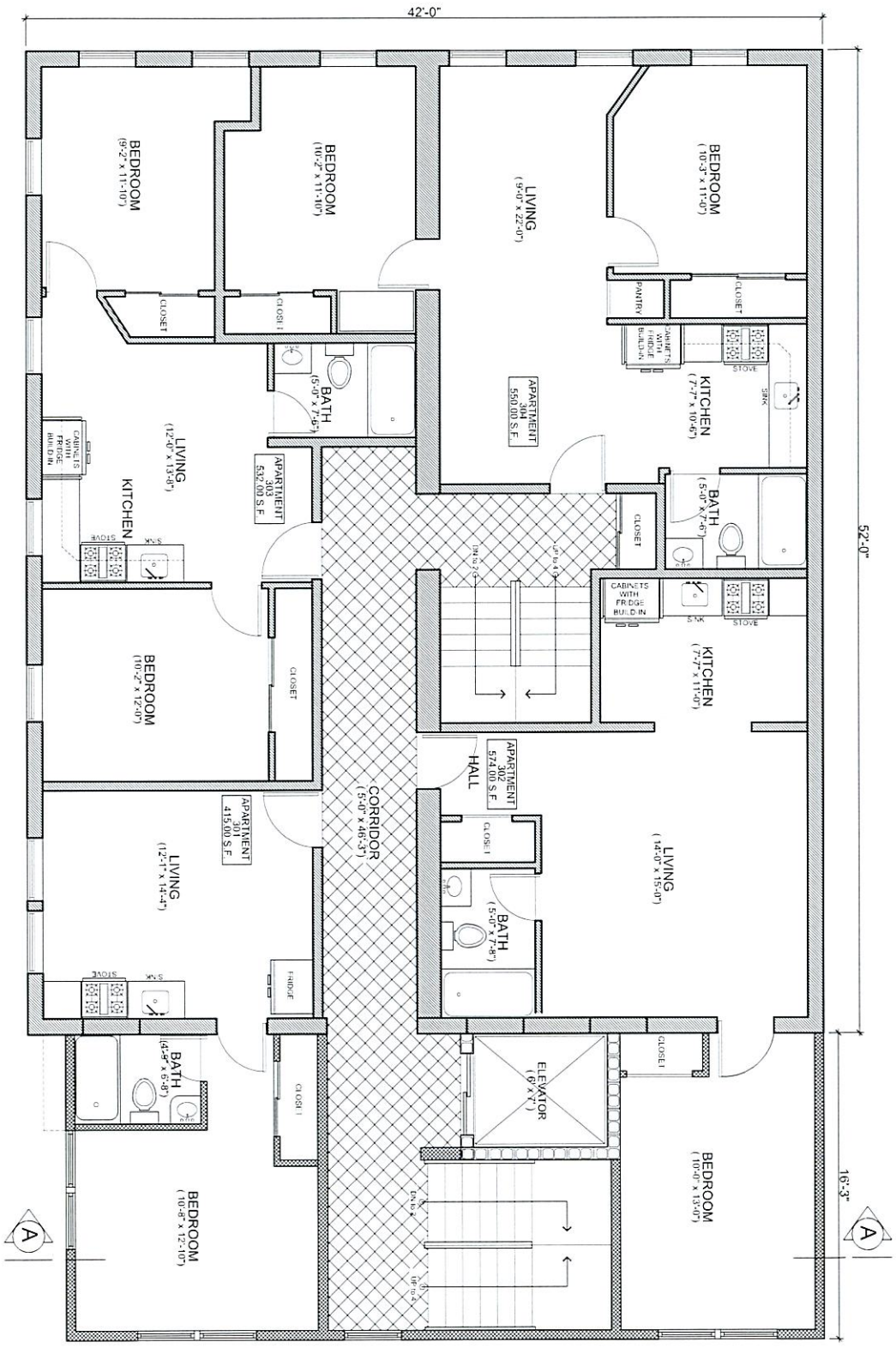
DATE: 7/28/2025

FLOOR PLAN

SHEET 1 | 16 / 41



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

INTERIOR AREA= 2,500 S.F.

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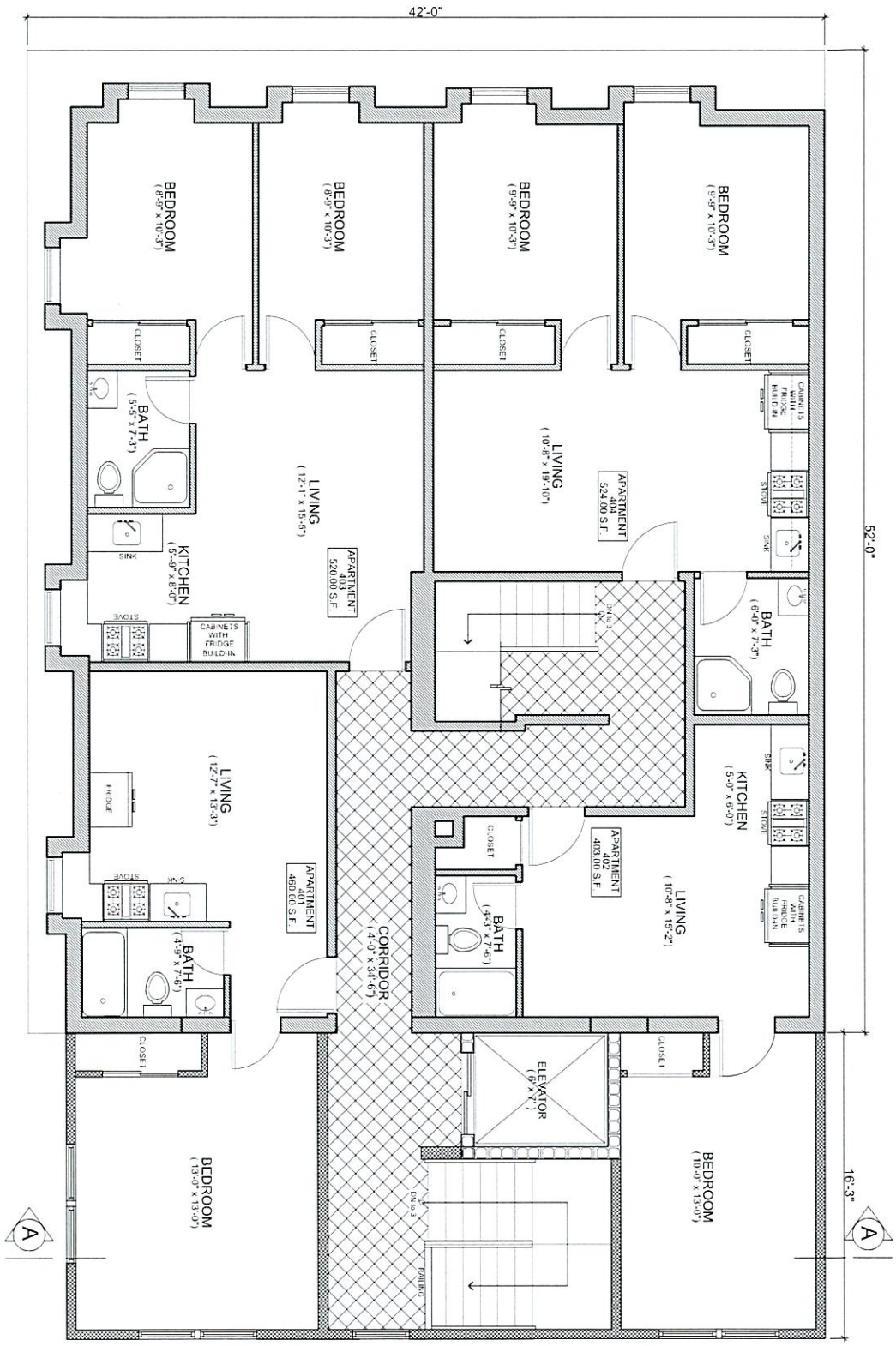
FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN

SCALE 1/4"=1'-0"

INTERIOR AREA= 2,500 S.F.

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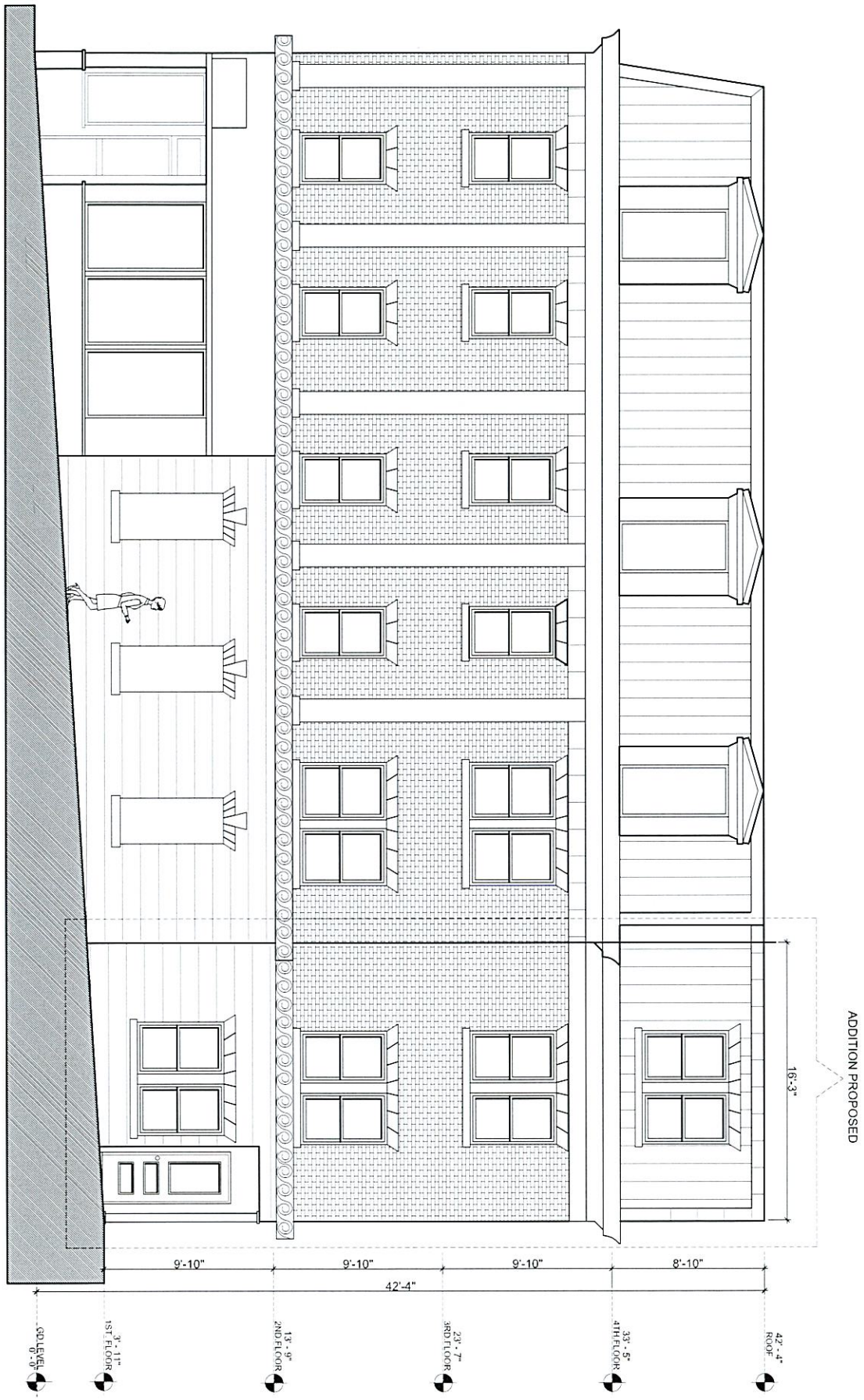
FLOOR PLAN

SHEET 1 | 18/41



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

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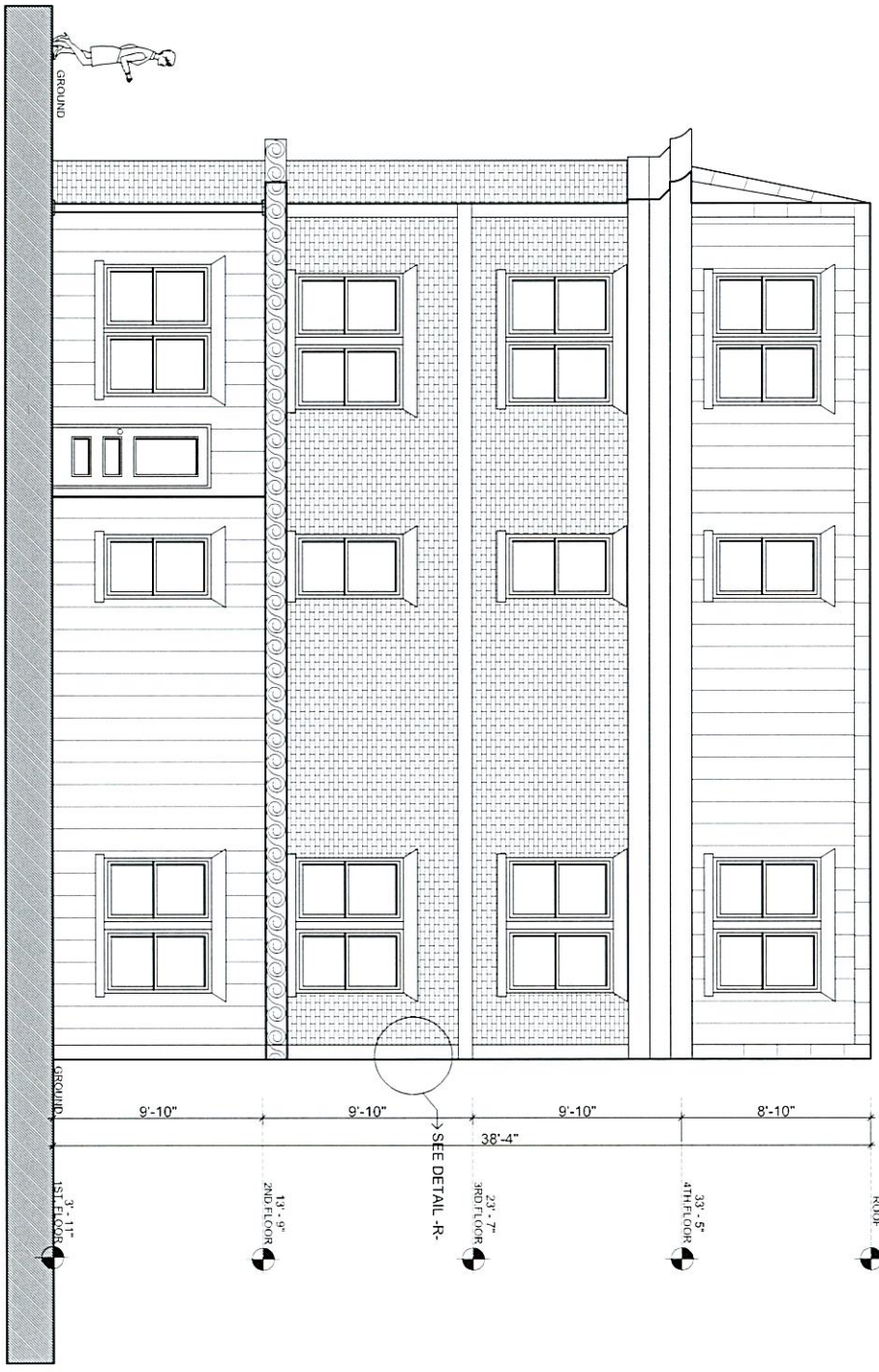

REAR ELEVATION

SCALE 1/4"=1'-0"

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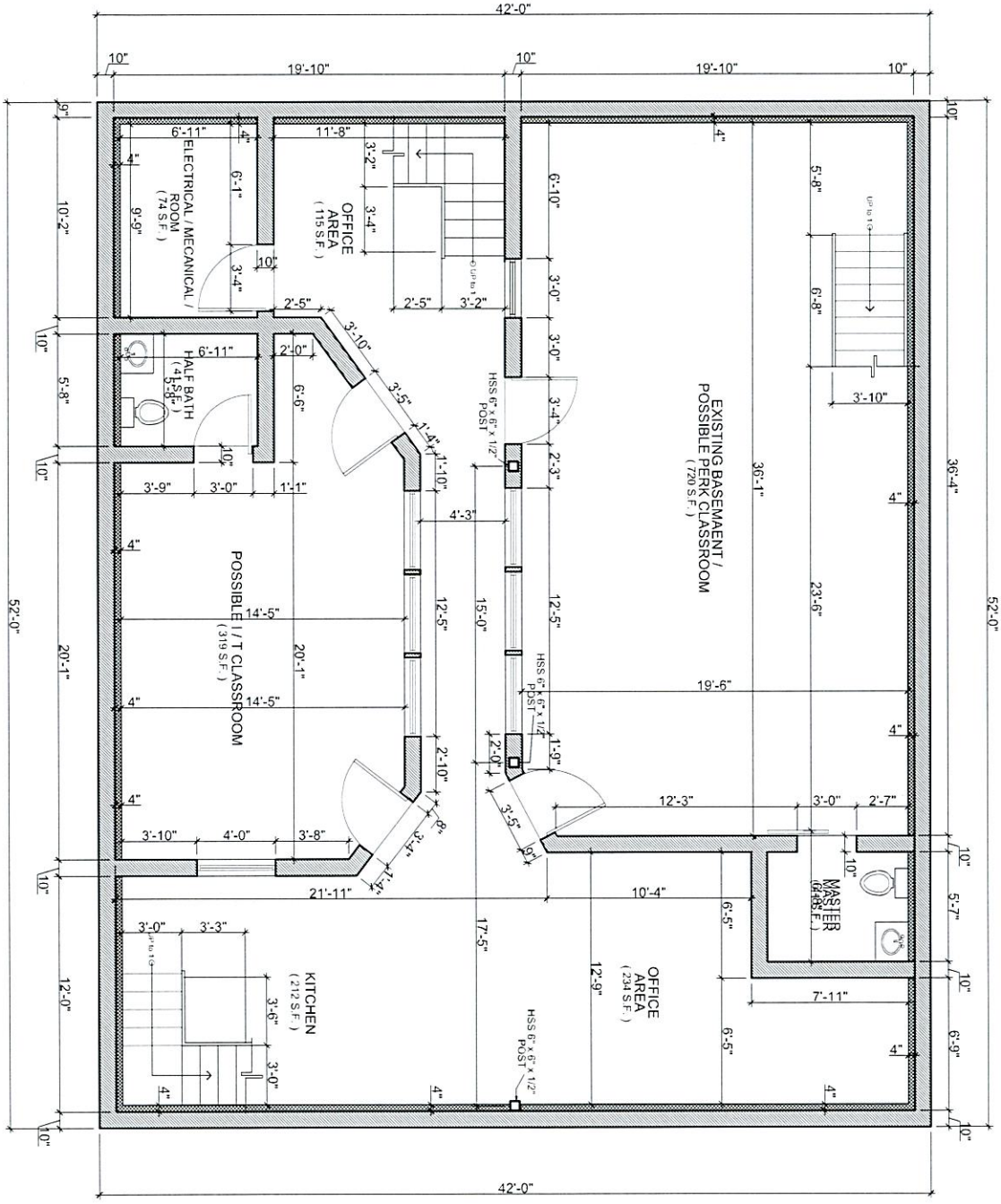

PROPOSED (DIMENSIONED) BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

INTERIOR AREA= 2,027 S.F.

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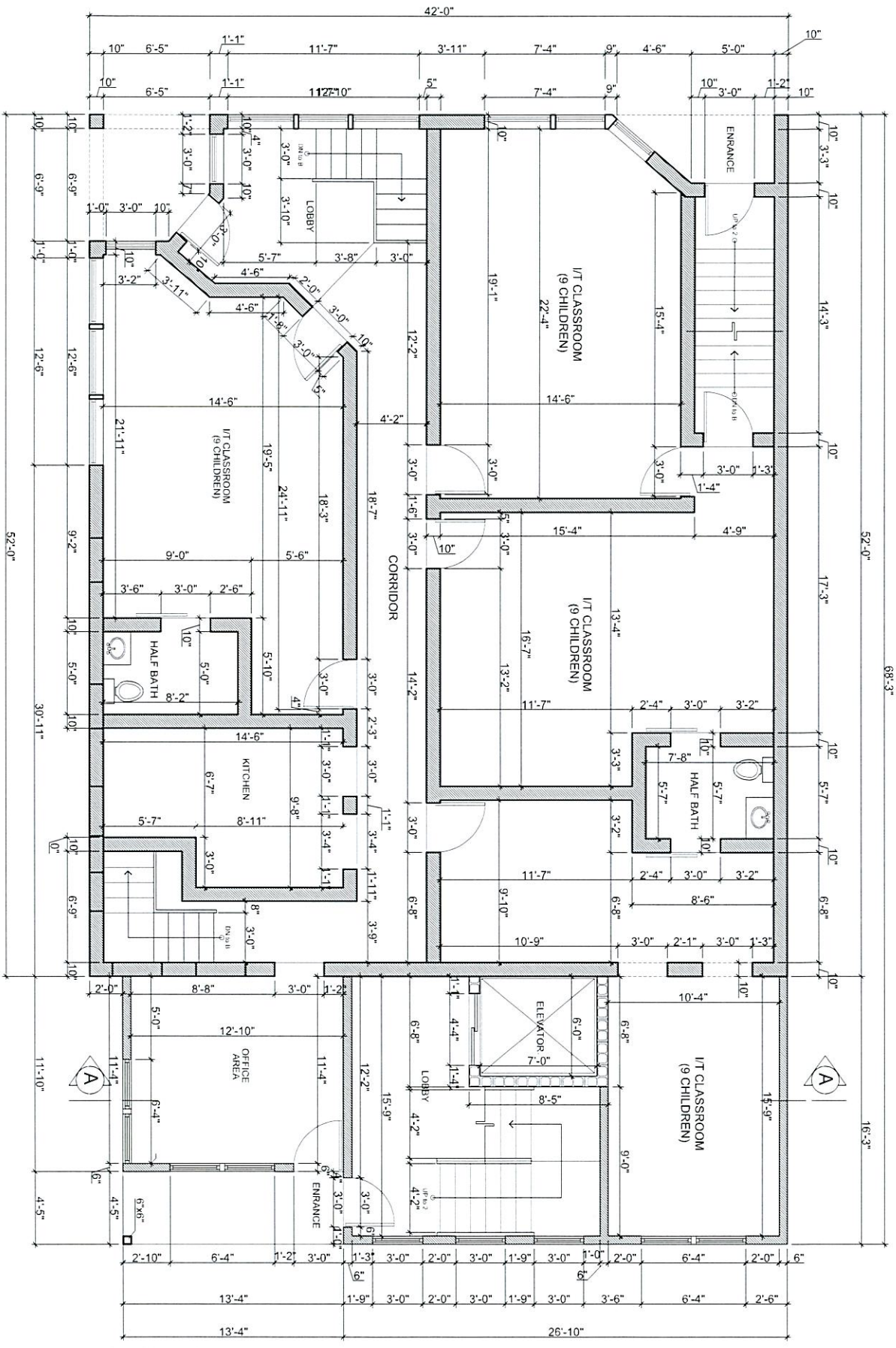

(DIMENSIONED) PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

INTERIOR AREA= 2,500 S.F.

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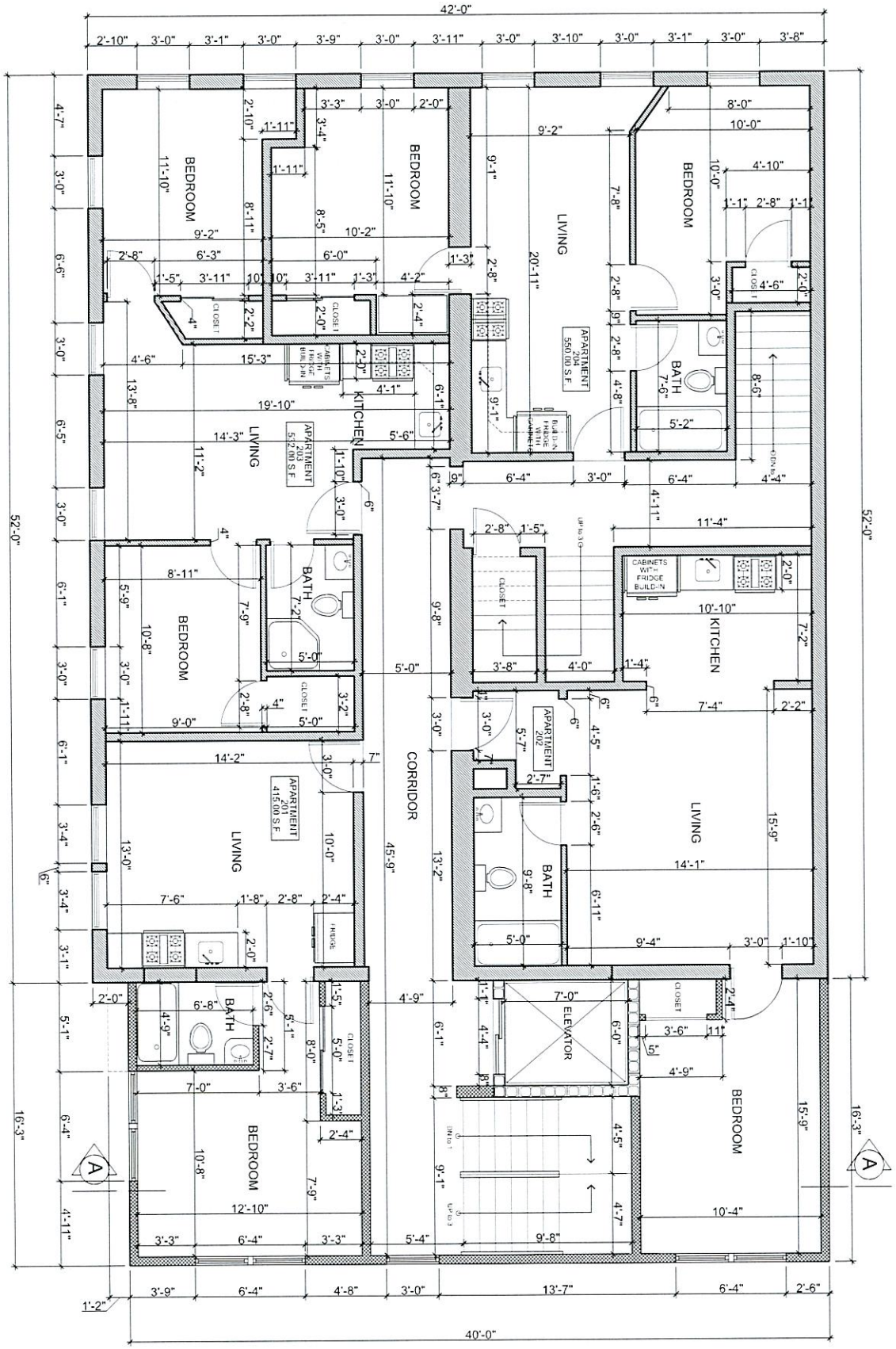
FLOOR PLAN

SHEET 1 22/41



(DIMENSIONED)
PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

INTERIOR AREA= 2,500 S.F.

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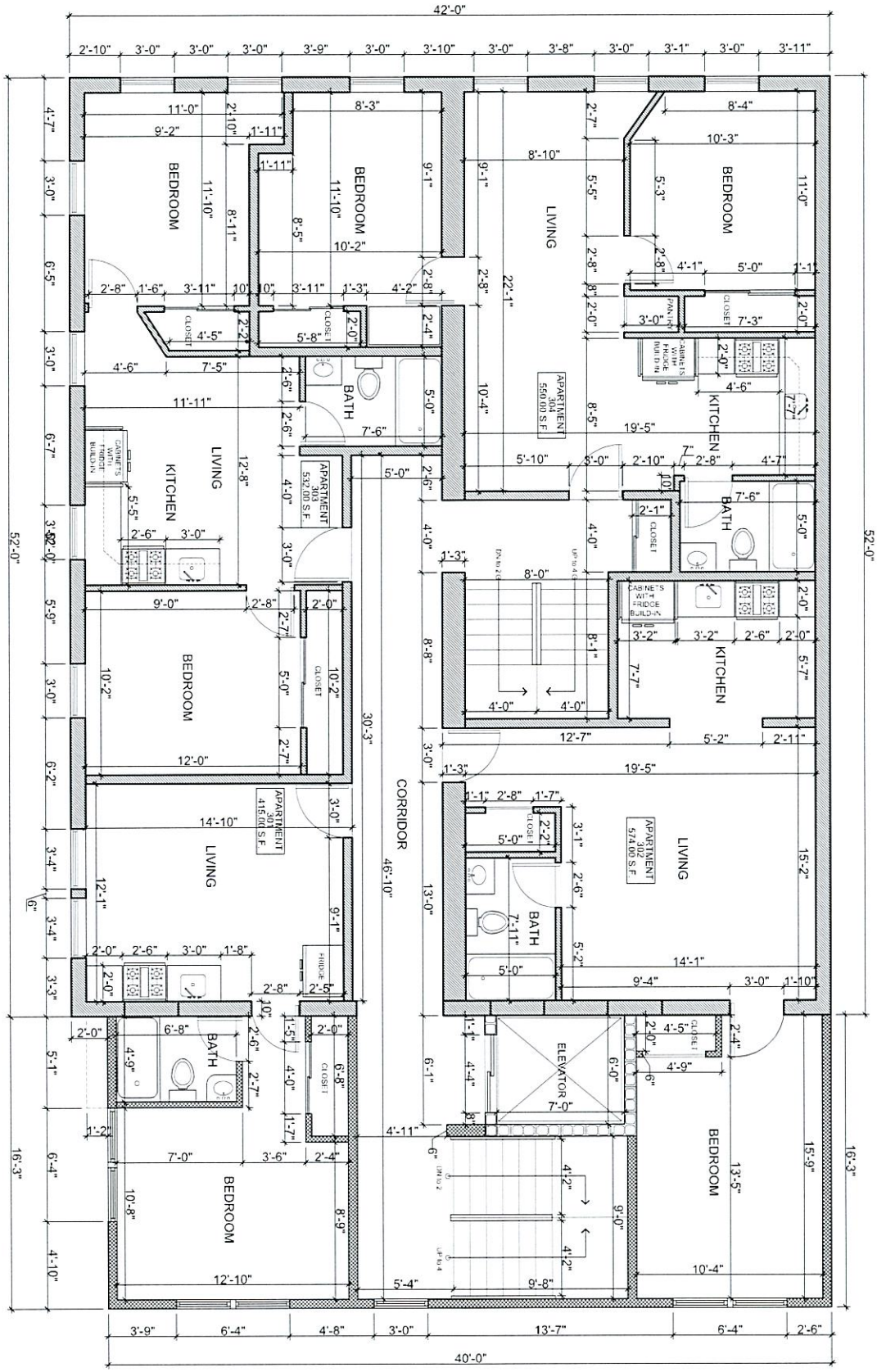

PROPOSED THIRD FLOOR PLAN (DIMENSIONED)

SCALE: 1/4"=1'-0"

INTERIOR AREA= 2,500 S.F.

G J DESIGN GROUP LLC Assoc. AIA Professional Designer	118 WOODLAND ST LAWRENCE MA 01841 978-601-2844 FAX 978-208-1335 E. MAIL lach.o7812@gmail.com	PROJECT: COMMERCIAL RESIDENTIAL BUILDING ADDRESS: 125 MERRIMACK ST. HAVERHILL MA 01830 OWNER: DAVINCI MINI APTS-JONY PEREZ PETITIONER: DAVINCI MINI APTS-JONY PEREZ	REVISED BY: APPROVED BY: DRAWN BY: GILBERTO JIMENEZ DATE: 7/28/2025

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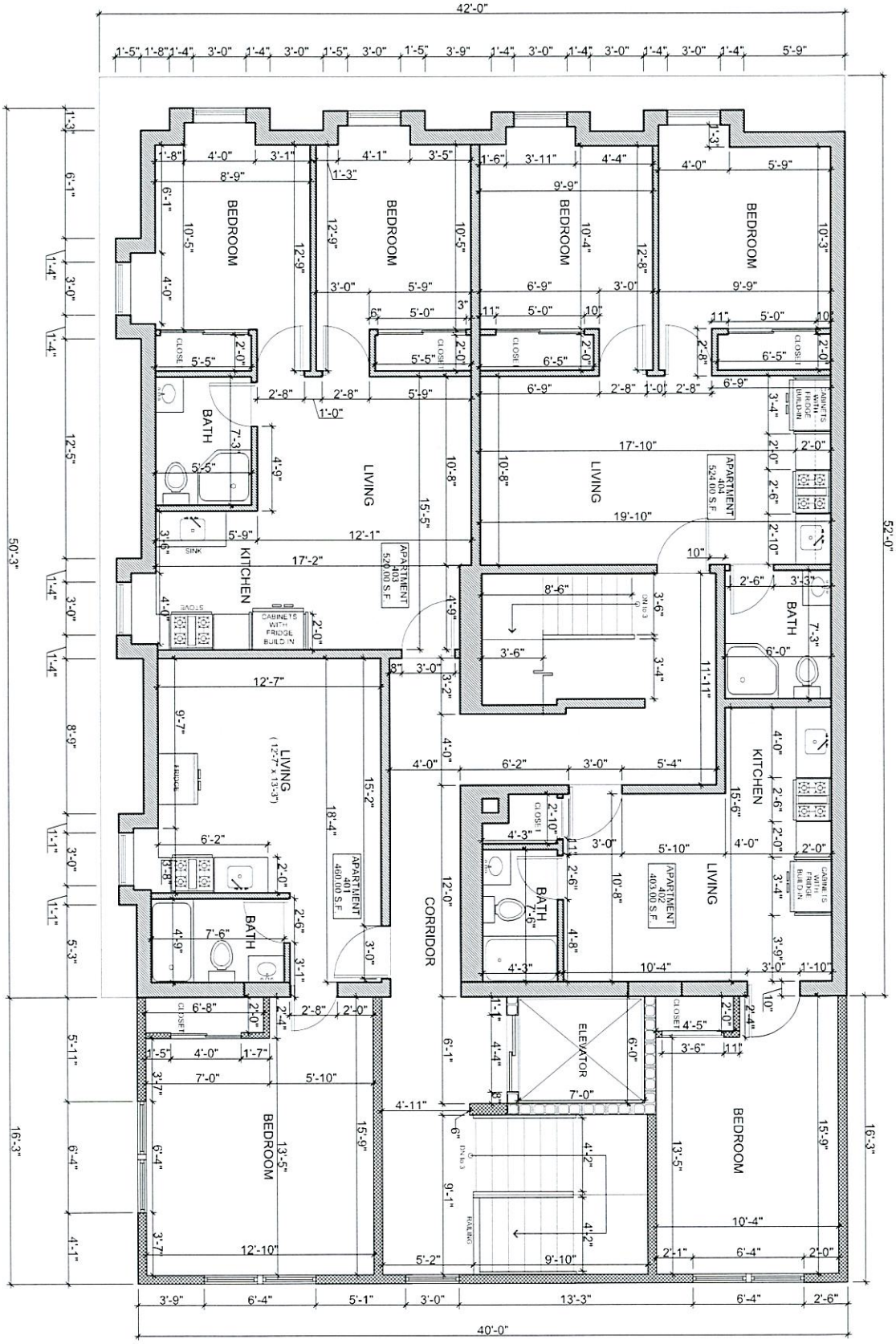
FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN
(DIMENSIONED)

SCALE: 1/4"=1'-0"

INTERIOR AREA= 2,500 S.F.

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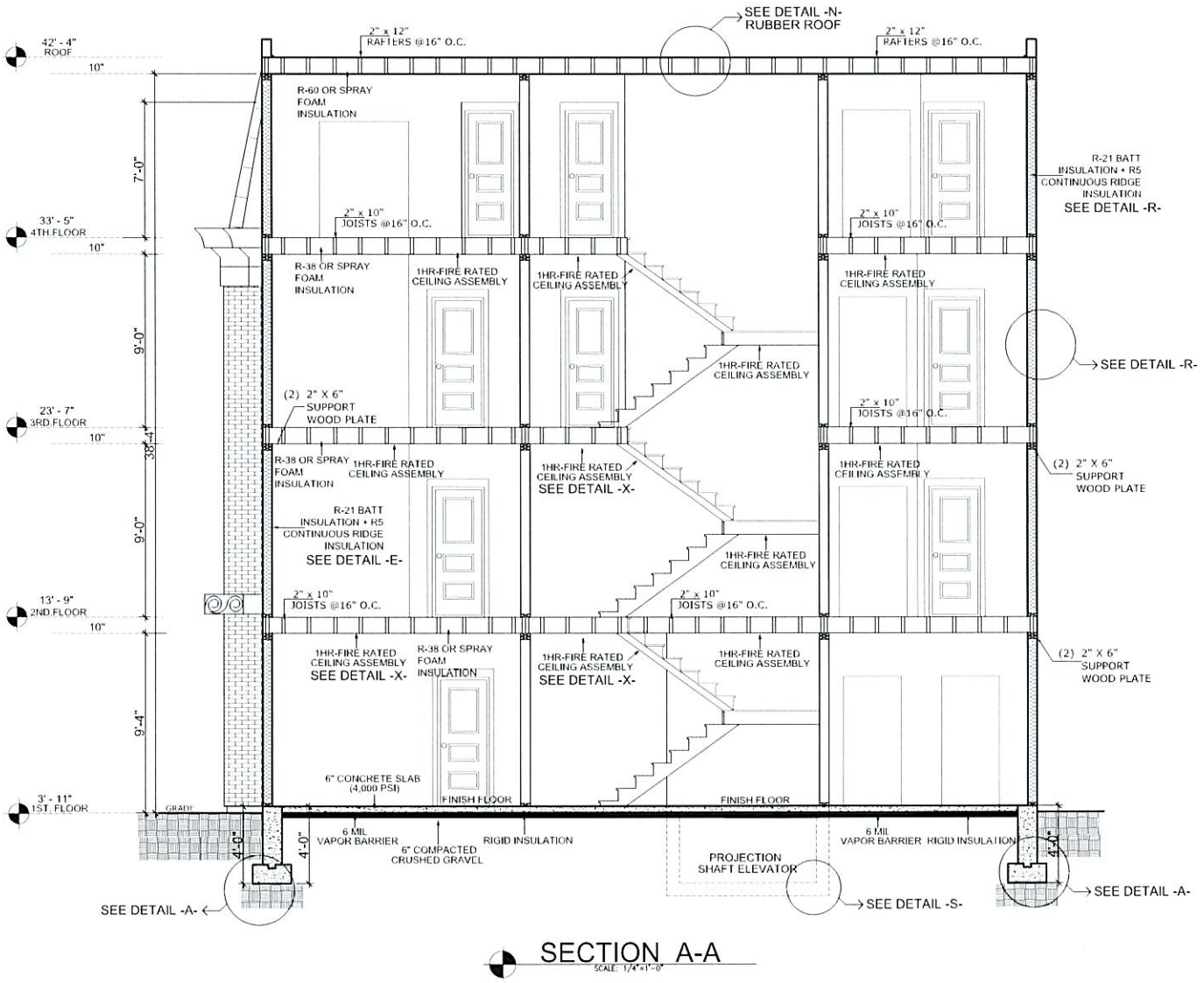
PROJECT:	COMMERCIAL RESIDENTIAL BUILDING
ADDRESS:	125 MERRIMACK ST. HAVERHILL MA 01830
OWNER:	DAVINCI MINI APTS-JONY PEREZ
PETITIONER:	DAVINCI MINI APTS-JONY PEREZ

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

FLOOR PLAN

SHEET 1 | 25/41



SECTION A-A
SCALE: 1/4"=1'-0"

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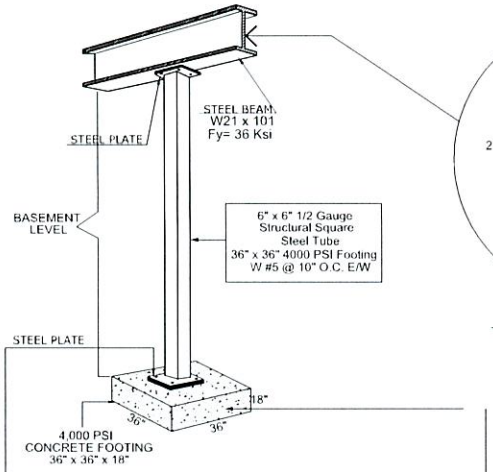
PROJECT: COMMERCIAL RESIDENTIAL BUILDING
ADDRESS: 125 MERRIMACK ST. HAVERHILL MA 01830
OWNER: DAVINCI MINI APTS-JONY PEREZ
PETITIONER: DAVINCI MINI APTS-JONY PEREZ

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

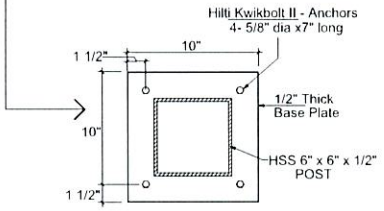
FLOOR PLAN

SHEET 26 / 41

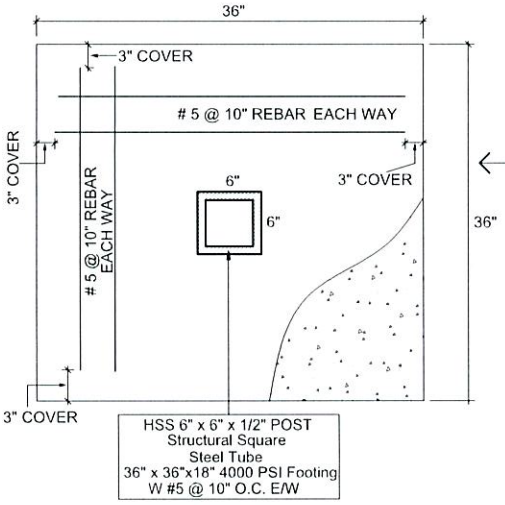
GJ
DESIGN GROUP LLC
Assoc. AIA
Professional Designer



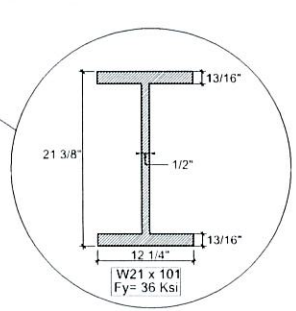
DETAIL -C-
N.T.S.



BASE PLATE



COLUMN FOOTING
DETAIL -C-
N.T.S.



DETAIL -C- STEEL BEAM
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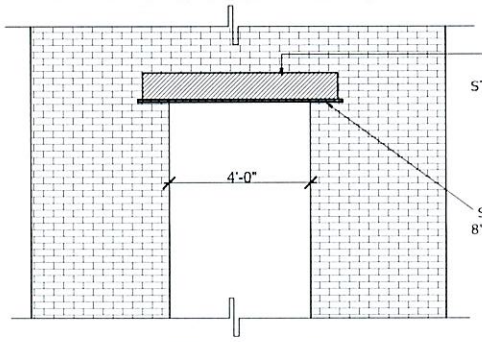
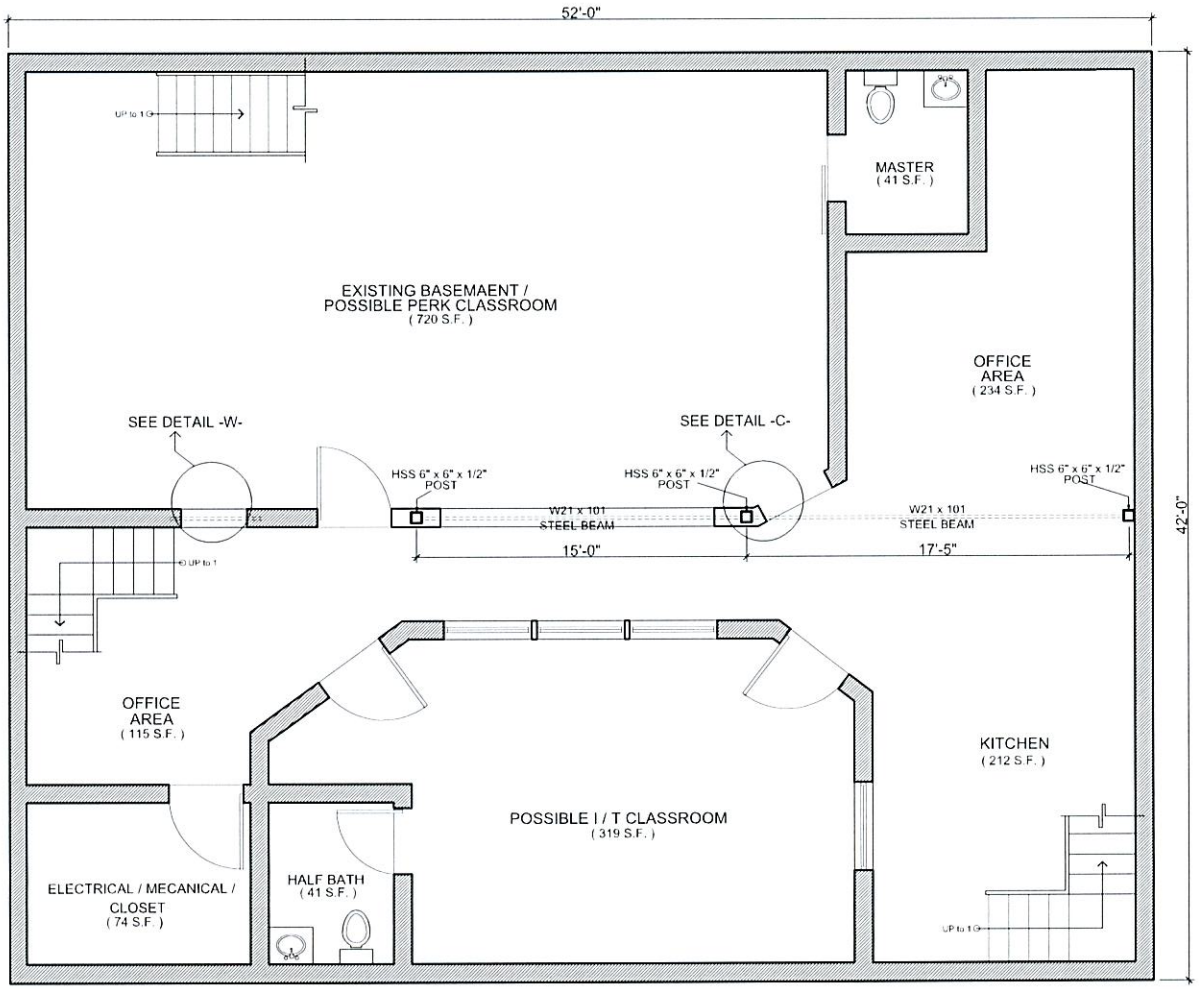


LINTEL DETAIL -W-
N.T.S.

NOTE:
CONTRACTOR SHALL BEFORE START WORK, VERIFY EVERY DIMENTION AND HEIGHT



(STRUCTURAL)
BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR PLAN
SHEET 1 27 41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

PROJECT: COMMERCIAL RESIDENTIAL BUILDING
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G J
DESIGN GROUP LLC
Assoc. AIA
Professional Designer

GENERAL NOTES :

1-CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS (10 TH EDITION OF THE MBSC, 780 CMR) AND THE CITY OF HAVERHILL ORDINANCES.

2-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.

3-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SAFETY.

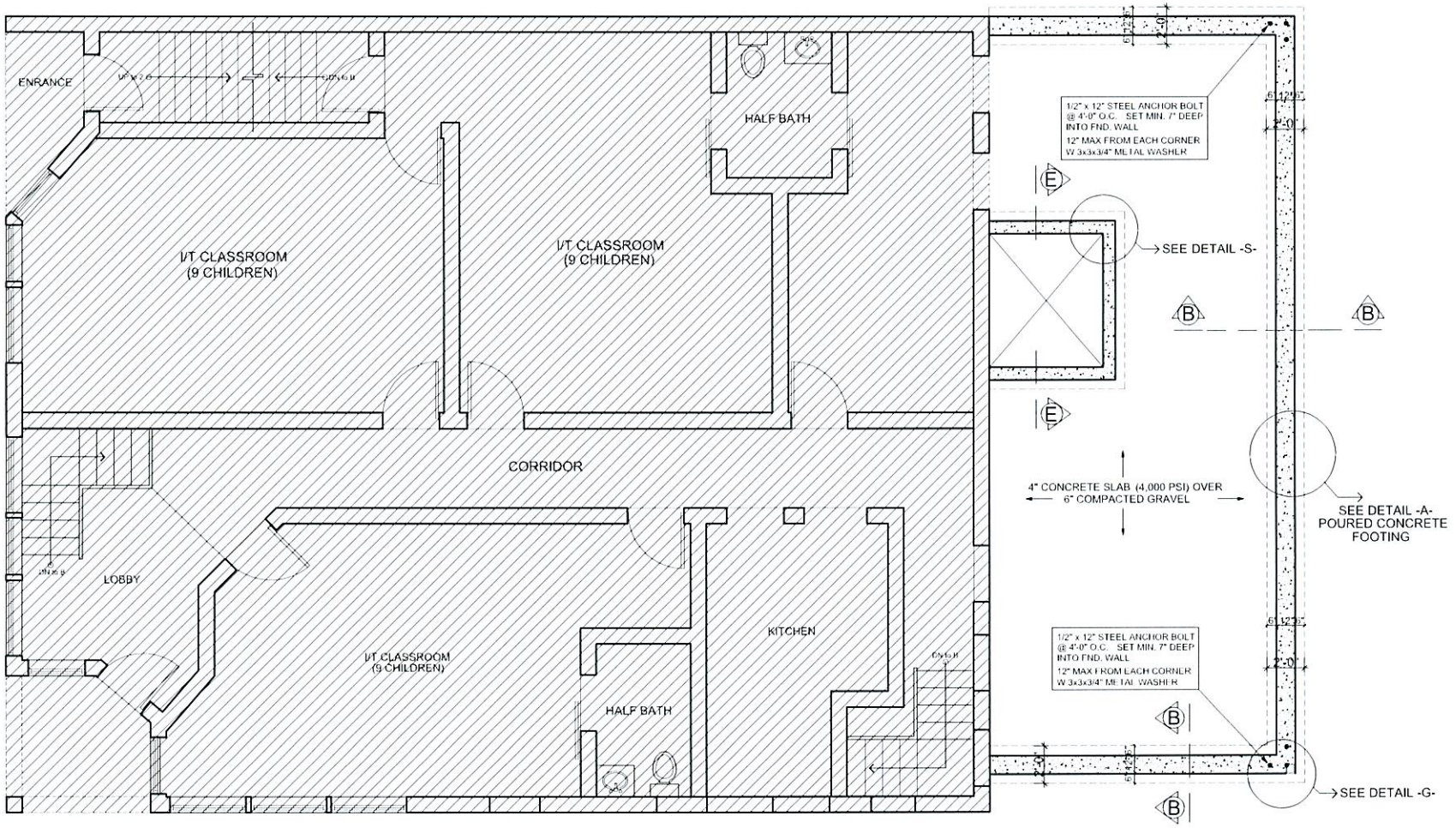
4-ALL DIMENSIONS AND SITE CONDITIONS SHALL BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTIFY THE OWNER OR DESIGNER OF ANY DISCREPANCY BEFORE STARTING WORK.

5-IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORTO LOCATE ALL EXISTING UTILITIES AND TO PROTECTTHEM FROM DAMAGE.

6- ALL DETAILS, SECTIONS, NOTES, OR REFERENCE TOOTHER DRAWINGS ARE INTENDED TO BE TYPICAL.

7-DURING CONSTRUCTION AND BEFORE ANY CHANGES, REVISIONS, MODIFICATIONS OR DEVIATION FROM THE CONSTRUCTION DOCUMENT, CONTRACTOR SHALLBRING TO THE ATTENTION OF THE OWNER OR DESIGNER AND OBTAIN APPROVAL FROM THE BUILDINGINSPECTORBEFORE PROCEEDING WITH THE WORK.

8-SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE DRAWINGS DO NOT SHOW DETAILS, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.



NOTE:
CONTRACTOR SHALL BEFORE START WORK VERIFY EVERY DIMENTION AND HEIGHT

FOUNDATION PLAN
SCALE: 1/4"=1'-0"

NOTE:
CONTRACTOR MUST CALL DIG SAFE BEFORE PERFORMING ANY EXCAVATION

FOUNDATION PLAN
SHEET 28 / 41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

PROJECT: COMMERCIAL RESIDENTIAL BUILDING
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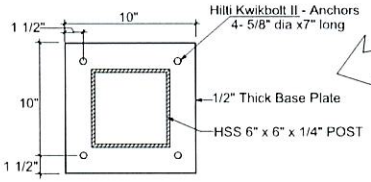
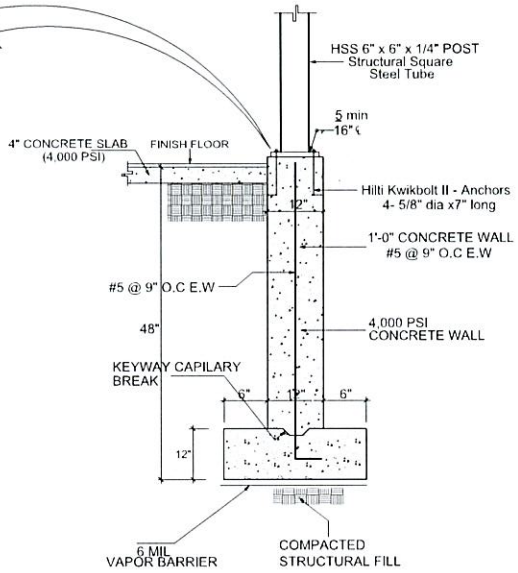
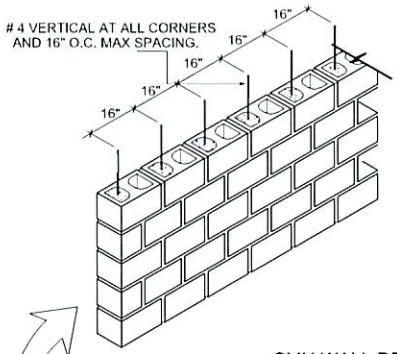


BASE PLATE



DETAIL -G-
COLUMN FOOTING
N.T.S.



CMU WALL DETAIL
N.T.S.

CONCRETE NOTES

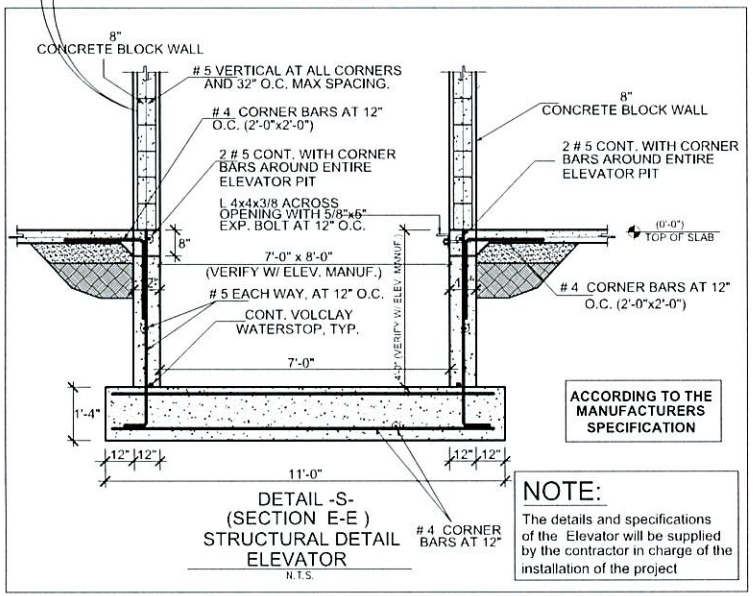
1. ALL CONCRETE TO BE 4,000 PSI @ 28 DAYS AND PLACED IN ACCORDANCE WITH INDUSTRY STANDARDS. DO NOT STRIF FORMS FOR 72 HOURS.
2. FOOTINGS TO BE PLACED ON UNDISTURBED NATIVE SOILS. NOTIFY ARCHITECT IN THE EVENT OF ANY OVER-EXCAVATION BEFORE PROCEEDING WITH WORK.
3. ALL STEEL REINFORCING TO BE NEW AND PLACED IN ACCORDANCE WITH INDUSTR STANDARDS, AND FREE OF RUST, SCALE, DIRT OR OTHER DEBRIS.
4. CONCRETE CONTRACTOR TO VERIFY LOCATIONS OF ALL HOLD-DOWNS WITH FRAMING CONTRACTOR.
5. COORDINATE LOCATION OF ALL BONDOUTS FOR WATER, SEWER, ELECTRICAL AND OTHER UNDERGROUND UTILITIES.
6. IN AREAS WHERE FOUNDATION WALLS ARE TO BE LEFT EXPOSED TO VIEW. GRIND SMOOTH ALL FORM JOINTS AND FILL ALL THE HOLES BEFORE APPLYING PARGING.

FOUNDATION WALL TYPICAL NOTE:

- 12" POURED CONCRETE WALL WITH 2'-0" X 1'-0" FOOTING

COLUMN FOOTING/THICKENED SLAB SCHEDULE:

- OVER FOUNDATION CONCRETE WALL

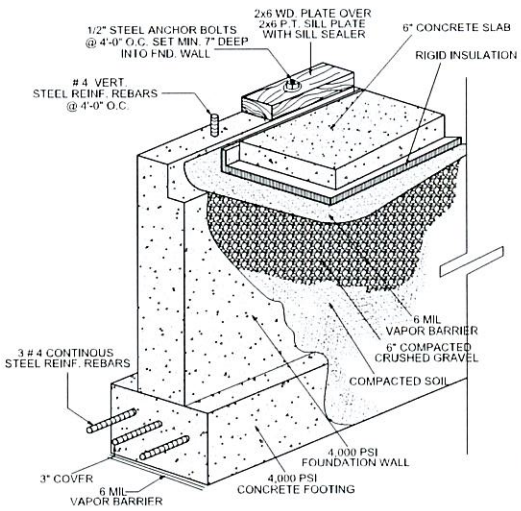


DETAIL -S-
(SECTION E-E)
STRUCTURAL DETAIL
ELEVATOR
N.T.S.

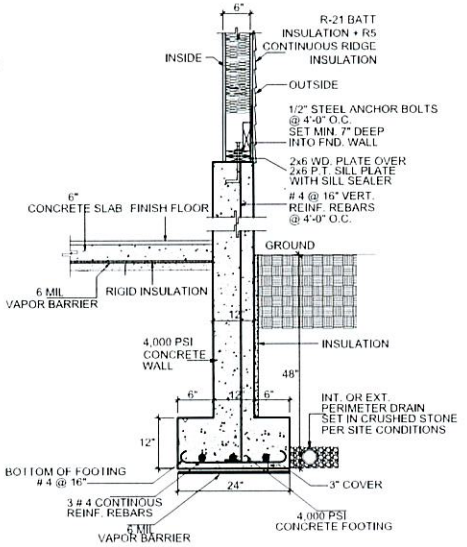
ACCORDING TO THE MANUFACTURERS SPECIFICATION

NOTE:

The details and specifications of the Elevator will be supplied by the contractor in charge of the installation of the project



WALL DETAIL-A-
POURED CONCRETE FOOTING (Section B-B)
N.T.S.



WALL DETAIL -A-
POURED CONCRETE FOOTING (Section B-B)
N.T.S.

STRUCTURAL DETAILS
N.T.S.

STRUCTURAL DETAILS
SHEET 1 29 41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

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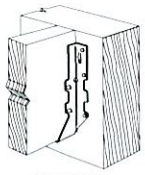
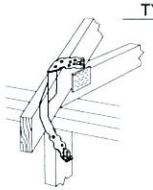
Assoc. AIA
Professional Designer

TYPICAL METAL CONNECTIONS



SIMPSON STRONG-TIE LUS28
N.T.S.



SIMPSON STRONG-TIE H7Z
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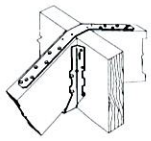
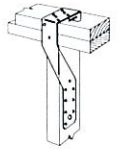
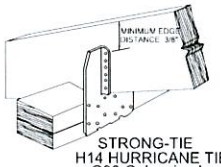


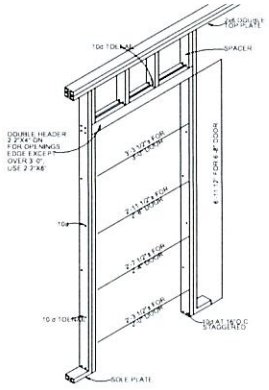
SIMPSON STRONG-TIE LSTA
N.T.S.



SIMPSON STRONG-TIE H6
N.T.S.



STRONG-TIE H14 HURRICANE TIE G90 Galvanized
N.T.S.



DOOR OPENING DETAIL
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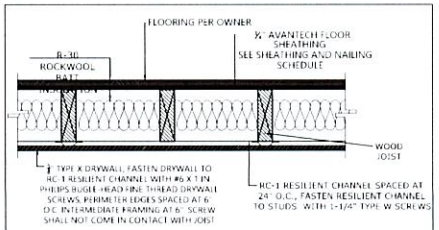

DETAIL -X-
1HR-RATED CEILING ASSEMBLY
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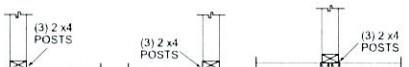
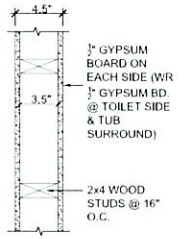


CORNER AND PARTITION POSTS
N.T.S.

NOTE

GJ Design Group Llc. made these plans to comply with owners' and builders' specifications. Any changes made to prints will be at the owners' and builder's expense and responsibility. The contractors shall verify all dimensions and enclosed drawings. GJ Design Group Llc. is not liable for errors once construction has begun. While GJ Design Group Llc. made every effort to prepare this plan to avoid mistakes, the maker cannot guarantee against human error. The contractors must check all dimensions and other details before construction and be solely responsible after that.



DETAIL -E- INTERIOR WALL
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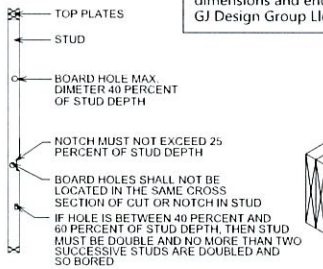

SECTION Z
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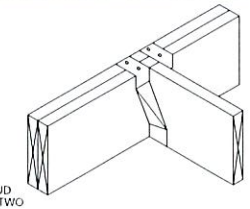

JOIST SUPPORTED ON WOOD GIRDERS
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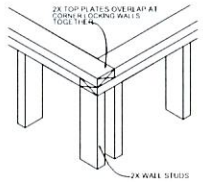

TOP PLATE FRAMING DETAIL
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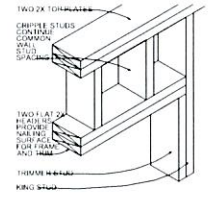

2x PARTITION WALL HEADER DETAIL
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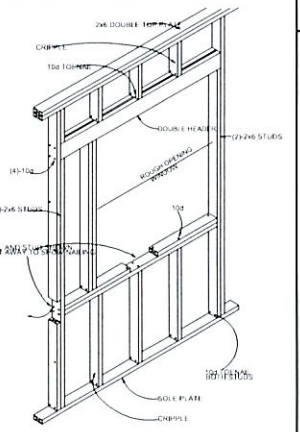

WINDOW OPENING DETAIL
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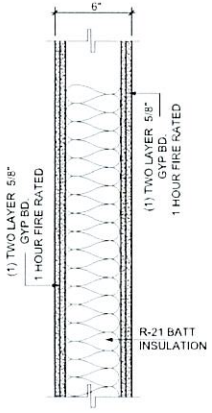
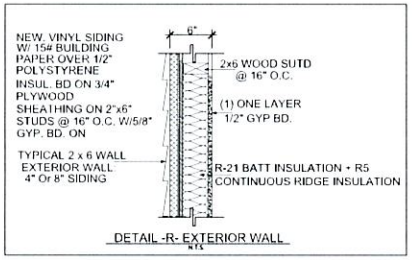


DETAIL -H-
FIRE RATED WALL
N.T.S.



DETAIL -R- EXTERIOR WALL
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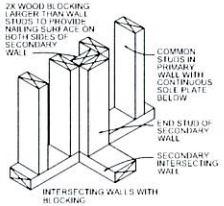

1 INSULATED WALL DETAILS
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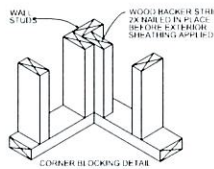

2 INSULATED WALL DETAILS
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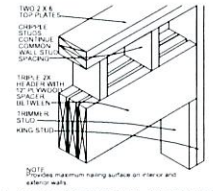


3 2x6 BEARING WALL HEADER DETAIL
N.T.S.

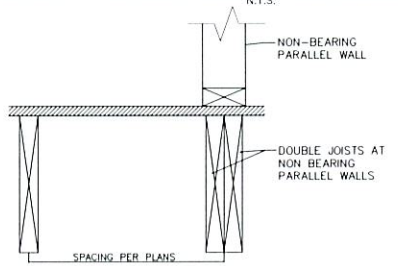
NOTE:

1- WITH SPRINKLER SYSTEM

2"x6" STUDS @ 16" O.C. w/ ONE LAYER 5/8" SHEETROCK FIRE-CODE EACH SIDE. (1 HR. FIRE-RATED).

2- WITH-OUT SPRINKLER SYSTEM

2"x6" STUDS @ 16" O.C. w/ TWO LAYER 5/8" SHEETROCK FIRE-CODE EACH SIDE. (2 HR. FIRE-RATED).



DOUBLE JOIST AT PARALLEL WALLS
N.T.S.

TYPICAL DETAILS
N.T.S.

STRUCTURAL DETAILS
SHEET 1 OF 30 41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

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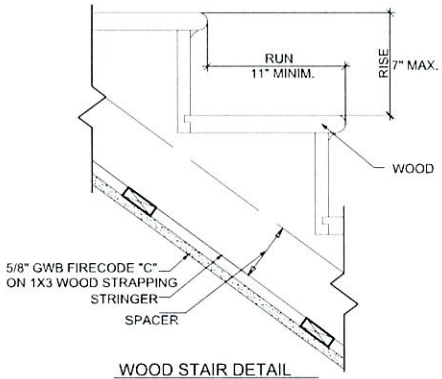
CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE
WITH THE COMMONWEALTH OF MASSACHUSETTS (10TH EDITION OF THE MBSC,780 CMR)
(2021 IBC AND THE COMMONWEALTH OF MASSACHUSETTS AMENDMENT TO THE INTERNATIONAL
COMMERCIAL CODE 2021) AND THE CITY OF HAVERHILL ORDINANCES.

NOTE:
CONTRACTOR/INSTALLER TO COORDINATE
HANDRAIL ATTACHMENT & BLOCKING WITH
RESILENT CHANNELS ON DEMISING WALL



WOOD STAIR DETAIL
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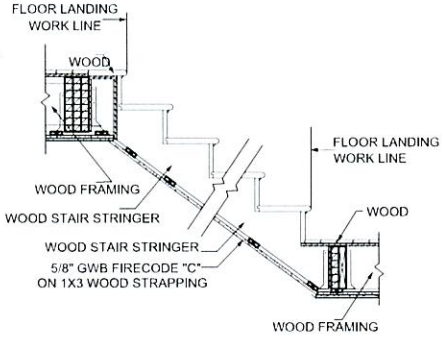
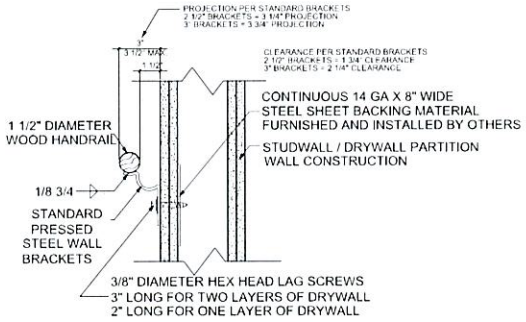


TYPICAL STAIR SECTION
N.T.S.

DETAILS STAIR
N.T.S.



WALL HANDRAIL BRACKET MOUNTING DETAIL
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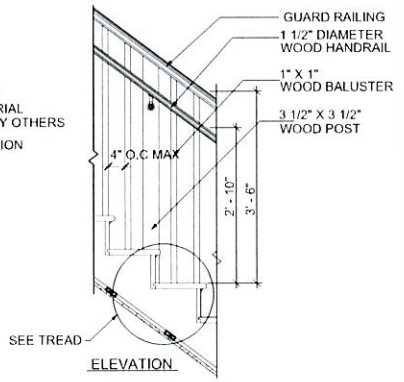

PICKET RAIL INTERMEDIATE POST
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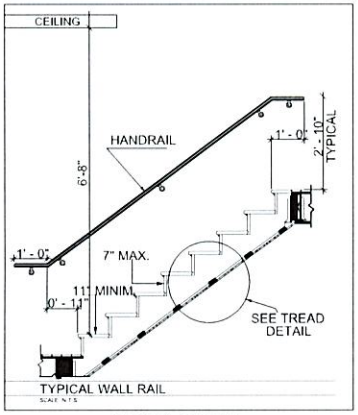
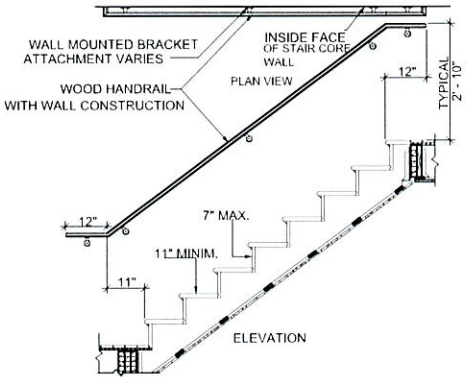
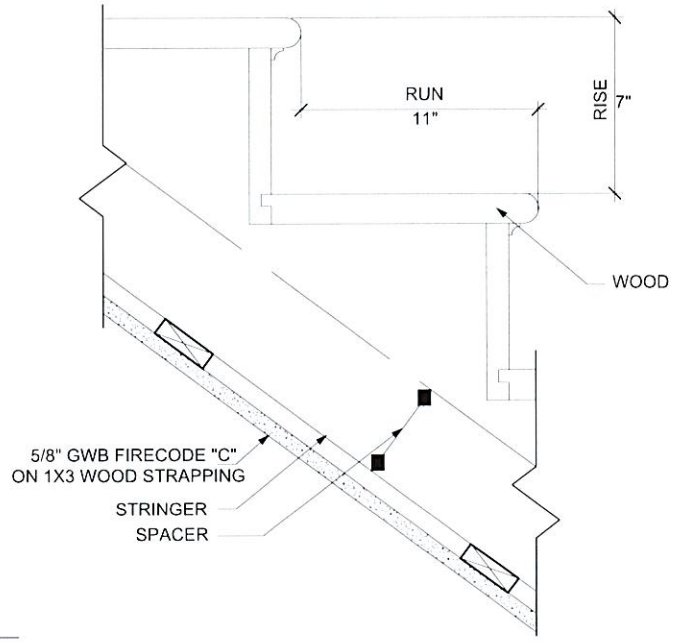


DETAIL STAIR
N.T.S.



TYPICAL WALL RAIL
N.T.S.



TYPICAL DETAILS STAIR
N.T.S.

TYPICAL DETAILS
SHEET 31 / 41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

PROJECT: COMMERCIAL RESIDENTIAL BUILDING
ADDRESS: 125 MERRIMACK ST. HAVERHILL MA 01830
OWNER: DAVINCI MINI APTS-JONY PEREZ
PETITIONER: DAVINCI MINI APTS-JONY PEREZ

118 WOODLAND ST LAWRENCE MA 01841
978-601-2844 FAX 978-208-1335
E. MAIL lach.07812@gmail.com
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GJ
DESIGN GROUP LLC
Assoc. AIA
Professional Designer

NOTE:
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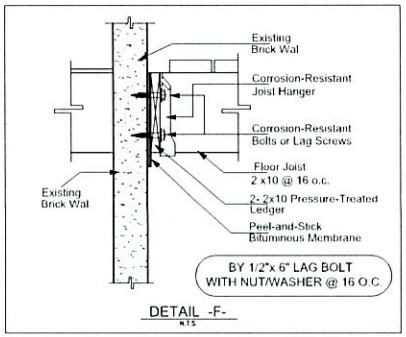
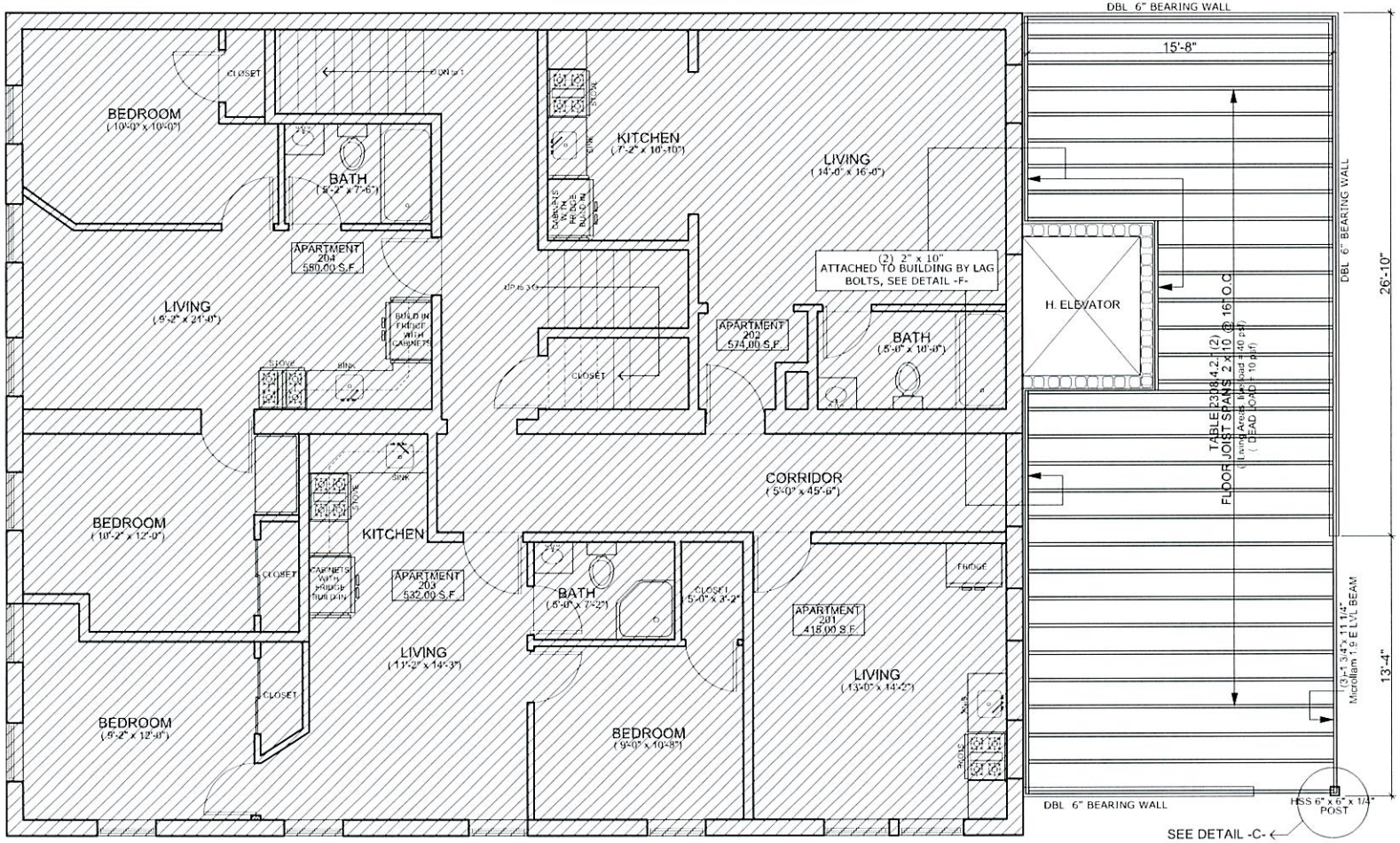


DETAIL -F-
NTS

NOTE:
CONTRACTOR SHALL BEFORE START WORK VERIFY EVERY DIMENTION AND HEIGHT

FRAMING NOTES:
1.ALL HANGERS ARE BY SIMPSON STRONG TIE
2. FASTEN RAFTERS TO EXTERIOR WALL DOUBLE TOP PLATE WITH SIMPSON STRONG H2.5A HURRICANE TIES.
3.HOT DIP & GALVANIZE HANGERS EXPOSED TO WEATHER
4.SCREWS AND NAILS TO BE STAINLESS WHEN EXPOSED TO WEATHER.
5.FOR A SINGLE 2x6 OR 2x8 USE LUS26, FOR DOUBLE 2x6 OR DOUBLE 2x8 USE LUS26-2FOR A SINGLE 2x10 USE LUS28, FOR A DOUBLE 2x10 USE LUS28-2.



1ST. FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

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REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

FRAMING PLAN
SHEET 32 / 41

NOTE

MDJ Incorporated made these plans to comply with owners' and builders' specifications. Any changes made to prints will be at the owners' and builder's expense and responsibility. The contractors shall verify all dimensions and enclosed drawings. MDJ Incorporated is not liable for errors once construction has begun. While MDJ Incorporated made every effort to prepare this plan to avoid mistakes, the maker cannot guarantee against human error. The contractors must check all dimensions and other details before construction and be solely responsible after that.

NOTE:

CONTRACTOR SHALL BEFORE START WORK VERIFY EVERY DIMENTION AND HEIGHT

FRAMING NOTES:

1.ALL HANGERS ARE BY SIMPSON STRONG TIE
2. FASTEN RAFTERS TO EXTERIOR WALL DOUBLE TOP PLATE WITH SIMPSON STRONG H2.5A HURRICANE TIES.
3.HOT DIP & GALVANIZE HANGERS EXPOSED TO WEATHER
4.SCREWS AND NAILS TO BE STAINLESS WHEN EXPOSED TO WEATHER.
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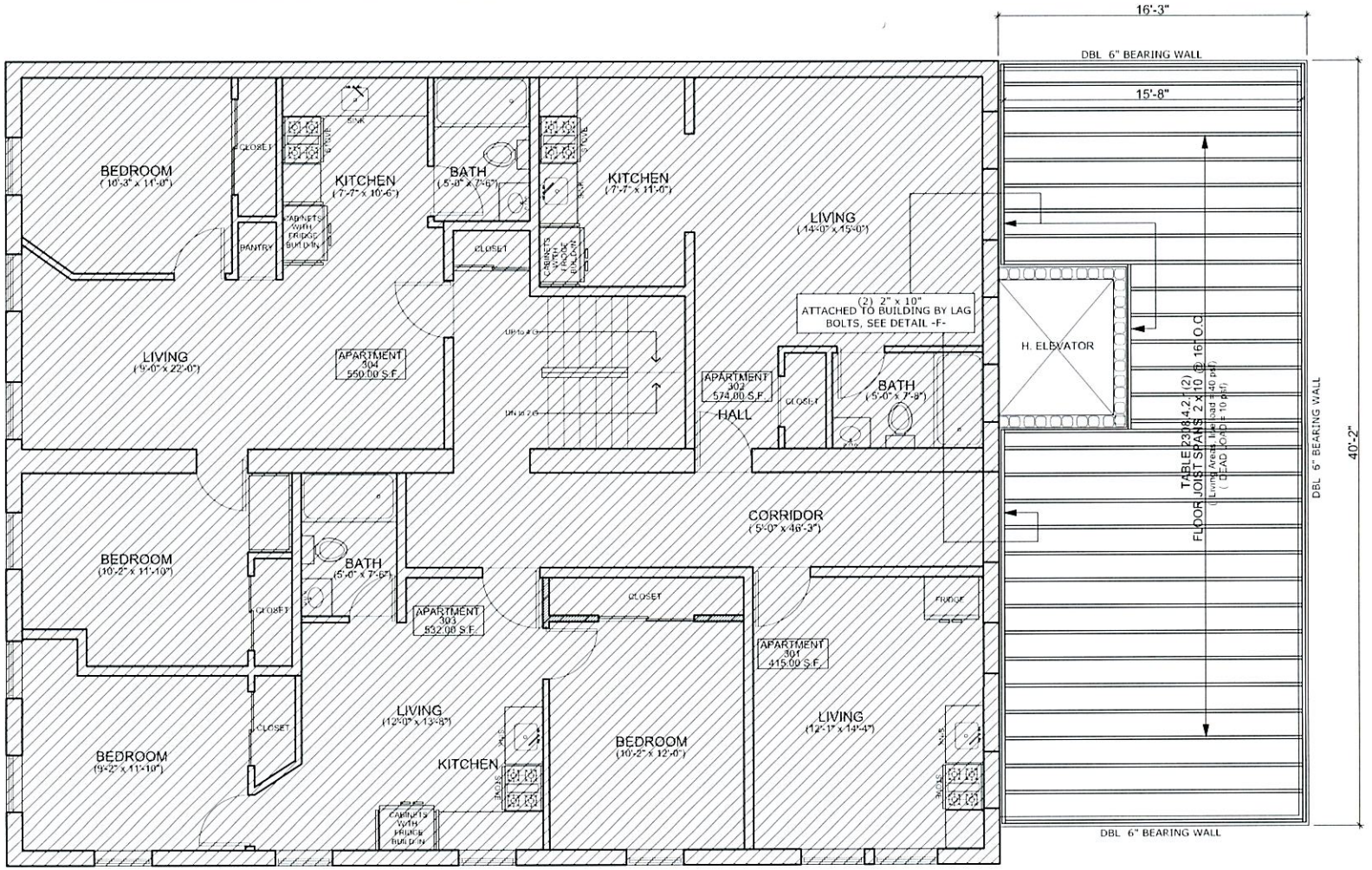

2ND. FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

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Assoc. AIA
Professional Designer

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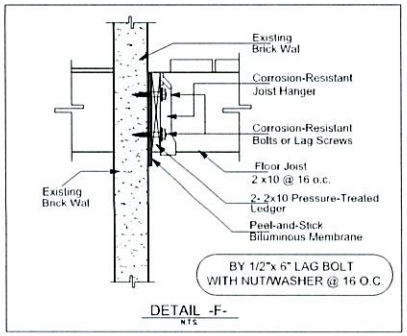
REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

FRAMING PLAN

SHEET 1 | 33 / 41



DETAIL -F-

NOTE:

CONTRACTOR SHALL BEFORE START WORK
VERIFY EVERY DIMENTION AND HEIGHT

FRAMING NOTES:

1.ALL HANGERS ARE BY SIMPSON STRONG TIE
2. FASTEN RAFTERS TO EXTERIOR WALL DOUBLE TOP
PLATE WITH SIMPSON STRONG H2.5A HURRICANE TIES.
3.HOT DIP & GALVANIZE HANGERS EXPOSED TO WEATHER
4.SCREWS AND NAILS TO BE STAINLESS WHEN EXPOSED TO WEATHER.
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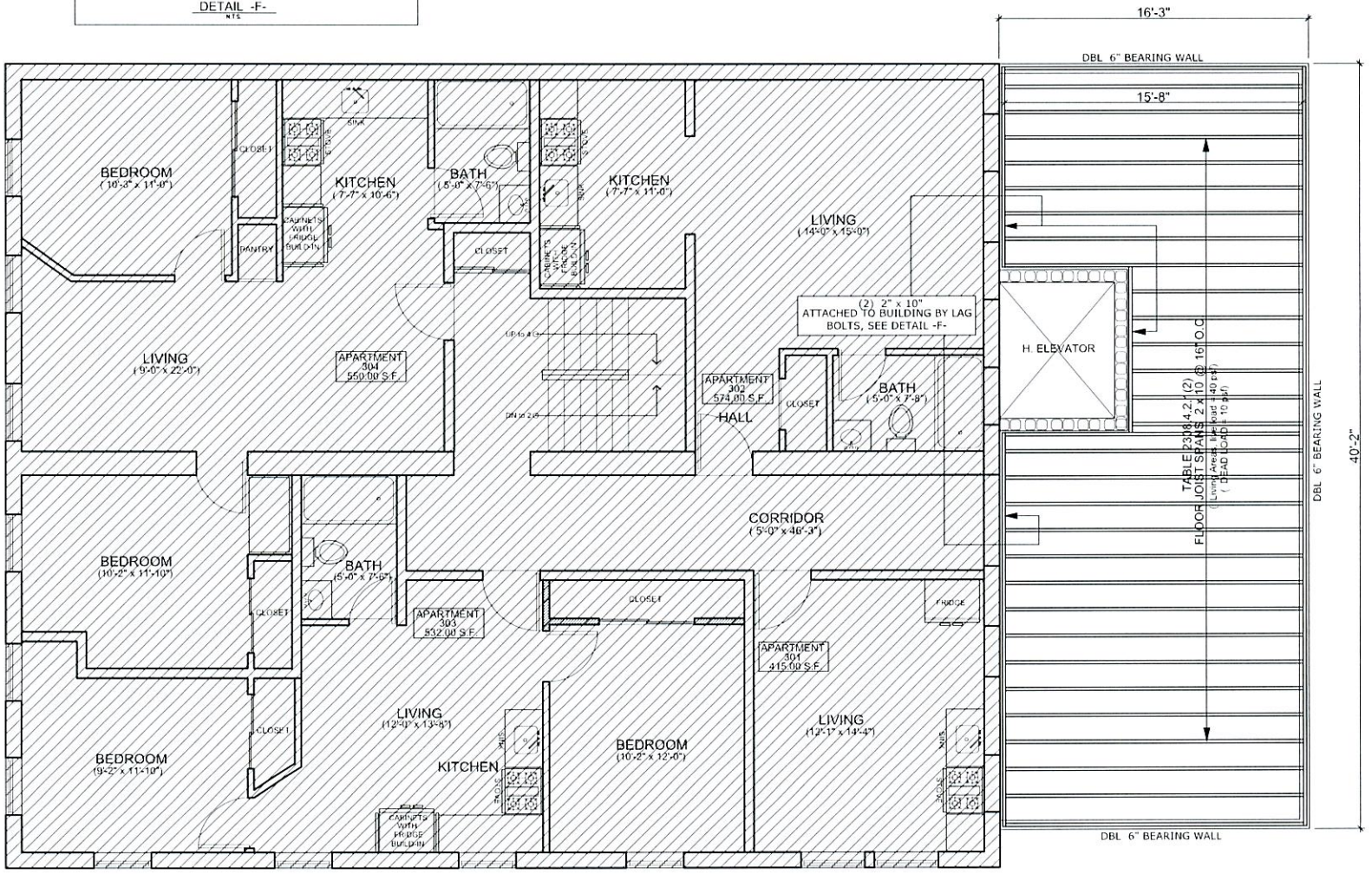
USE LUS26-2FOR A SINGLE 2x10 USE LUS28, FOR A DOUBLE 2x10 USE
LUS28-2.



3RD. FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

FRAMING PLAN

SHEET 34 / 41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

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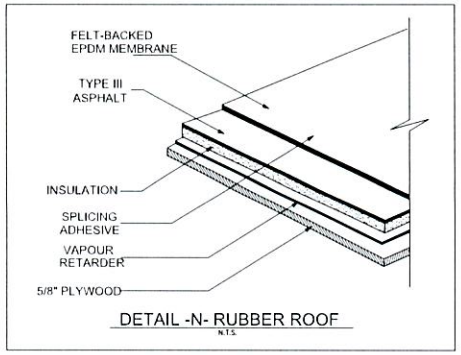

DETAIL -N- RUBBER ROOF
N.T.S.

NOTE:

CONTRACTOR SHALL BEFORE START WORK
VERIFY EVERY DIMENTION AND HEIGHT

FRAMING NOTES:
1.ALL HANGERS ARE BY SIMPSON STRONG TIE
2. FASTEN RAFTERS TO EXTERIOR WALL DOUBLE TOP PLATE WITH SIMPSON STRONG H2.5A HURRICANE TIES.
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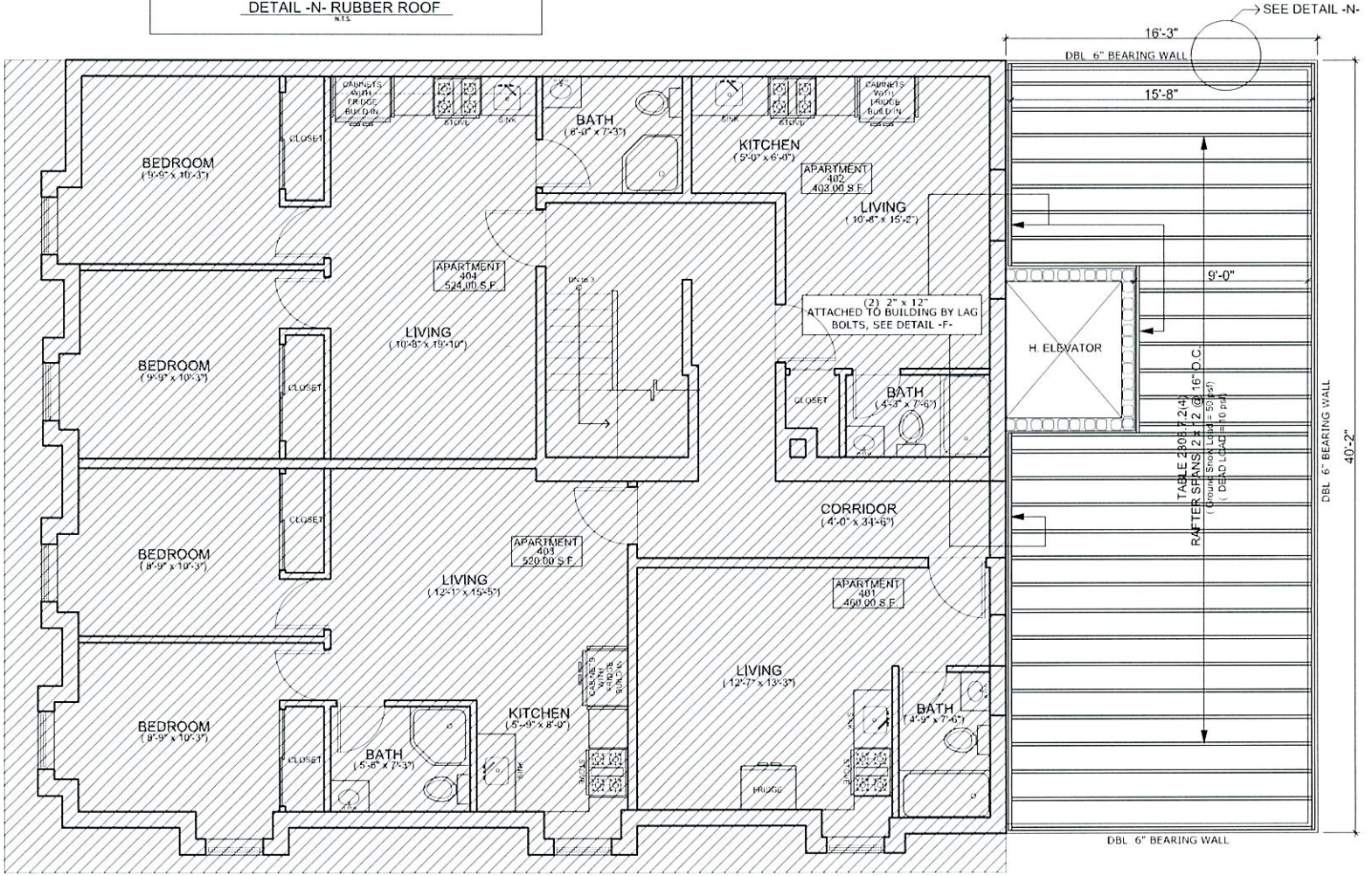

ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

FRAMING PLAN
SHEETS 35 / 41

REVISED BY:
APPROVED BY:
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DATE: 7/28/2025

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JOIST HANGER SCHEDULE				
JOISTS	HANGER	FACE NAILS	TOP FLANGE NAILS	JOIST NAILS
(SINGLE) 2x6 OR 2x8	LUS26	(4)10d	N/A	(4) 10d
(DOUBLE) 2x6 OR 2x8	LUS26-2	(4)16d	N/A	(4)16d
(SINGLE) 2x10 OR 2x12	LUS210	(8)10d	N/A	(4)10d
(DOUBLE) 2x10 OR 2x12	LUS210-2	(8)16dx3½"	N/A	(6)16dx3½"
RAFTERS 2x10	LSSR210Z	(14)10dx2½"	N/A	(10)10dx2½"
RAFTERS 2x12	LSSR210Z	(14)10dx2½"	N/A	(10)10dx2½"
(2)1¾"x11⅞" LVL	MGU3.63-SDS	(24)¼x2½"SDS	N/A	(16)¼x2½"SDS

SHEATHING/NAILING SCHEDULE								
LOCATION	APA RATED ICBO APPROVED SHEATHING	MIN. PLYWOOD THICKNESS	BLOCKD PANEL EDGES REQ.	COMMON NAIL SIZE	NAIL SPACING			NOTES
					PERIMETER PANEL EDGES & DIAPHRAM BOUNDARIES	OTHER PANEL EDGES	INTERMEDIATE FRAMING MEMBER	
FLOOR	AVANTECH SHEATHING	¾"	NO	8	6"O.C.	N/A	12"O.C.	
SHEAR WALL	ZIP SYSTEM SHEATHING	½"	YES	8	6" O.C.	N/A	12" O.C.	
ROOF	ZIP SYSTEM ROOF SHEATHING	⅜"	NO	8	6" O.C.	N/A	12" O.C.	

STRUCTURAL NOTES:

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE FOLLOWING STANDARDS:
   - MASSACHUSETTS COMMERCIAL CODE 780 CMR
   - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES - ASCE 7-10.
   - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - AF&PA NDS-2005.

2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, COORDINATION OF OTHER TRADES, AND THE TECHNIQUES TO PRODUCE A SOUND AND QUALITY PROJECT. SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS RELATED TO THIS PROJECT. CONTRACTORS MUST INFORM ALL DISCREPANCIES BEFORE PROCEEDING.

4. ALL DETAILS AND NOTES SHOWN ON THE CONTRACT DOCUMENTS ARE TYPICAL FOR ALL SIMILAR CONDITIONS EXCEPT WHERE SPECIFICALLY REQUIRED OTHERWISE.

5. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED, OR CUT WITHOUT THE APPROVAL.

6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS, AND SIGNAGE.

STRUCTURAL LOADS:

-PER "MASSACHUSETTS STATE BUILDING CODE," 10TH EDITION
DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES - ASCE 7-05
-EXPOSURE ..... B
-GROUND SNOW LOAD ..... 50 PSF
-UNBALANCED SNOW LOAD ..... 50 PSD
(ADDITIONAL ALLOWANCES FOR DRIFTING AND SLIDING SNOW)
LIVE LOADS-LIVING SPACE- ..... 40 PSF

- FORMWORK" - ACI 347-05.
- SPECIFICATIONS FOR STRUCTURAL, CONCRETE FOR BUILDINGS ACI 301-05
- COLD WEATHER CONCRETING ACI-306
- DETAILING REINFORCING STEEL ACI 315-05
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318-11.
- BUILDING CODE REQUIREMENTS FOR PLAIN CONCRETE ACI 322-05.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL CONFORM TO THE FOLLOWINGSTANDARDS:
   - MASSACHUSETTS COMMERCIAL CODE 780 CMR
   - INTERNATIONAL BUILDING CODE - 2021 EDITION.
   - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AFPA NDS-2005
2. ALL FRAMING MEMBERS SHALL BE NO. 1 / NO.2 OR BETTERWITH AL MAXIMUM MOISTURE CONTENT OF 19% UNLESS NOTED OTHERWISE.
   -DESIGN VALUES SHALL BE
   Fb = 875PSI, Fv= 70 PSI, E= 1,400,000PSI
3. ENGINEERED LUMBER PRODUCTS SHALL HAVE THE FOLLOWING DESIGN VALUES OR BETTER:
   - COLUMNS GRADE 3100 Fb SP, Fb=3,100 PSI, Fc11=3,000 PSI, E=1,800,000PSI
   - BEAMS GRADE 3100 Fb SPFb=3,100 PSI, Fv = 285 PSI, E = 2,000,000PSI
4. ALL LUMBER AND PLYWOOD SHALL BE GRADE-STAMPED BY THE APPROPRIATE MANUFACTURE'S ASSOCIATION FOR THE APPROPRIATE USE.
   -ROOF 19/32" SQUARE EDGE PLYWOOD WITH FRAMING CLIPS
   -FLOORS, 23/32" TONGUE & GROOVE PLYWOOD
   -WALLS, 15/32" PLYWOOD
5. ROOF AND WALL SHEATHING SHALL COMPLY WITH THE FOLLOWING:
   -APA RATED SHEATHING, EXPOSURE 1 OR 2
   -ROOF SHEATHING SHALL HAVE A 40/20 SPAN RATING
   -ROOF SHEATHING SHALL HAVE ONE PANEL EDGE CLIP BETWEEN EACH SUPPORT
   -LEAVE A 1/8" EXPANSION GAP BETWEEN ALL PANELS AS REQUIRED BY APA
   -INSTALL SHEETS WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS
6. ALL WOOD THAT CONTACTS CONCRETE, MASONRY, OR EARTH SHALL BE PRESSURE TREATED (PT) WITH A CCA-C 0.40 PROCESS.SEE MANUFACTURER'S RECOMMENDATIONS FOR FASTENING TO PT WOOD.
7. ALL FRAMING SHALL BE PLUMB, TRUE, AND ADEQUATELY BRACED SUCH THAT THE STRUCTURE IS RIGID AND BEARS FULLY WITHOUT THE USE OF SHIMS.

8. BUILD UP ALL FRAMING MEMBERS WITH 16D NAILS AT 16" O. C. MAXIMUM UNLESS NOTED OTHERWISE. PROVIDE PLYWOOD FILLERS BETWEEN MEMBERS TO MATCH WALL THICKNESS.

9. PROVIDE SOLID BLOCKING UNDER ALL CONCENTRATED LOADS. PROVIDE CONTINUITY TO TOP OF FOUNDATION OR FOOTING.
10. PROVIDE A DOUBLE TOP PLATE FOR ALL EXTERIOR WALLS W/SPLICES STAGGERED BY 4 FEET MIN.
11. FASTENERS SHALL COMPLY WITH THE FOLLOWING:
   -NAILS SHALL BE COMMON WIRE NAILS, GALVANIZED @ EXPOSED FRAMING
   -BOLTS, NUTS, AND WASHER SHALL BE ASTM A-307, HOT DIP GALVANIZED ATEXTERIOR EXPOSED FRAMING CONFORMING TO ASTM A153.
   -METAL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON OR APPROVED EQUAL.
   -ALL WOOD MEMBERS TO BE NAILED PER THE MASSACHUSETTS RESIDENTIAL CODE 780 CMR 51.00.
12. PLYWOOD SHALL BE NAILED AT 6" O.C. AT ALL JOINTS AND EDGES & AT 10" O.C. AT OTHER SUPPORTS. GLUE PLYWOOD SUB-FLOORS TO JOISTS BEFORE NAILING WITH CONSTRUCTION ADHESIVE.

13. PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITION WALLS AT ALL FLOORS UNLESS OTHERWISE NOTED.

STRUCTURAL NOTES

STRUCTURAL NOTES
SHEET 36 / 41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

PROJECT: COMMERCIAL RESIDENTIAL BUILDING
ADDRESS 125 MERRIMACK ST. HAVERHILL MA 01830
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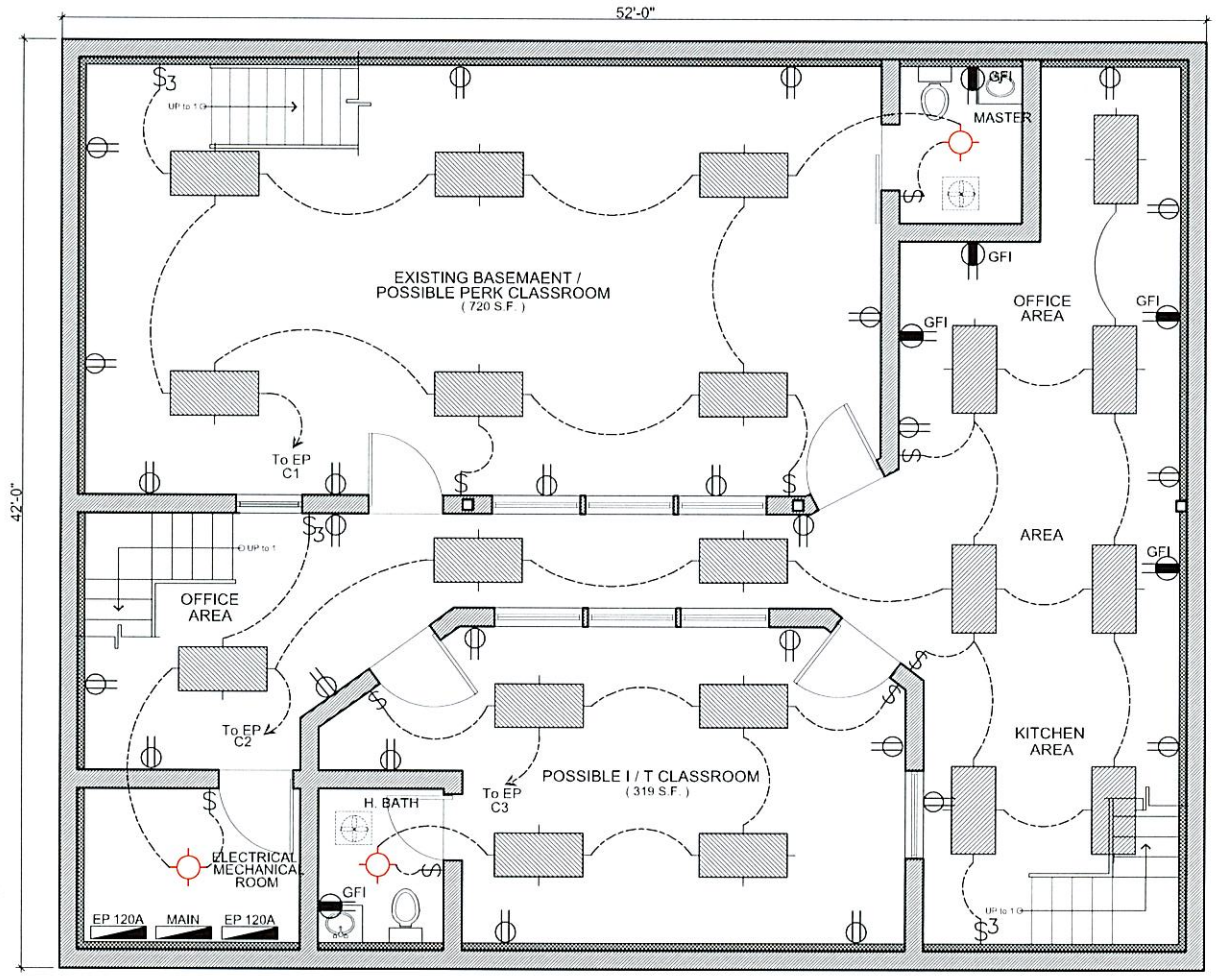
G J
DESIGN GROUP LLC
Assoc. AIA
Professional Designer

ELECTRICAL SPECIFICATIONS:

1. THE ESTIMATE FOR THE ELECTRICAL WILL NOT INCLUDE ANY CHARGES FROM THE UTILITY COMPANY RELATED TO THE INSTALLATION OF THE MAIN ELECTRICAL SERVICE. (THE MAIN ELECTRICAL SERVICE WILL BE A 400 AMP, THREE-PHASE, FOUR-WIRE OVERHEAD SERVICE RUNNING TO THE BUILDING.)
2. ALL BRANCH CIRCUITS, SUB-PANELS, FEEDERS TO SUB-PANELS, ETC. WILL BE SIZED ACCORDING TO LOAD CALCULATIONS AS SPECIFIED BY THE NATIONAL ELECTRICAL CODE (NEC).
3. SUB-FEEDERS AS WELL AS MAIN FEEDER WIRE WILL BE ALUMINUM AND SIZED ACCORDING TO NEC STANDARDS.
4. WE WILL PROVIDE THE POWER WIRING ONLY FOR THE HVCA EQUIPMENT (CONTROL WIRING THE RESPONSIBILITY OF OTHERS).
5. THE FINAL FIRE ALARM COST WILL BE DETERMINED ONCE THE PLANS ARE APPROVED BY THE HAVERHILL FIRE DEPARTMENT.
6. ALL LIGHTING FIXTURES USED WILL BE THE RESPONSIBILITY OF THE OWNER.
7. WE WILL SUBMIT A SET OF FINAL ELECTRICAL PLANS OUTLINING WHAT WE WILL DO IN COMPLETING THE ELECTRICAL WORK FOR THE PROJECT.

LEGEND:

⊖	DUPLEX RECEPTACLE	EP	ELECTRICAL BREAKER PANEL
⊖	DEDICATED RECEPTACLE	○	CEILING OUTLET LIGHTING
⊖	GFI DUPLEX RECEPTACLE	▭	2' x 4' LAMP OUTLET LIGHTING
⊖	240V RECEPTACLE	○	WALL MOUNTED LIGHTS
▭	SAFETY DISCONNECT SWITCH	⊞	BATHROOM EXHAUST FAN 7 1/4 x 7 1/2 x 3 5/8 50 CFM 0.90 AMPS CEILING/WALL MOUNTED
$	LIGHTING SWITCH @ 48"		
$3	3WAY LIGHTING SWITCH @ 48"		
SD	SMOKE DETECTOR	CO	MONOXIDE DETECTOR
S/C	COMBO MONOXIDE/CARBON DETECTOR		



(ELECTRICAL)

PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

ELECTRICAL PLAN

SHEET 37 / 41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

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GENERAL NOTES :

1- ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND REGULATIONS.

2- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.

3- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SUCH SAFETY.

4- ALL DIMENSIONS AND SITE CONDITIONS SHALL BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE OWNER OR DESIGNER OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.

5- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE.

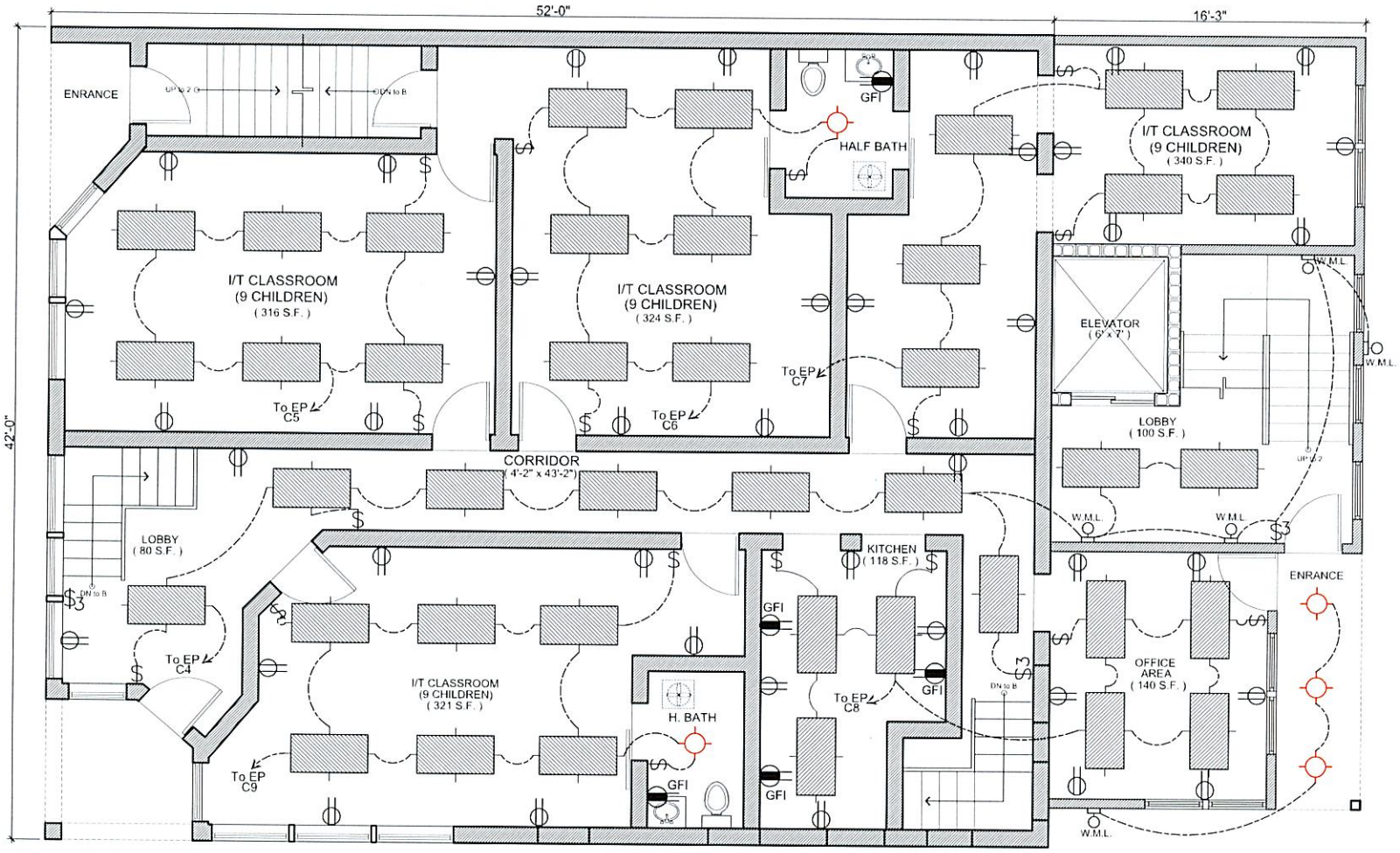
6- ALL DETAILS, SECTIONS, NOTES, OR REFERENCE TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL.

7- DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS OR DEVIATION FROM THE CONSTRUCTION DOCUMENT, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER OR DESIGNER AND OBTAIN APPROVAL FROM THE BUILDING INSPECTOR BEFORE PROCEEDING WITH THE WORK.

8- SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

9- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

10- CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS (10TH EDITION OF THE MBSC,780 CMR) (2021 IBC AND THE COMMONWEALTH OF MASSACHUSETTS AMENDMENT TO THE INTERNATIONAL COMMERCIAL CODE 2021) AND THE CITY OF HAVERHILL ORDINANCES.



(ELECTRICAL)
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

118 WOODLAND ST LAWRENCE MA 01841
978-601-2844 FAX 978-208-1335
E. MAIL lach.o7812@gmail.com

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G J DESIGN GROUP LLC
Assoc. AIA
Professional Designer

PROJECT: COMMERCIAL RESIDENTIAL BUILDING
ADDRESS 125 MERRIMACK ST. HAVERHILL MA 01830
OWNER: DAVINCI MINI APTS-JONY PEREZ
PETITIONER: DAVINCI MINI APTS-JONY PEREZ

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

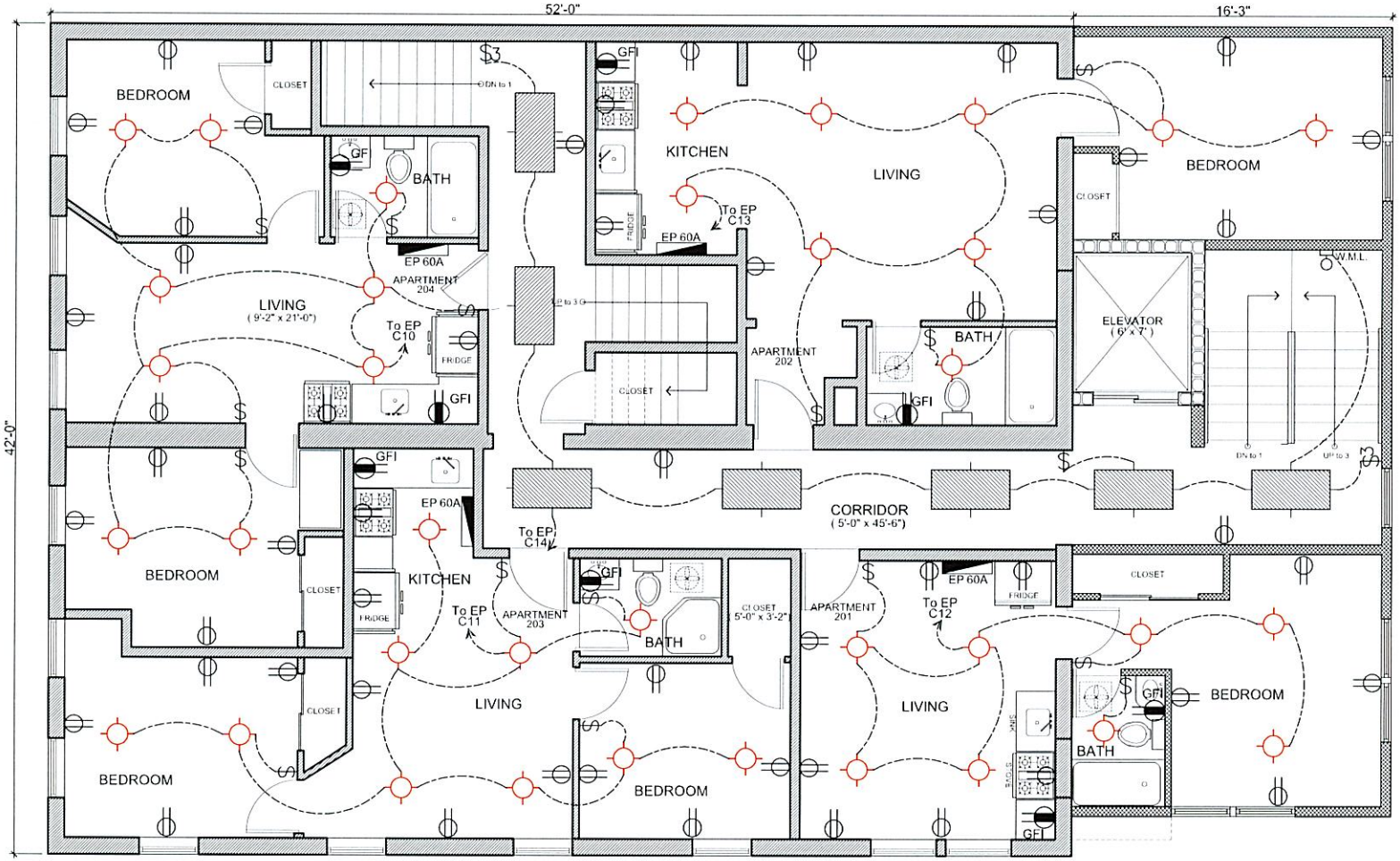
ELECTRICAL PLAN
SHEET 1 38 41

ELECTRICAL SPECIFICATIONS:

1. THE ESTIMATE FOR THE ELECTRICAL WILL NOT INCLUDE ANY CHARGES FROM THE UTILITY COMPANY RELATED TO THE INSTALLATION OF THE MAIN ELECTRICAL SERVICE. (THE MAIN ELECTRICAL SERVICE WILL BE A 400 AMP, THREE-PHASE, FOUR-WIRE OVERHEAD SERVICE RUNNING TO THE BUILDING.)
2. ALL BRANCH CIRCUITS, SUB-PANELS, FEEDERS TO SUB-PANELS, ETC. WILL BE SIZED ACCORDING TO LOAD CALCULATIONS AS SPECIFIED BY THE NATIONAL ELECTRICAL CODE (NEC).
3. SUB-FEEDERS AS WELL AS MAIN FEEDER WIRE WILL BE ALUMINUM AND SIZED ACCORDING TO NEC STANDARDS.
4. WE WILL PROVIDE THE POWER WIRING ONLY FOR THE HVCA EQUIPMENT (CONTROL WIRING THE RESPONSIBILITY OF OTHERS).
5. THE FINAL FIRE ALARM COST WILL BE DETERMINED ONCE THE PLANS ARE APPROVED BY THE HAVERHILL FIRE DEPARTMENT.
6. ALL LIGHTING FIXTURES USED WILL BE THE RESPONSIBILITY OF THE OWNER.
7. WE WILL SUBMIT A SET OF FINAL ELECTRICAL PLANS OUTLINING WHAT WE WILL DO IN COMPLETING THE ELECTRICAL WORK FOR THE PROJECT.

ELECTRICAL NOTES:

1. CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIPMENT FOR COMPLETE ELECTRICAL INSTALLATION IN ACCORDANCE WITH THESE DRAWINGS.
2. COMPLY WITH THE NEC. AND THE MASSACHUSETTS BUILDING CODE
3. OBTAIN ALL PERMITS FOR WORK UNDER THIS CONTACT.
4. NO APPLIANCES OUTLES SHALL BE INSTALLED BELOW BASE FLOOD ELEV..
5. COORDINATE ALL OUTLET LOCATIONS WITH BUILDING ARCHITECTURAL FEATURES.
6. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
7. A/C COMPRESSOR SHALL BE INSTALLED ABOVE BASE FLOOD ELEV..
8. OUTDOOR CONDUITS SHALL BE SCHEDULE 40 PVC. MINIMUM COVER SHALL BE 24".
9. ALL MOUNTING HARDWARE SHALL BE BY CONTRACTOR .
10. ELECTRICAL OUTLETS BELOW BASE ELEV. SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEV AND SHALL BE INSTALLED (SEPARATE) AS INDEPENDANT CIRCUITS FROM THOSE IN THE HABITABLE AREAS.
11. MAIN CIRCUIT BRK PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEV



(ELECTRICAL)
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

GJ DESIGN GROUP LLC
Assoc. AIA
Professional Designer
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E. MAIL lach.o7812@gmail.com

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PROJECT: COMMERCIAL RESIDENTIAL BUILDING
ADDRESS: 125 MERRIMACK ST. HAVERHILL MA 01830
OWNER: DAVINCI MINI APTS-JONY PEREZ
PETITIONER: DAVINCI MINI APTS-JONY PEREZ

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

ELECTRICAL PLAN
SHEET 39 / 41

ELECTRICAL SPECIFICATIONS:

1. THE ESTIMATE FOR THE ELECTRICAL WILL NOT INCLUDE ANY CHARGES FROM THE UTILITY COMPANY RELATED TO THE INSTALLATION OF THE MAIN ELECTRICAL SERVICE. (THE MAIN ELECTRICAL SERVICE WILL BE A 400 AMP, THREE-PHASE, FOUR-WIRE OVERHEAD SERVICE RUNNING TO THE BUILDING.)
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4. WE WILL PROVIDE THE POWER WIRING ONLY FOR THE HVCA EQUIPMENT (CONTROL WIRING THE RESPONSIBILITY OF OTHERS).
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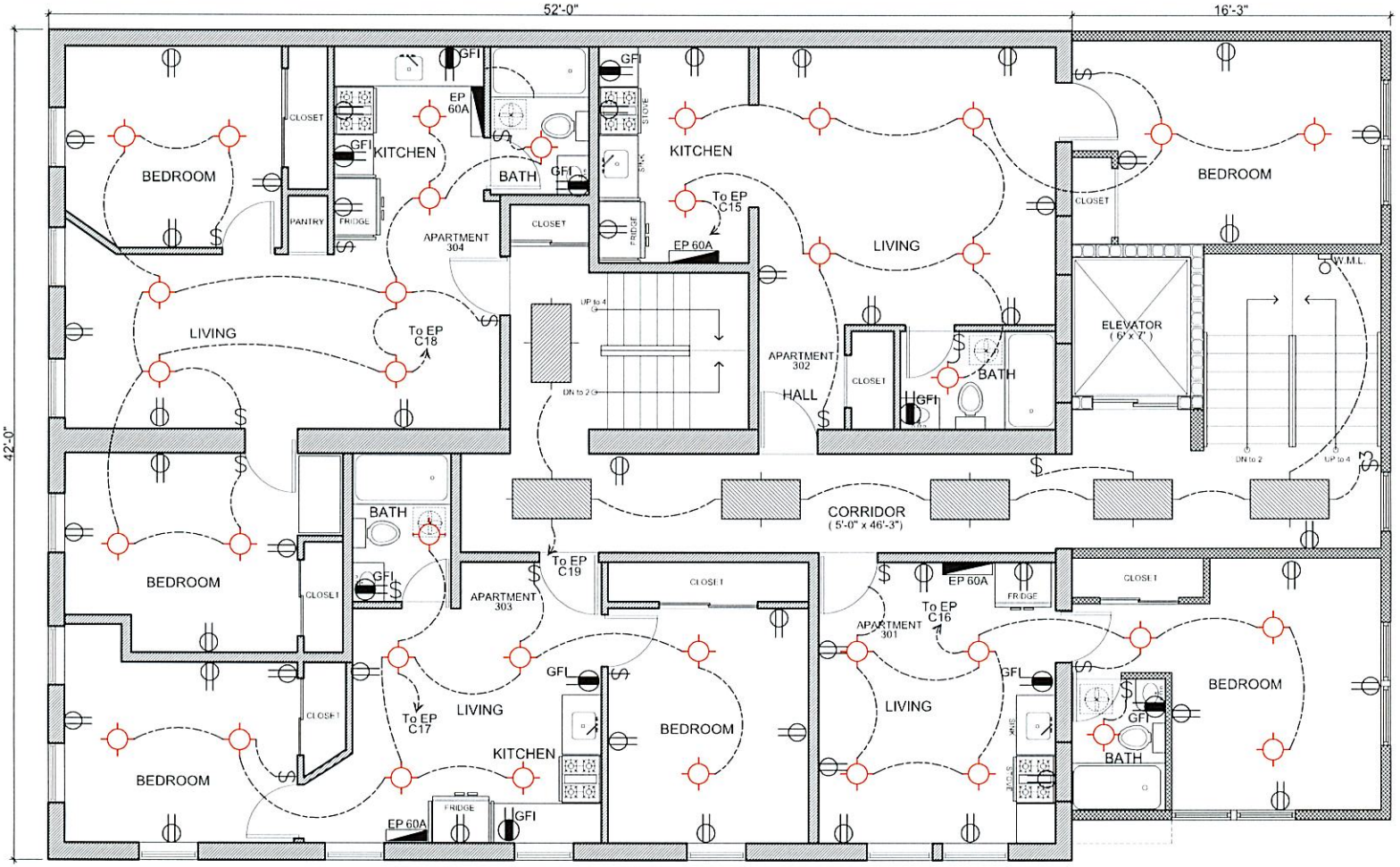
7. WE WILL SUBMIT A SET OF FINAL ELECTRICAL PLANS OUTLINING WHAT WE WILL DO IN COMPLETING THE ELECTRICAL WORK FOR THE PROJECT.

LEGEND:

⊖	DUPLEX RECEPTACLE	EP	ELECTRICAL BREAKER PANEL
⊖	DEDICATED RECEPTACLE		CEILING OUTLET LIGHTING
⊖	GFI DUPLEX RECEPTACLE		
⊖	240V RECEPTACLE		2' x 4' LAMP OUTLET LIGHTING
	SAFETY DISCONNECT SWITCH		WALL MOUNTED LIGHTS
$	LIGHTING SWITCH @ 48"		
$3	3WAY LIGHTING SWITCH @ 48"		BATHROOM EXHAUST FAN 7 1/4 x 7 1/2 x 3 5/8 50 CFM 0.90 AMPS CEILING/WALL MOUNTED
SD	SMOKE DETECTOR		
S/C	COMBO MONOXIDE/CARBON DETECTOR	CO	MONOXIDE DETECTOR



(ELECTRICAL)
PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL PLAN
SHEET 1 | 40 | 41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

PROJECT: COMMERCIAL RESIDENTIAL BUILDING
ADDRESS: 125 MERRIMACK ST. HAVERHILL MA 01830
OWNER: DAVINCI MINI APTS-JONY PEREZ
PETITIONER: DAVINCI MINI APTS-JONY PEREZ

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GJ DESIGN GROUP LLC
Assoc. AIA
Professional Designer

GENERAL NOTES :

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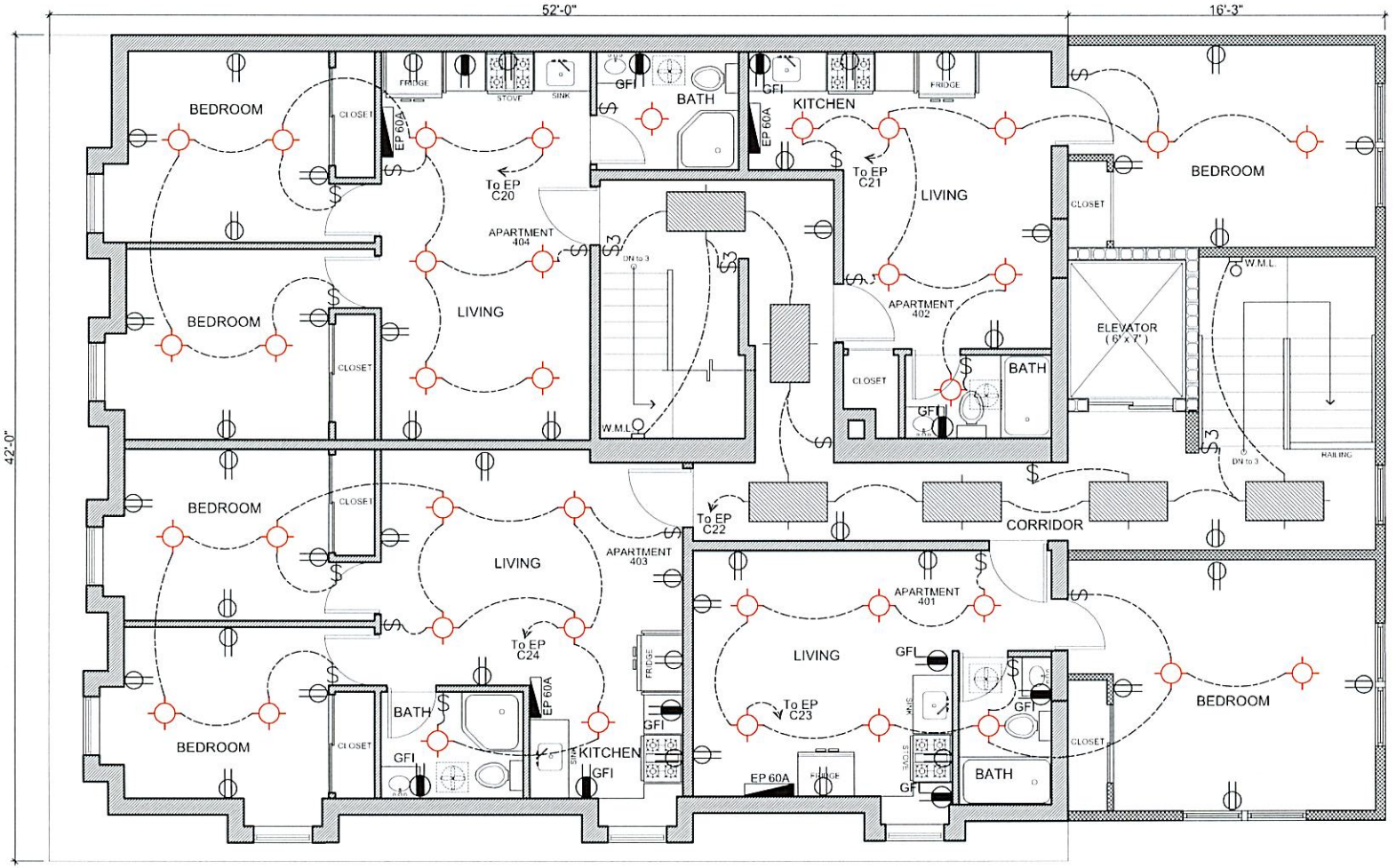

(ELECTRICAL)
PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL PLAN
SHEET 1 41/41

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 7/28/2025

PROJECT: COMMERCIAL RESIDENTIAL BUILDING
ADDRESS 125 MERRIMACK ST. HAVERHILL MA 01830
OWNER: DAVINCI MINI APTS-JONY PEREZ
PETITIONER: DAVINCI MINI APTS-JONY PEREZ

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GJ DESIGN GROUP LLC
Assoc AIA
Professional Designer

Jony M Perez, MBA
Chief Executive, Davinci Mini Apts
125 Merrimack Street
Haverhill, MA 01830
Tel.: (978) 375 – 0639
EMAIL.: jony_perez@hotmail.com

January 28, 2026

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

Special Permit Application
119-125 Merrimack Street, Haverhill, MA
City Council Rules and Regulations for Special Permits Information Required

General Criteria: General Special Permit Criteria

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

Specific Findings Under Zoning Ordinance Section 10.4.2

8: Community needs served by the proposal.

9: We are redeveloping a vacant brick building in downtown Haverhill. Previous use was a dentist office on the first floor; stories above have been vacant for many decades.

Zoning District:	Waterfront District C (WD-C) District
Permitted Uses:	Mixed-use development is permitted with residential above and first floor commercial

Redevelopment of apartments units, modernizations and upgrades. The proposal is to increase the footprint of the building by ~600 square feet, add common space, add an elevator, and develop the following:

Bottom Floors: Davinci Child Center - 56 children EEC licensed high quality childcare program. The children served consists of 36 slots for infants and toddlers (from birth to 2.9 years old) and a PreK classroom of up to 20 children (from 2.9 to 5 years old). This new facility will employ 18-20 fulltime teachers, cooks, maintenance and administrative personnel.

Top 3 Floors: 12 - Units Lofts-Apartments (6x 2 Bedrooms, 6x 1 Bedroom). This will be high end, energy efficient spaces.

10: Traffic and pedestrian flow and Safety, including parking and loading.

11: Careful attention has been given to traffic flow and pedestrian safety in this development plan. The Haverhill Police Department has outlined several concerns typical with this type of institution, specifically during children drop-off and pick-up. We have modified the original plans to satisfy their concerns. This arrangement will also satisfy the requirement of no parking on How Street. Currently the site plans include parking for 10 vehicles: 5 parking spaces are allocated to drop-off and pickup of children and the other 5 parking spaces for tenants. These details of assigned parking spaces are outlined in the provided site plan filed with this Application.

To meet the parking requirements set by the city of ordinance our institution will have a contract to lease 7-10 parking spaces from the parking garage located on the corner of Merrimack and Main Streets. The mentioned garage is within 700 feet walking distance.

12: Adequacy of utilities and other public services.

13: The existing building is already connected to domestic water, fire service, and city sanitary systems, so no major utility extensions are required for this project. The proposed site plan fully complies with Section 6.3.3(8) concerning utilities, security, and emergency systems, ensuring all new connections meet city standards without the need for special approvals. City Departments have raised no concerns about utility availability currently. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.

14: Neighborhood character and social structures.

15: The building will look amazing once it is cleaned up and the project is completed. The proposed addition is consistent with neighborhood character and social structures, as it will match the existing building in materials. The new annex addition will marginally increase the percentage of footprint on the site.

The children's playground will remove asphalt and replace it with grass and landscaping will improve sightlines of existing site. The dilapidated chain link fence will be replaced with a new black aluminum fence. Unsightly elements such as dumpsters will be shielded to the interior of the site and not visible from the street.

16: Impact on natural environment.

17: There are no expected impacts to the natural environment because of this project. The new annex addition will marginally increase the percentage of footprint on the site and the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration.

18: Potential fiscal impact, including impact on City services, tax base, and employment.

19: This project will have no impact on city services. It is believed that this project will increase the tax base. No impact on schools. This project will create 18-20 fulltime employment opportunities for both teachers and non-teaching staff.

Specific Criteria: Specific Findings Under Zoning Ordinance Section 6.3.3

20. [These standards apply to special permit applications for development review under

21. Section 10.1.4 for multifamily, nonresidential or mixed use - omit this section if not applicable]

22. Zoning Ordinance Section 6.3.4 provides exemptions for the following: (a) emergency responses performed by a private entity or a public agency and fire or burglar alarms; (b) municipal uses and structures, including schools; and (c) parades, fairs, or outdoor entertainment between the hours of 7:00 a.m. and 11:00 p.m. so long as the City Council has granted a permit for not more than 10 days. Here, the proposed use [is/is not] exempt for the following reasons:

23. The City Council makes the following findings with respect to the standards set forth in Zoning Ordinance

Section 6.3.3 regarding lighting, noise, landscaping, stormwater management, site development standards, pedestrian and vehicular access, traffic management, aesthetics, utilities, and the City's general standards:

Lighting: The proposed lighting for this project will comply with city standard 6.3.3(1). The existing lot lighting will remain largely unchanged. The exterior of the building will include up-down lights to accentuate the brick façade, and the parking lot will have a light installed for safety and security.

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

Landscaping: 6.3.3 (3) The children's playground will remove asphalt and replace it with grass and landscaping will improve sightlines of existing site. The dilapidated chain link fence will be replaced with a new 4' black aluminum fence. Four evergreen plants will be planted along the fence.

Stormwater Management: The existing on-site storm line will accommodate the new addition while maintaining its current outfall to the city sewer beneath How Street as per city standard 6.3.3(4). Additionally, the replacement of asphalt with grass and landscaping will increase permeable areas, allowing for improved natural rainwater infiltration.

Site Development Standards: The proposed development plan complies with all site development standards outlined in Section 6.3.3(5). The area of disturbance has been carefully minimized to accommodate the building addition, ensuring the new footprint aligns seamlessly with the existing building.

Pedestrian and Vehicular Access/Traffic Management: Careful attention has been given to traffic flow and pedestrian safety in this development plan ensuring adherence to Section 6.3.3(6). Pedestrian entrances are available in the building's front entrance and the back entrance to the parking lot area. The Haverhill Police Department has outlined several concerns typical with this type of institution, specifically during children drop-off and pick-up. We have modified the original plans to satisfy their concerns. This arrangement will also satisfy the local requirement of no parking on How Street. Currently the site plans include parking for 10 vehicles: 5 parking spaces are allocated to drop-off and pickup of children and the other 5 parking spaces for tenants. This arrangement of designated drop-off solves all issues traffic issues and provides a more secured interaction during drop-off and pickup.

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 building.

Utilities/Security/Emergency Systems: The existing building is already connected to domestic water, fire service, and city sanitary systems, so no utility extensions are required for this project. City development services have raised no concerns about utility availability currently. The project team will continue to collaborate closely with development services to confirm that all utility connections align with the city's expectations and requirements.

Other General Standards: The proposed project 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 to comply with the laws of the Commonwealth of Massachusetts regulating air pollution.

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

A. The proposed addition will enhance downtown Haverhill's offerings. The project does not cause substantial detriment to the neighborhood or the City. The Site has an existing structure/use, and the additional will enhance the neighborhood. No objections to this project were received during Pre-development Review.
B. Community needs for additional affordable apartments and high-quality childcare center are served by this proposal.
C. Traffic and pedestrian flow and safety have been addressed and the required additional parking for the project is being contracted to the nearby garage.

D. Adequate utilities and other public services are all supplied for this project. Property is on city water and sewer.
E. The neighborhood character and structures have been addressed in the architectural designs of this project. The addition fits this lot and will fit in the neighborhood.
F. There will be no impact to natural environment.
G. The project will increase the city's tax base, create 18-20 fulltime jobs, provide 12 beautiful apartments and has no adverse impact on City services or City Schools.

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

Respectfully submitted.

Jony M Perez, MBA
Chief Executive, Davinci Mini Apts

119-125 Merrimack Street
Haverhill, MA

PROJECT EXECUTIVE SUMMARY

Project Name: 125 Lofts Merrimack Street

Location: 119-125 Merrimack Street, Haverhill, MA 01830

Property Type: Vacant brick building in downtown Haverhill. Previous use was a dentist office (until summer of 2025) on the first floor; stories above have been vacant for many decades.

Zoning District:	Waterfront District C (WD-C) District
Permitted Uses:	Mixed-use development is permitted with residential above and first floor commercial

Construction Overview: Significant value-add through redevelopment of apartments units, modernizations and upgrades. The proposal is to increase the footprint of the building by ~ 600 square feet, add common space, add an elevator, and build the following:

First Floor:	Davinci Child Center - 56 children EEC licensed high quality childcare program. The children served consists of 36 slots for

infants and toddlers (from birth to 2.9 years old) and a PreK classroom of up to 20 children (from 2.9 to 5 years old). This new facility will employ 18-20 fulltime teachers, cooks, maintenance and administrative personnel.

Top 3 Floors: 12 - Units Lofts-Apartments (6x 2 Bedrooms, 6x 1 Bedroom). This will be high end, energy efficient spaces and prices will be influenced by local trends. Also, our team will work to provide 25% of units to low-moderate income through Haverhill's housing authority clients.

In addition, the site plan allows for a children playground of 1000 sq. feet and parking for 10-vehicles (12-vehicles parking is required per city ordinance. The additional 2 parking spaces will be leased from existing city parking lot nearby.)

Project Plan:

1. **Phase 1 (Months 1-8):** Complete all Plans, Permitting and Interior Walls-In Demo.
2. **Phase 2 (Months 8-11):** Complete all rough construction and inspections as per City of Haverhill building code.
3. **Phase 3 (Months 11-13):** Complete all construction, finishes, and permitting.

Key Strengths:

- Strong submarket fundamentals (job growth, low vacancy).
- Proven value-add strategy with strong track record.
- Experienced management team.

Management Team:

Jony M Perez, MBA
CEO of Davinci Mini Apartments LLC and Davinci Child Center LLC
(978) 375 – 0639; jony_perez@hotmail.com

Cesar D. Perez, MM
Site Project Manager Davinci Mini Apartments LLC
(978) 420 – 8674; cesardavidpz@yahoo.com

Construction Funding: $500K from Jony Perez and secured $1.5M debt from Reading Cooperative Bank.

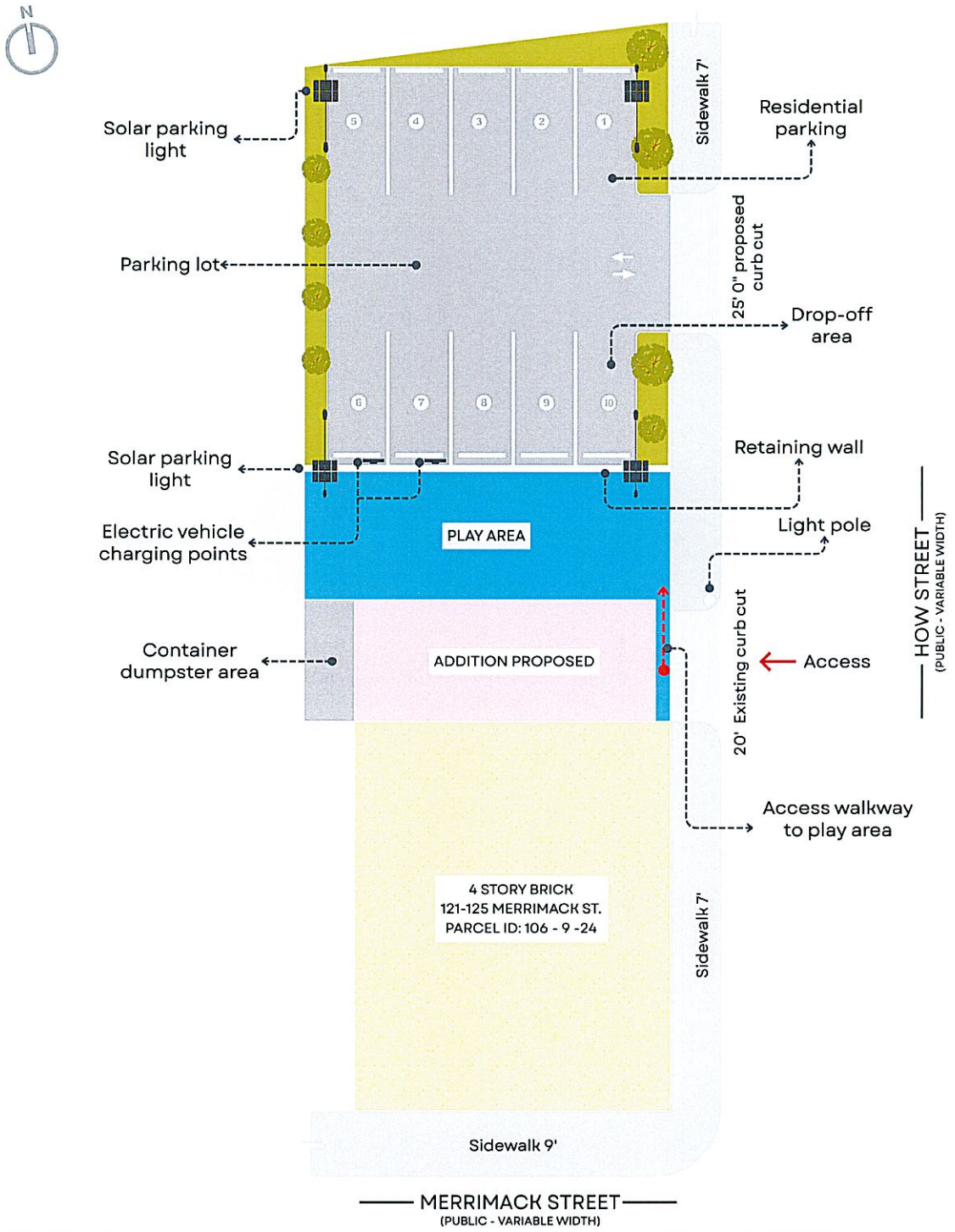
DAVINCI CHILD CENTER, LLC

Davinci Child Center was founded in 2005 by Jony Perez. Davinci Child Center has developed and operates 2 programs in Lawrence, Massachusetts: Parkside Children Academy on Jackson Street and Davinci Child Center on Avon Street. Our programs work with EEC's vouchers to provide high quality childcare to low-income families and is now serving ~200 children with ~50 full-time employees.

Davinci Child Center provides high-quality early childhood education and development programs that focus on health, safety and development of the whole child. Our administration, teachers, and assistants are dedicated to the growth and welfare of your child. We are committed to making our center the best choice for your child.

DAVINCI MINI APARTMENTS, LLC

Davinci Mini Apartments was started in 2014 to develop beautiful, energy efficient, and cost-effective environments where Davinci Child Center can operate. Davinci Mini Apartments has developed two building that were slated for demolition in Lawrence. Currently, these buildings provide the city of Lawrence with beautiful environments. Our company finances and provides maintenance to these facilities.



FLOOR PLAN

SHEET 1 9 9

REVISED BY:
APPROVED BY:
DRAWN BY: GILBERTO JIMENEZ
DATE: 1/30/2026

PROJECT: COMMERCIAL RESIDENTIAL BUILDING
ADDRESS: 125 MERRIMACK ST. HAVERHILL MA 01830
OWNER: DAVINCI MINI APTS-JONY PEREZ
PETITIONER: DAVINCI MINI APTS-JONY PEREZ

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Assoc. AIA
Professional Designer

Jony M Perez, MBA
Chief Executive, Davinci Mini Apts
121 Merrimack Street
Haverhill, MA 01830
Tel.: (978) 375 – 0639
EMAIL.: jony_perez@hotmail.com

February 20, 2026

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

Special Permit Application
Children Drop-Off and Pick-up Operations

The following document will address concerns regarding the proposed drop-off and pick-up operations for this facility as per the police department and will answer the following concerns:

The applicant is requested to provide a detailed written traffic management plan addressing the following:

1. *How vehicle flow will be managed during peak drop-off and pick-up times.*
2. *How the facility will ensure that vehicles do not queue or line up on How Street.*
3. *What contingency measures will be implemented if vehicle stacking or congestion occurs.*
4. *How staff parking will be accommodated so as not to interfere with parent drop-off and pick-up operations.*

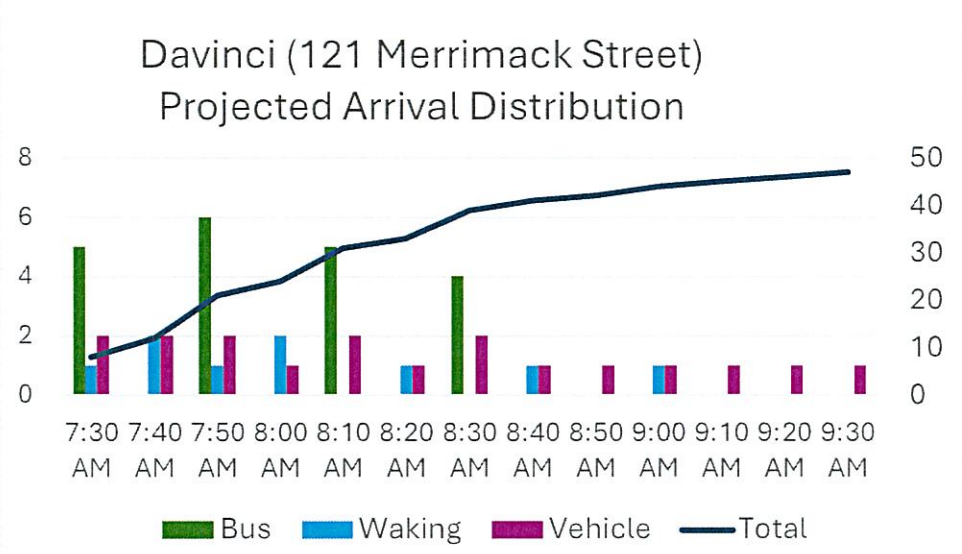
Additionally, with upcoming construction anticipated in the area, there is concern that roadway limitations and temporary disruptions may further complicate traffic flow. The applicant should address how construction impacts will be mitigated within the proposed traffic management plan.

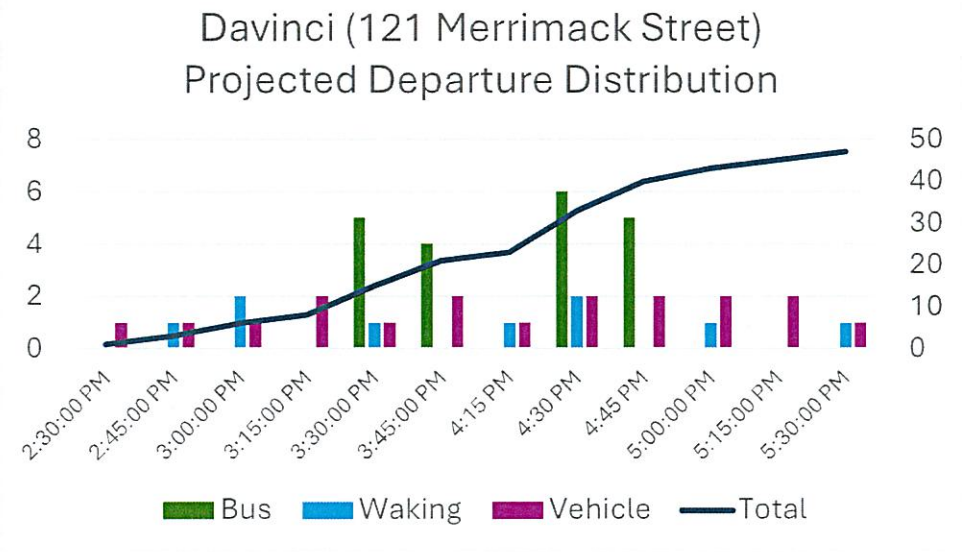
To ensure that our program has smooth children's arrivals and departures and to address concerns by the police department, we have put together a plan for arrival and departures for the proposed childcare program.

The following graphs have a projected arrival and departure schedule based on data from other programs. Note, that the asked capacity for the program is 56 children's slots, however, we anticipate that 80% of children attend on a given day on average.

There are three methods of children arriving to the program:

- Buses (~50 %), 3-4 trips of 7D buses
- Walking (~15 %, we anticipate this number to increase in Downtown Haverhill)
- Vehicle (~35 %)





We do not anticipate issues given the projected distribution arrivals and departures. First, one or two 7D buses will service the childcare program. The buses are scheduled

so that there is at least a :15 minutes time difference between arrivals. This ensures that only one parking slot is used for the buses. There are 4 designated parking spaces for buses and vehicles for the daycare program. So, the other three available spaces are available to parents that arrive by vehicles.

An administrative staff member is on duty working the arrivals and departures of children. And together with at least another teacher, this arrangement assists in a smoother and quicker transition and has proven invaluable in our other programs. Loading and unloading a 7D school bus genreally is done in less than 5 minutes. Parent drop-off are also done in less than five minutes. Parents that want to meet the teachers and discuss children's progress are asked to come at a different time than drop-off or pickups.

In addition, our program will monitor the drop-off and pick-up times to ensure that in case were an inconvenience is noticed in the morning or afternoon the issue is addressed immediately, In case where continued issues are not resolved, our management will petition the City of Haverhill to designate a spot for drop-off and pick-up from 7:30AM to 9:30AM and from 2:30PM to 5:30PM in front of the building on Merrimack Street.

When fully operational, we anticipate that 5-7 parking spaces will be required for staff parking. These staff parking spaces are another issue that we are addressing by providing a long-term lease with the parking garage located on Merrimack Street.

Another concern is the EV charging stations for the tenants on the top three floors of the facility. These 2 charging stations will be in parking spaces designated for tenants only and will not be part of the drop-off spaces.

As with the upcoming construction anticipated in the area, there is concern that roadway limitations and temporary disruptions may further complicate traffic flow.

- In case where Merrimack Street is closed and not accessible, parents will be notified and asked to only use the How Street entrance. An administrative staff member and least another teacher will assist parents to minimize drop-off delays.

- In case were How Street is closed and not accessible, parents will be asked to properly park on Merrimack Street and hand off the children to our staff at the door to minimize traffic issues.

- In case both Merrimack and How Streets are closed to all traffic, parents will be notified that only walking's will be allowed for the duration of the street closures.

This Arrival and Departure plan not only addresses the concerns by the police department but also ensures that drop-off and pick-up times are quick and smooth.

Please advise if any additional concerns need addressing.

Respectfully submitted.

Jony M Perez, MBA
Chief Executive, Davinci Mini Apts

City of Haverhill, MA

March 20, 2026

Storm Water Review

Record No.**CCSP-26-1**

Status Active

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Robert Moore February 2, 2026 at 4:14 pm

1. Please provide civil site plan for actual proposed conditions.

2. The Plan of Land prepared by MES shows a CB in the parking lot, just off the NW building corner is connected to the Sanitary Sewer in How Street. Site plan must show the disconnection of this system from the sanitary.

3. Show new parking lot drainage system. New system must meet today's BMP design standards.

4. Design should include stormwater management improvements, such as the collection and recharge of roof runoff through an infiltration gallery. Standard is to design the system to accommodate the 1/2" rain event, with overflow then connecting to the drain main.

5. Site plan must include erosion and sediment control measures for any land disturbance that might be needed, i.e. protection of drainage system during any necessary parking lot reconstruction.

6. Submittal includes a general landscape plan (by G J Design Group, 1-30-26). Additional detail should be added to this sheet to demonstrate compliance with the landscaping requirements under C. 255-6.3. Please add such items as plant species, sizes, seed mixes, playground surface treatment...

@Shaun Burrier

Jony Perez February 20, 2026 at 12:05 pm

Hi Robert, We are updating the site plan to address these concerns. New site plan should be uploaded next week. Thank you!

Kaitlin Wright 🔒 Internal March 18, 2026 at 10:33 am

@Robert Moore please provide any updates to your review by close of business tomorrow 3/19 as this is coming before council next week.

Robert Moore March 18, 2026 at 5:12 pm

@Kaitlin Wright @Shaun Burrier I understand this matter is slated for hearing at the March 24th Council meeting. We have not yet received the revised plan that Jony mentions on February 20th. The plan should not only address the departmental comments within this record, but should also demonstrate how the project will comply with the Performance Standards found within the Zoning Code under C. 255, s. 6.3. Should the Council look to move on this application Tuesday night, I would request any motion to

approve be conditioned to require the applicant to address all departmental comments to the satisfaction of the individual departments during the Development Review procedure.

Kaitlin Wright March 19, 2026 at 8:49 am

@Robert Moore Would you recommend the matter be continued until the applicant provides the requested documents? It would seem that the application is not complete based off the requirements to draft another plan from the in person meeting. @Jacki Byerley can you weigh in?

Jacki Byerley March 20, 2026 at 10:08 am

I would recommend the Council open the hearing and continue it to a later date until they file for the Site Plan of Section 10.8 and satisfy the comments received.

City of Haverhill, MA

March 20, 2026

DPW Review

Record No.**CCSP-26-1**

Status Active

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
@ jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Kaitlin Wright March 18, 2026 at 10:32 am

@Robert Ward @Robert Kimball Please review as this is coming before Council on March 24th.

City of Haverhill, MA

March 20, 2026

Police Department Review

Record No.**CCSP-26-1**

Status Active

Became Active February 2, 2026

Type Approval

Due Date None

Assignee Kevin Lynch

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
@ jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Kevin Lynch February 16, 2026 at 12:57 am

The Police Department has concerns regarding the proposed drop-off and pick-up operations for this facility.

The applicant has indicated plans to operate 36 slots for infants and toddlers (birth to 2.9 years old) and one Pre-K classroom serving up to 20 children (2.9 to 5 years old). The facility will employ approximately 18–20 full-time staff members. Based on these numbers, there is concern that the available on-site parking will be insufficient to accommodate the anticipated traffic volume.

The current site plan reflects five designated parking spaces for drop-off and pick-up. However, it appears that the EV charging stations may be located within the same designated drop-off/pick-up area, which could further reduce usable short-term parking availability.

How Street is currently posted "No Parking," and Merrimack Street reflects only one handicap parking space in front of the building. This area is already heavily congested. The Department is concerned about the potential for excessive vehicle stacking and traffic congestion on How Street during peak drop-off (7:45 AM – 8:45 AM) and pick-up hours (4:30 PM – 6:00 PM).

The applicant is requested to provide a detailed written traffic management plan addressing the following:

1. How vehicle flow will be managed during peak drop-off and pick-up times.
2. How the facility will ensure that vehicles do not queue or line up on How Street.
3. What contingency measures will be implemented if vehicle stacking or congestion occurs.
4. How staff parking will be accommodated so as not to interfere with parent drop-off and pick-up operations.

Additionally, with upcoming construction anticipated in the area, there is concern that roadway limitations and temporary disruptions may further complicate traffic flow. The applicant should address how construction impacts will be mitigated within the proposed traffic management plan.

Jony Perez February 20, 2026 at 11:59 am

Hi Kevin, we just uploaded a plan to address the concerns by the police department. Please advice. Thank you!

Kaitlin Wright Internal

March 18, 2026 at 10:32 am

@Kevin Lynch please provide any updates to your review by close of business tomorrow 3/19 as this is coming before council next weeek.

March 20, 2026

City of Haverhill, MA

Water/Wastewater Review

Record No.CCSP-26-1

Status Active

Type Approval

Assignee Shaun Burrier

Became Active February 2, 2026

Due Date None

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Shaun Burrier February 3, 2026 at 8:17 am

Please provide updated civil site plan showing sewer connection details including location, size of connection, materials, and slope.

Please submit water service application to include all fixture counts and any and all fire suppression requirements.

Jony Perez February 20, 2026 at 12:05 pm

Hi Shaun, We are updating the site plan to address these concerns. New site plan should be uploaded next week. Thank you!

Kaitlin Wright 🔒 **Internal** March 18, 2026 at 10:33 am

@Shaun Burrier please provide any updates to your review by close of business tomorrow 3/19 as this is coming before council next weeek.

March 20, 2026

City of Haverhill, MA

Building Inspector Review

Record No.CCSP-26-1

Status Active

Type Approval

Assignee Tom Bridgewater

Became Active February 2, 2026

Due Date None

Record No: CCSP-26-1

City Council Special Permit

Status: Active

Submitted On: 1/9/2026

Applicant

Jony Perez
978-375-0639
jony_perez@hotmail.com
121 Merrimack Street
Haverhill, MA 01830

Messages

Kaitlin Wright March 18, 2026 at 10:33 am

@Tom Bridgewater @Richard MacDonald Please review as this is coming before Council on March 24th.

Document # 21-B

Ordinance: re: Amend Chapter 255 Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)– by inserting a new section 7.9 Battery Energy Storage Systems, amending section 3.1.3 Table of Use and Parking regulations by allowing a Tier 1, Tier 2 and Tier 3 BESS and amending the Zoning Map to include the BESS Overlay District. The overlay district will be creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), adding to the table the overlay district with the allowed Tiers and updating the zoning map to include the BESS Overlay District, or take any other action related to

IN CITY COUNCIL: March 24, 2026

File for 14 Days + Council hearing for May 19th

9 YEAS, 0 NAYS, 1 ABSENT, 1 ABSTENTATION

Attest: Kaitlin M. Wright
Kaitlin M. Wright, CMC
City Clerk

IN CITY COUNCIL: AUGUST 25 2026
CON'T TO SEPTEMBER 15, 2026
10 YEAS, 0 NAYS, 1 ABSENT
ATTEST: Kaitlin M. Wright Esposito
KAITLIN M. WRIGHT ESPOSITO, CMC
CITY CLERK

IN CITY COUNCIL: MAY 19, 2026
10 YEAS, 0 NAYS, 1 ABSENT
CONTINUE TO JULY 14th
SEND TO PLANNING AND DEVELQPMENT COMMITTEE
ATTEST: Kaitlin M. Wright
KAITLIN M. WRIGHT, CMC
CITY CLERK

IN CITY COUNCIL: JULY 14 2026
CON'T TO AUGUST 25th 2026
9 YEAS, 0 NAYS, 2 ABSENT
ATTEST: Kaitlin M. Wright Esposito
KAITLIN M. WRIGHT ESPOSITO, CMC
CITY CLERK

Kaitlin Wright Esposito

From: Lisa Walsh <jojalis@yahoo.com>
Sent: Wednesday, August 26, 2026 7:43 AM
To: CityClerk
Subject: Formal Opposition to BESS Overlay Expansion – Protect Hilldale Ave Residential Neighborhoods

Follow Up Flag: Follow up
Flag Status: Flagged

AUG 27 AM8:07
HAVCITYCLERK

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

Dear President and Members of the Haverhill City Council,

My name is Joe Walsh, a resident of 26 Dawn Circle, which sits adjacent to the 16-acre industrial parcel at 1050 Hilldale Avenue. I am writing to express my strong opposition to any expansion of the proposed Battery Energy Storage Systems (BESS) zoning overlay district into the Upper Hilldale Avenue corridor.

Our neighborhood has already absorbed an overwhelming amount of industrial and commercial development over the years. The existing industrial operations, the massive solar farm right behind my house, heavy traffic - including truck "Jake braking"- noises from the trucking school, are already directly impacting my daily quality of life, specifically through constant, disruptive noise and loss of open space.

Bulldozing acres of woods for massive parking lots on Hilldale has already diminished acoustic screens that used to dampen the persistent roar of traffic from Rt 495. Removing even more mature trees and wooded buffers for a battery storage plant will further degrade the noise barrier. As it is now, highway traffic can be heard in my neighborhood most days and nights.

BESS installations rely on heavy-duty, continuous HVAC cooling systems and inverters that generate a persistent, low-frequency hum. Introducing a BESS facility or expanded industrial utility footprint right around the corner from our homes will make the noise levels in our neighborhood completely unbearable.

During the upcoming September 15 public hearing, I strongly urge the City Council to restrict the BESS overlay district strictly to isolated locations in Haverhill - or none at all. Please do not establish secondary zones or expand definitions that allow these industrial utility installations near established residential areas like Hilldale Avenue and Dawn Circle. Our neighborhood has already given enough.

Thank you for your time, your leadership, and your commitment to protecting the peace and well-being of Haverhill's residents.

I request that my opposition be entered into the official record for the September 15 City Council meeting.

Joe Walsh

10.2

Kaitlin Wright

From: John A Michitson <michitson@mitre.org>
Sent: Thursday, July 9, 2026 12:51 PM
To: Kaitlin Wright Esposito
Cc: Lori Robertson
Subject: RE: Social Consumption CC withdrawal.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

JUL 9 PM1:58
HAVCITYCLERK

Warning! External Email. Exercise caution when opening attachments or clicking on any links.
Understood. It will be continued to the 2nd Council meeting in August. P&D committee needs another meeting in August (likely August 3rd) to compare candidate sites versus siting criteria. (Does this work for you?)

From: Kaitlin Wright Esposito <kwright@haverhillma.gov>
Sent: Thursday, July 9, 2026 12:40 PM
To: John A Michitson <michitson@mitre.org>
Cc: Lori Robertson <lrobertson@haverhillma.gov>
Subject: [EXT] RE: Social Consumption CC withdrawal.pdf

Hi John,

I understand, but the zoning ordinance for BESS was originally scheduled to be heard by Council on May 19th and at that time was referred to P&D for July 7th and the hearing was voted to be continued to July 14th, with the anticipation that P&D would have completed their review. Since that has not happened, I need something in writing indicating that it is not ready to be heard on July 14th and needs to be continued again.

Please provide a City Council meeting date that you would like to continue the hearing to pending P&D review. Perhaps, August 11th or 25th?

Hope that makes sense.

All my best,

Kaitlin

Kaitlin M. Wright Esposito, CMC
City Clerk
4 Summer Street, Room 118
Office: (978) 374-2312
Fax: (978) 373-8490
kwright@haverhillma.gov

10.2

Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

978.463.7700
www.mtclawyers.com

March 16, 2026

MAR 20 AM9:10
HAVCITYCLERK

By Electronic Delivery

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

Re: Zoning Amendment / Battery Energy Storage Systems ("BESS")

Dear Mr. Jordan:

Reference is made to the above captioned matter. In that connection, on January 7, 2025 the former Economic Development Director submitted a Battery Energy Storage System Ordinance to the Council for your consideration. Since that time, the Mayor's office along with the Planning Director and myself have revised the 2025 submission. Additionally, the Department of Energy Resources has further issued guidance on BESS Zoning Ordinances. Finally, the Mayor has received comments from a potential developer of a BESS facility in the City.

I have attached for your advertisement and consideration a revised BESS Zoning Ordinance. I would ask that you table indefinitely the January 2025 Ordinance at the opening of the public hearing on this revised Ordinance, Further, I ask that the Council refer this Ordinance to the Planning Board for a public hearing and thereafter schedule a public hearing for the Council as well.

The Planning Director and I look forward to addressing questions you might have at the time of the public hearing.

Sincerely,

Atty. Lisa Mead, City Solicitor

Enclosure(s)

cc: Melinda E. Barrett, Mayor
Jacki Byerly, Planning Director

New Bedford Office
227 Union Street
New Bedford, MA 02740
Phone 774.206.6857

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

10.3.1
10.2.1

MUNICIPAL ORDINANCE CHAPTER 255 Zoning

AN ORDINANCE RELATING TO AMENDING CHAPTER 255, ZONING BY ADDING A NEW SECTION 7.9 BATTERY ENTERGY STORAGE SYSTEMS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 255, Zoning, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows by inserting the following new section 7.9 entitled "Battery Energy Storage Systems";

§7.9 BATTERY ENERGY STORAGE SYSTEMS

§7.9.1. Purpose.

The purpose of this Section is to advance and protect the public health, safety, welfare, and quality of life by creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), with the following objectives:

A. To provide a regulatory scheme for the location, construction and operation of free-standing BESS consistent with best practices and safety protocols;
B. To ensure compatible land uses in the vicinity of the areas affected by BESS and to mitigate any potential impacts on abutting and nearby properties; and
C. To mitigate the impacts of BESS on environmental resources such as agricultural lands, forests, wildlife, wetlands and other natural resources.

This Section shall be construed to be consistent with state law, including but not limited to the provisions of General Laws chapter 40A, section 3, and state regulations, including but not limited to the provisions of the State Building Code, State Fire Code, and State Electrical Code. In the event of any conflict between the provisions of this section and the provisions of state law or regulations, the state law and regulations shall prevail.

§7.9.2. Establishment of the BESS Overlay District
The BESS Overlay District is an overlay district superimposed over the underlying district set forth in this Zoning Ordinance. Within the BESS, the requirements of the underlying district continue to apply, except when the following uses are proposed then the following provisions of this section 7.9 shall apply:

Tier 1 BESS

Tier 2 BESS and

Tier 3 BESS

§7.9.3 Applicability.

A. The requirements of this ordinance shall apply to BESS permitted, installed, decommissioned or modified after the effective date of this ordinance, excluding general maintenance and repair. BESS subject to this ordinance are only those that exceed the following capacities:

- Lead-acid with a capacity of greater than 70 kW
- Nickel with a capacity of greater than 70 kW
- Lithium-ion with a capacity of greater than 30 kW
- Sodium nickel chloride with a capacity of greater than 20 kW
- Flow with a capacity of greater than 20 kW
- Other battery technologies with a capacity of greater than 20 kW

B. Only BESS that meet the criteria herein shall be permitted under this ordinance. BESS permitted under and subject to this ordinance shall be classified either as a Tier 1, Tier 2 or Tier 3 BESS as set forth herein. All sizes noted in this section shall include the total capacity of the proposed facility and not refer solely as a limitation on total export. For avoidance of doubt, a proposed system which has an export capacity of 50 MW but has a total storage or redundance capacity of 100 MW shall be treated as a 100 MW system.

1. Tier 1 BESS have an aggregate energy capacity less than or equal to 500 kWh, derive 51% or more of their power from Solar Energy Systems as defined herein, and, if in a room or enclosed area, consist of only a single energy storage system technology.

2. Tier 2 BESS consist of those which meet one or more of the following criteria;

    a. have an aggregate energy capacity greater than 500kWh and less than 10 MWh, but no greater than 10 MWh;

    b. are comprised of more than one storage battery facility in a room or enclosed area;

    c. derive less than 51% of their power from Solar Energy Systems as defined herein.

3. Tier 3 BESS consist of those which meet one or more of the following criteria;

    a. have an aggregate energy capacity greater than 10 MWh, but no greater than 350MWh;

    b. are comprised of more than one storage battery facility in a room or enclosed area;

c. derive less than 51% of their power from Solar Energy Systems as defined herein.

§ 7.9.4. General Requirements

A. All permits required by state codes, including but not limited to building permit, an electrical permit, and a fire department permit shall be required for installation of all BESS.

B. All BESS, all Dedicated Use Buildings, and all other buildings or structures that (a) contain or are otherwise associated with a battery energy storage system; and (b) subject to the requirements of the State Building Code, shall be designed, erected, and installed in accordance with all applicable provisions of the State Building Code 780 CMR, State Fire Code 527 CMR 1.00, and State Electrical Code 527 CMR 12.00. All BESS shall comply with NFPA 855, Standard for the Installation of Stationary Energy Storage Systems or subsequent standard.

C. Energy storage system capacities, including array capacity and separation, are limited to the thresholds contained in NFPA 855 or subsequent standard.

§ 7.9.5. Permitting Requirements for Tier 1 BESS

Tier 1 BESS are allowed by right in all zoning districts, including the BESS Overlay District, subject to applicable provisions of the State Building Code, Electrical Code, Fire Code, and other applicable codes, and are subject to site plan review in accordance with section 10.8 hereof and such provisions of this ordinance as are applicable.

Tier 1 BESS and appurtenances shall be prohibited in the Zone A and Zone 1 public water supply protection areas.

§ 7.9.6. Permitting Requirements for, Tier 2 and Tier 3 BESS shall be permitted by Special Permit in the BESS Overlay District in accordance with the requirements below.

§ 7.9.6.1 Special Permit Required. Tier 2 and Tier 3 BESS subject to this ordinance require the issuance of a Special Permit in the BESS Overlay District and are subject to Major Site Plan Review pursuant to Section 10.8. Tier 2 and Tier 3 BESS shall comply with the applicable requirements set forth in this ordinance including the General Special Permit Criteria set forth in section 10.4.2, as well as this Section 7.9 , and the Haverhill General Ordinances. The City Council shall be the Special Permit Granting Authority ("SPGA"). The Applicant shall be required to submit all materials required in accordance with the SPGA Rules and Regulations, in addition to any other materials necessary or as may be required in order to support that the Application meets the Design Requirements set forth in section 7.9.6.2 herein.

§ 7.9.6.1.1 Development Review Required As Part of Hearing Process: For the purpose of a Special Permit filed hereunder, the Applicant shall be required to submit a complete application for a Special Permit in accordance with the Requirements hereunder. Following the opening of the Public Hearing by the SPGA, the Application shall be referred to the Development Review Committee as set forth in

§10.1.4 hereof. The Development Review Committee shall meet with the Applicant who shall be required to provide any additional information as the Committee may reasonably request and the Development Review Committee shall provide the SPGA with its recommendations within ninety (90) days of the date upon which the application was thereto referred.

§ 7.9.6.1.2 Prohibitions: Notwithstanding the foregoing, Tier 2 and Tier 3 BESS and appurtenances shall be prohibited in the Zone A and Zone I public water supply protection areas.

§ 7.9.6.2 Design Requirements. The following requirements apply to all BESS subject to this ordinance, except where it is specifically noted to apply only to Tier 2 or Tier 3BESS:

A. Site Plan Drawings. The Applicant shall provide a full set of Site Drawings stamped by a Massachusetts Registered Professional Engineer inclusive of items set forth in section 7.9.7.K.1 hereof.

B. Utility Lines and Electrical Circuitry. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles.

C. Signage. Signage shall comply with the requirements of Section 6.2 of this Zoning Ordinance and the following additional requirements; in the event of a conflict between the provisions of Section 6.2 and this section, the requirements of this section shall control.

    1. The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the BESS, any special hazards associated, the type of suppression system installed in the area of BESS, and 24-hour emergency contact information, including reach-back phone number.

    2. As required by the state electrical code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

    3. Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.

D. Lighting. Lighting of the BESS shall be limited to that minimally required for safety, security and operational purposes, shall be shielded from abutting properties, shall be directed downward, shall incorporate full cut-off fixtures to reduce light pollution and shall otherwise be consistent with local, state and federal law. A photometric plan shall be required.

E. Vegetation and tree cutting. Areas within ten feet on each side of Tier 2 and Tier 3 BESS shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible. No tree or vegetation clearing shall be permitted within the Setbacks as noted below except for the

purposes of the area of ingress and egress to the site. Vegetation control in the Water Supply Protection Overlay District (WSPOD) shall be by mowing or other mechanical means. The use of synthetic pesticides, herbicides, and fertilizers shall be prohibited for BESS facilities within the WSPOD.

F. Setbacks. Tier 2 and Tier 3 BESS shall be set back a minimum of 150 feet from all side, rear, and front lot lines; except that Tier 2 and Tier 3 BESS shall be set back a minimum of 300 feet from side, rear, and front lot lines that abut or are across a street from residential zoning districts or existing single, two-family, or multi-family structures. The minimum setback areas shall include a Buffer Area at least fifty feet wide along all property lines. Access drives and parking are allowed in the setback areas, except emergency access as noted below, but shall not intrude into the required setback areas except where necessary to provide access or egress to the property. In addition, a minimum of 50 feet must be maintained between BESS components and all buildings, stored combustible materials, hazardous materials, high-piled storage, personnel means of egress, and other exposure hazards not associated with electrical grid infrastructure. The Special Permit Granting Authority may waive these setback requirements so long as the approved setbacks protect the health and safety of nearby abutters.

G. Emergency Access: There shall be a 60-foot-wide paved emergency access road around the complete perimeter of the facility but inside the required setback area which may not exceed a 7% grade at any time. Ongoing maintenance of the access road including snow removal after 3 inches of snow shall be included as part of the Operations and Maintenance Plan required herein.

H. Lot Size. The minimum lot size for Tier 1 BESS shall not be less than 1 acre. The minimum lot size for a Tier 2 BESS shall be not less than 10 acres and the minimum lot size for a Tier 3 BESS shall be no less than 20.

I. Dimensional. All BESS shall comply with the dimensional limitations for principal structures of the underlying zoning district as provided in Appendix B, Table 2, of this Zoning Ordinance, unless otherwise provided in this ordinance. No BESS shall exceed 15 feet in height and there shall be no vertical stacking of BESS units.

J. Fencing Requirements. Tier 2 and Tier 3 BESS, including all mechanical equipment, shall be enclosed by a minimum eight-foot high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building. All gates shall accomodate a knox box or other accessible means to allow access to public safety personnel. Security barriers, fences, landscaping, and other enclosures must not inhibit required air flow to or exhaust from the BESS and components. Electrical equipment greater than 1,000V require a separate and additional means to restrict access. NFPA 855 requires specialty safety systems to be provided based on the BESS chemistry and installed location.

K. Screening and Visibility. Tier 2 and Tier 3 BESS shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. Such features may not inhibit required air flow to or exhaust from the BESS and components and must comply with the setbacks established in paragraph G above.

L. Failure Protection. All Tier 2 and Tier 3 BESS shall include an impenetrable layer beneath the

surface and no closer than four (4) feet to the closest water table which will cause any discharge to flow into a basin located on site which will then capture and/or treat any runoff as a result of a failed battery or fire or other destruction. The Application shall include details of the proposed catchment system along with a detailed stormwater report and stamped detailed engineering plans from a Massachusetts Registered Professional Engineer depicting the stormwater system. All BESS facilities located within the WSPOD shall have full containment to capture all releases, either intentionally from maintenance or accidental in nature. Release and runoff shall not be allowed.

M. Batteries. Failed battery cells and modules shall not be stored on the site and shall be removed no later than 30 days after deemed failed by the BESS operator or cell/module manufacturer. The operator shall notify the Haverhill Fire Chief in advance if the type of battery or batteries used onsite is to be changed. All failed battery cells and modules shall not be stored outdoors and must be protected from further damage and potential release of contaminants to the environment.

N. Storage. No equipment or hazardous materials, in liquid, dry, or gas form, shall be stored onsite of the BESS other than those items in quantities necessary for the proper operation of the facility. Any storage for materials deemed necessary shall be properly labeled, covered and contained to protect from release to the environment.

O. Acoustical Impacts. No system shall cause an increase in acoustical levels over ambient at the Property line. An acoustical study prepared by a Massachusetts Registered Acoustical Engineer shall be provided.

P. Water Source. A municipal water source shall be provided including a FDC within 100 feet before the entrance to the Hazard Area on the Property. The Applicant shall present evidence including a hydraulic analysis in accordance to the City standard to support that there is adequate volume and pressure for fire suppression on the Property and not have a detrimental impact on the surrounding neighborhood. The applicant shall be required to make any related offsite improvement to achieve the required standard to alleviate any impact on the adjacent users.

Q. Stormwater Management. The applicant shall submit a stormwater management plan consistent with the Massachusetts Stormwater Management Policy.

R. Decommissioning Plan. The applicant shall submit with its application a decommissioning plan for all BESS to be implemented upon abandonment and/or in conjunction with removal of the facility. The owner or operator of the BESS shall notify the Building Commissioner in writing at least twenty days prior to when a BESS will be decommissioned. Decommissioning of an abandoned or discontinued BESS shall be completed within six months after the facility ceases operation. The decommissioning plan shall include:

1. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all BESS components, structures, equipment, security barriers, and transmission lines from the site;

2. Disposal of all solid and hazardous waste in accordance with local, state, and

federal waste disposal regulations;

3. The anticipated life of the BESS;

4. The estimated decommissioning costs and how said estimate was determined, including an allowance for annual cost of living increases or increases due to inflation;

5. The method of ensuring that funds will be available for decommissioning and restoration;

6. The method by which the decommissioning cost will be kept current;

7. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the BESS, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and

8. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

S. Decommissioning Fund. The owner and/or operator of the energy storage system, shall continuously maintain a fund or other surety acceptable to the City, in a form approved by the City Council and City Solicitor, for the removal of the BESS, in an amount to be determined by the City, and which includes the City as loss payee, for the period of the life of the facility. All costs of the financial security shall be borne by the Applicant.

T. Proof of Liability Insurance. The applicant or property owner shall provide evidence of commercial liability insurance in an amount and type generally acceptable in the industry and approved by the Planning Board prior to the issuance of a building permit, and shall continue such insurance in effect until such facility has been decommissioned, removed, and the site restored in accordance with this ordinance.

§ 7.9.6.3 Special Permit Criteria. In addition to the general Special Permit criteria set forth in section 10.4.2 of this Ordinance, an application for Tier 2 or Tier 3 BESS shall meet the following criteria:

A. The project protects the ground water and surrounding properties from catastrophic failure of one or more of the batteries or cells by implementing appropriate catchment and filtration systems for water run off or run off from the system.

B. The project appropriately attenuates sound intrusion beyond the property lines onto adjacent properties so that there is no change in ambient sound after construction and during operations of the system.

C. The project includes only dark sky compliant down lighting which does not intrude beyond the property lines onto adjacent properties.

D. The project is secure and addresses possible trespass or other intrusion by individuals not affiliated with the project.

E. The project meets the public safety needs of the City.

F. The project minimizes visual impacts from utility infrastructure for interconnection.

F. The project is minimally visible from adjacent properties.

§ 7.9.7. Site Plan application.

For all BESS the Site Plan application shall include the following information, in addition to that required by Section 10.8 of this Zoning Ordinance and the applicable Planning Board requirements governing Site Plan Applications:

A. Utility Infrastructure information requirements:

1. A one- or three-line electrical diagram detailing the BESS layout, associated components, and electrical interconnection methods, with all State Electrical Code compliant disconnects and over current devices.

2. The Applicant shall provide certified verification that there is a fully executed Interconnection Services Agreement ("ISA") with the local utility distribution company. Said certification shall include the cover and signature pages of the ISA.

3. If the ISA has not been issued, the Applicant shall be required to provide a full copy of the Application for Interconnection filed with the local utility distribution company.

B. Preliminary equipment specification sheets that document the proposed BESS components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.

C. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the BESS. Such information of the final system installer shall be submitted prior to the issuance of building permit.

D. Large-scale fire test data, evaluation information, and calculations, and modeling data. For any of the following, UL 9540A fire test data must be made available to the Planning Board for review:

- BESS systems with a capacity of greater than 50 kW
- BESS systems with spacing between arrays of less than 3 feet

E. Commissioning Plan. The system installer or commissioning agent shall prepare a commissioning plan prior to the start of commissioning. Such plan shall be compliant with NFPA 855 and document and verify that the system and its associated controls and safety

systems are in proper working condition per requirements set forth in applicable state codes. Where commissioning is required by the Building Code, BESS commissioning shall be conducted by a Massachusetts Licensed Professional Engineer after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required by applicable state codes shall be provided to Zoning Enforcement Officer prior to final inspection and approval and maintained at an approved on-site location.

F. Fire Safety Compliance Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with state codes, including documentation that BESS components comply with the safety standards set forth in subsection 7.9.9. Such plan shall also include a detailed training plan for public safety personnel.

G. Operation and Maintenance Manual. Such plan shall describe continuing BESS maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth state codes and NFPA 855. Maintenance provisions will be driven by manufacturer requirements for the specific listed system. It shall address maintenance of the access and perimeter roadways, perimeter fencing, and shall include a snow removal plan and 24 hours access requirements by public safety officials. There shall be an annual; acoustical review to assure ongoing compliance with the requirement of no change from ambient at the property line and fire department inspection.

H. Depending on the location of the BESS in relation to and its interaction with the electrical grid, interconnection will be completed per 527 CMR 12.00. System interconnections into utility grids shall be in accordance with NFPA 855 and the local distribution company standards for interconnection of distributed energy resources. An accessible disconnect is required per 527 CMR 12.00.

I. Prior to the issuance of the building permit, As Built engineering documents must be signed and sealed by a Massachusetts Licensed Professional Engineer and provided to the Building Commissioner and Planning Department .

J. Emergency Operations Plan. An Emergency Operations Plan compliant with NFPA 855 is required. A copy of the approved Emergency Operations Plan shall be given to the system operator, the local fire department, local fire code official and police department. For so long as the BESS is operational, the operator shall provide the Fire Department, Police Department, Building Commissioner, and Mayor's office with contact information for personnel that can be reached 24 hours per day every day, and this contact information shall be updated by the operator whenever there is a change in the information. The operator shall also be required to have an official representative be present onsite not later than two hours after notification by the Fire Chief, Police Chief, or their designee. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:

1. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.

2. Procedures for inspection and testing of associated alarms, interlocks, and controls, including time intervals for inspection and testing.

3. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.

4. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.

5. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.

6. Procedures for safe disposal of BESS equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged BESS equipment from the facility.

7. Other procedures as determined necessary by the City to provide for the safety of occupants, neighboring properties, and emergency responders.

8. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

K. Each Application shall be accompanied by the following information:

1. A certified plot plan at a minimum scale of one inch equals 40 feet and a maximum scale of one inch equals 20 feet. The site plan shall contain:
   a. Date of site plan with all revisions noted and dated. Title of development, North arrow, scale, map and lot number, name and address of record owner, name and address of person preparing the site plan.
   b. The names of all owners of record of adjacent properties, and the map and lot number of the properties and all buildings.
   c. Zoning district boundaries and flood zone boundaries shall be shown as they affect the property including limits of the WSPOD and public water supply Zone A and Zone I on the overall site plan.
   d. Boundaries of the property and lines of existing street, lots, easements and

areas dedicated to public use, including rights of way.

e. A locus map showing the location of the property with reference to surrounding area.
f. A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations.
g. Square footage of property to the nearest 10 square feet.

2. All plans must include the location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways.

   a. Location and dimensions of utilities, gas, telephone, electrical, communications, water drainage, sewer and other waste disposal.

   b. Location, type and dimensions of landscaping and screening.

   c. Location of existing rock outcroppings, high points, vistas, ponds, depressions, wetlands, major trees (twelve-inch caliper and over) and any other significant existing features.

   d. Two-foot contours where slopes are less than 15% and five-foot contours when 15% or more. Existing contours shall be indicated by dashed line. Proposed contours shall be indicated by solid line.

   e. Dimensioned schematic drawings of all proposed buildings. Scale shall not exceed ¼ inch equals one foot nor less than 1/8 inch equals one foot.

   f. A narrative describing the proposal and addressing the foregoing requirements.

   g. Location of street numbers indicated on the schematic drawings and/or site plan.

   h. Surface and water pollution. A report on the impact of Stormwater runoff on adjacent and downstream surface water bodies, subsurface groundwater and the water table.

   i. Soils. The potential dangers of erosion and sedimentation caused by the operation and maintenance of the proposed development.

   j. General environmental impact. A report on the relationship of the proposed development of the major botanical, zoological, geological and hydrological resources of the site, and compatibility of the proposed development with adjacent or surrounding land uses and neighborhoods.

   k. Traffic impact. A report on existing street capacities, estimated average

daily traffic generation, composition, peak hour levels and directional flows resulting from the proposed development, proposed methods to mitigate the estimated traffic impact and methodology and sources used to derive existing data and estimations.

l. Renderings showing the proposed project in relationship to its surroundings.

§ 7.9.8. Ownership Changes.

If the owner of the BESS changes or the owner of the property changes, the Special Permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the Special Permit, Site Plan approval, and decommissioning plan. A new owner or operator of the BESS shall notify the Building Commissioner of such change in ownership or operator within 14 days of the ownership change. A new owner or operator must provide such notification to the Building Commissioner in writing.

§ 7.9.9. Safety

System Certification. BESS and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for BESS and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:

A. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),
B. UL 1642 (Standard for Lithium Batteries),
C. UL 1741 or UL 62109 (Inverters and Power Converters),
D. Certified under the applicable electrical, building, and fire prevention codes as required.
E. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

Site Access. BESS shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local fire department.

BESS, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.

§ 7.9.11. Abandonment

The BESS shall be considered abandoned when it ceases to operate consistently for more than one year. If the owner and/or operator fails to comply with decommissioning upon any abandonment, the City may, after compliance with any applicable state and federal constitutional requirements, enter the property and utilize the available bond and/or security for the removal of any BESS and restoration of the site in accordance with the decommissioning plan.

And further add the following new definition to § 11.1 of Chapter 255

§ 11.1

AGGREGATE ENERGY CAPACITY: Total amount of energy stored that can be stored in all batteries that are a part of the BESS measured in kilowatt-hours (kWh) or megawatt-hours (MWh).

BATTERY or BATTERIES: A single cell or group of cells connected electrically in series, in parallel, or combination of both, which can charge, discharge and store energy electrochemically. For the purpose of this Ordinance, batteries utilized in consumer products are excluded from these requirements.

BATTERY ENERGY STORAGE SYSTEM ("BESS") – A system containing one of more battery modules for storing electrical energy, any equipment needed to support the safe and proper function or usage of the battery modules, and one or moe physical container(s) providing secondary containment to any of the above. It may be a primary use or an Accessory Use to a solar generating facility, power generation facility, electrical substation, or other similar uses. For the purposes of this bylaw, BESS are comprised of three (3) types as further described in § 7.9.3.B. of this bylaw; Tier 1 BESS, Tier 2 BESS and Tier 3 BESS.

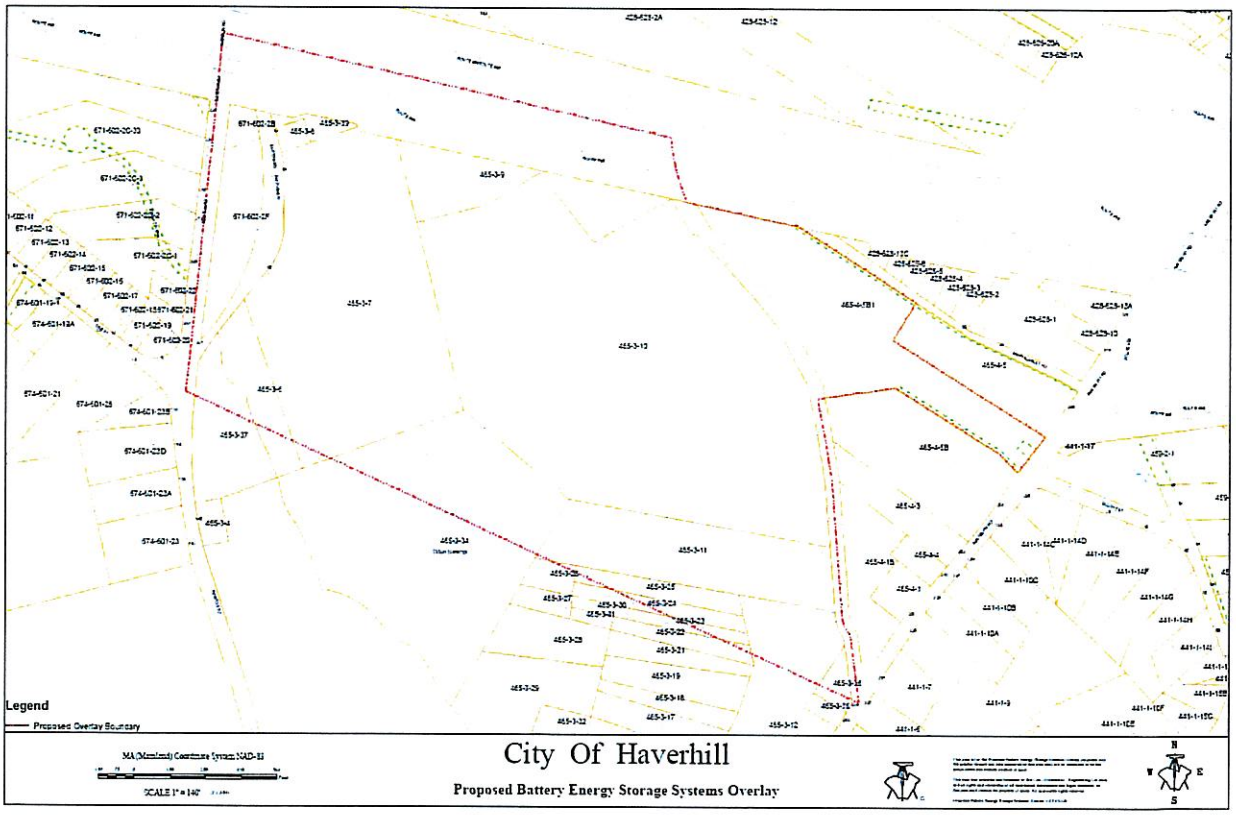
And further to amend section 3.1.3, Table of Use and Parking regulations by allowing Tier 1, Tier 2 and Tier 3 BESS in the districts as follows:

BESS Overlay District - OD

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	BESS OD	PC
I. MISCELLANEOUS COMMERCIAL USES (cont'd)																
22. Kennel or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	BA	BA	N	N	N	N	N	BA	N	N	N	N	N	N		D
23. Commercial communications and/or television tower, provided that it shall be at least 500 feet from any R District	BA	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA		None
24. Battery Energy Storage Systems: Tier 1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None

25. Battery Energy Storage Systems: Tier 2	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CC	None
26. Battery Energy Storage Systems: Tier 3	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CC	None

And further to amend the City of Haverhill Zoning Map to include the BESS Overlay District as set forth below:



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

Municipal Ordinance Chapter 255

An Ordinance Relating to Amend Chapter 255 Zoning Ordinance and Zoning Map

Ordinance: re: Amend Chapter 255 Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)– by inserting a new section 7.9 Battery Energy Storage Systems, amending section 3.1.3 Table of Use and Parking regulations by allowing a Tier 1, Tier 2 and Tier 3 BESS and amending the Zoning Map to include the BESS Overlay District. The overlay district will be creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), adding to the table the overlay district with the allowed Tiers and updating the zoning map to include the BESS Overlay District, or take any other action related to.

Since this Ordinance exceeds in length eight octavo pages of ordinary book print, in lieu of advertising, it is published by the City Council in a municipal bulletin, placed on file in the City Clerk's Office, and posted on the municipal bulletin in City Hall.

PLACED ON FILE for at least 14 days

Advertise in Gazette:
Thursday April 16th and Thursday April 23rd

Attest:

Kaitlin M. Wright, CMC
City Clerk

Kaitlin Wright

From: North of Boston <noreply@wave2adportal.com>
Sent: Monday, March 23, 2026 10:49 AM
To: CityClerk
Cc: cmacdonald@northofboston.com; Kaitlin Wright; Natalia Hernandez
Subject: Thank you for placing your order with us.

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

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:
W0142797
Business Type:
All Other Public Notices
Notice Size:
Public Notices
Notice Estimate:
$196.16
Referral Code:
Amend Chapter 255 Zoning Ord

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01427970

Thu Apr 16, 2026
Haverhill Gazette Public Notices
All Zones

Thu Apr 23, 2026
Haverhill Gazette Public Notices
All Zones

CITY OF HAVERHILL
In Municipal Council
ORDERED:
Municipal Ordinance Chapter 255

An Ordinance Relating to Amend Chapter 255 Zoning Ordinance and Zoning Map

Ordinance: re: Amend Chapter 255 Zoning Ordinance and Zoning Map - Battery Energy Storage Systems Overlay District (BESS)-by inserting anew section 7.9 Battery Energy Storage Systems, amending section 3.1.3 Table of Use and Parking regulations by allowing a Tier 1, Tier 2 and Tier 3 BESS and amending the Zoning Map to include the BESS Overlay District. The overlay district will be creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), adding to the table the overlay district with the allowed Tiers and updating the zoning map to include the BESS Overlay District, or take any other action related to.

Since this Ordinance exceeds in length eight octavo pages of ordinary book print, in lieu of advertising, it is published by the City Council in a municipal bulletin, placed on file in the City Clerk's Office, and posted on the municipal bulletin in City Hall.

PLACED ON FILE for at least 14 days

Attest: Kaitlin M. Wright, CMC
City Clerk
HG - Publication Dates

The North of Boston Media Group is not responsible for any false, inaccurate or omitted notices.

10.3.1

MUNICIPAL ORDINANCE CHAPTER 255 Zoning

AN ORDINANCE RELATING TO AMENDING CHAPTER 255, ZONING BY ADDING A NEW SECTION 7.9 BATTERY ENTERGY STORAGE SYSTEMS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 255, Zoning, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows by inserting the following new section 7.9 entitled "Battery Energy Storage Systems";

§7.9 BATTERY ENERGY STORAGE SYSTEMS

§7.9.1. Purpose.

The purpose of this Section is to advance and protect the public health, safety, welfare, and quality of life by creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), with the following objectives:

A. To provide a regulatory scheme for the location, construction and operation of free-standing BESS consistent with best practices and safety protocols;
B. To ensure compatible land uses in the vicinity of the areas affected by BESS and to mitigate any potential impacts on abutting and nearby properties; and
C. To mitigate the impacts of BESS on environmental resources such as agricultural lands, forests, wildlife, wetlands and other natural resources.

This Section shall be construed to be consistent with state law, including but not limited to the provisions of General Laws chapter 40A, section 3, and state regulations, including but not limited to the provisions of the State Building Code, State Fire Code, and State Electrical Code. In the event of any conflict between the provisions of this section and the provisions of state law or regulations, the state law and regulations shall prevail.

§7.9.2. Establishment of the BESS Overlay District
The BESS Overlay District is an overlay district superimposed over the underlying district set forth in this Zoning Ordinance. Within the BESS, the requirements of the underlying district continue to apply, except when the following uses are proposed then the following provisions of this section 7.9 shall apply:

Tier 1 BESS

Tier 2 BESS and

Tier 3 BESS

§7.9.3 Applicability.

A. The requirements of this ordinance shall apply to BESS permitted, installed, decommissioned or modified after the effective date of this ordinance, excluding general maintenance and repair. BESS subject to this ordinance are only those that exceed the following capacities:

- Lead-acid with a capacity of greater than 70 kW
- Nickel with a capacity of greater than 70 kW
- Lithium-ion with a capacity of greater than 30 kW
- Sodium nickel chloride with a capacity of greater than 20 kW
- Flow with a capacity of greater than 20 kW
- Other battery technologies with a capacity of greater than 20 kW

B. Only BESS that meet the criteria herein shall be permitted under this ordinance. BESS permitted under and subject to this ordinance shall be classified either as a Tier 1, Tier 2 or Tier 3 BESS as set forth herein. All sizes noted in this section shall include the total capacity of the proposed facility and not refer solely as a limitation on total export. For avoidance of doubt, a proposed system which has an export capacity of 50 MW but has a total storage or redundance capacity of 100 MW shall be treated as a 100 MW system.

1. Tier 1 BESS have an aggregate energy capacity less than or equal to 500 kWh, derive 51% or more of their power from Solar Energy Systems as defined herein, and, if in a room or enclosed area, consist of only a single energy storage system technology.

2. Tier 2 BESS consist of those which meet one or more of the following criteria;

    a. have an aggregate energy capacity greater than 500kWh and less than 10 MWh, but no greater than 10 MWh;

    b. are comprised of more than one storage battery facility in a room or enclosed area;

    c. derive less than 51% of their power from Solar Energy Systems as defined herein.

3. Tier 3 BESS consist of those which meet one or more of the following criteria;

    a. have an aggregate energy capacity greater than 10 MWh, but no greater than 350MWh;

    b. are comprised of more than one storage battery facility in a room or enclosed area;

c. derive less than 51% of their power from Solar Energy Systems as defined herein.

§ 7.9.4. General Requirements

A. All permits required by state codes, including but not limited to building permit, an electrical permit, and a fire department permit shall be required for installation of all BESS.

B. All BESS, all Dedicated Use Buildings, and all other buildings or structures that (a) contain or are otherwise associated with a battery energy storage system; and (b) subject to the requirements of the State Building Code, shall be designed, erected, and installed in accordance with all applicable provisions of the State Building Code 780 CMR, State Fire Code 527 CMR 1.00, and State Electrical Code 527 CMR 12.00. All BESS shall comply with NFPA 855, Standard for the Installation of Stationary Energy Storage Systems or subsequent standard.

C. Energy storage system capacities, including array capacity and separation, are limited to the thresholds contained in NFPA 855 or subsequent standard.

§ 7.9.5. Permitting Requirements for Tier 1 BESS

Tier 1 BESS are allowed by right in all zoning districts, including the BESS Overlay District, subject to applicable provisions of the State Building Code, Electrical Code, Fire Code, and other applicable codes, and are subject to site plan review in accordance with section 10.8 hereof and such provisions of this ordinance as are applicable.

Tier 1 BESS and appurtenances shall be prohibited in the Zone A and Zone 1 public water supply protection areas.

§ 7.9.6. Permitting Requirements for, Tier 2 and Tier 3 BESS shall be permitted by Special Permit in the BESS Overlay District in accordance with the requirements below.

§ 7.9.6.1 Special Permit Required. Tier 2 and Tier 3 BESS subject to this ordinance require the issuance of a Special Permit in the BESS Overlay District and are subject to Major Site Plan Review pursuant to Section 10.8. Tier 2 and Tier 3 BESS shall comply with the applicable requirements set forth in this ordinance including the General Special Permit Criteria set forth in section 10.4.2, as well as this Section 7.9 , and the Haverhill General Ordinances. The City Council shall be the Special Permit Granting Authority ("SPGA"). The Applicant shall be required to submit all materials required in accordance with the SPGA Rules and Regulations, in addition to any other materials necessary or as may be required in order to support that the Application meets the Design Requirements set forth in section 7.9.6.2 herein.

§ 7.9.6.1.1 Development Review Required As Part of Hearing Process: For the purpose of a Special Permit filed hereunder, the Applicant shall be required to submit a complete application for a Special Permit in accordance with the Requirements hereunder. Following the opening of the Public Hearing by the SPGA, the Application shall be referred to the Development Review Committee as set forth in

§10.1.4 hereof. The Development Review Committee shall meet with the Applicant who shall be required to provide any additional information as the Committee may reasonably request and the Development Review Committee shall provide the SPGA with its recommendations within ninety (90) days of the date upon which the application was thereto referred.

§ 7.9.6.1.2 Prohibitions: Notwithstanding the foregoing, Tier 2 and Tier 3 BESS and appurtenances shall be prohibited in the Zone A and Zone I public water supply protection areas.

§ 7.9.6.2 Design Requirements. The following requirements apply to all BESS subject to this ordinance, except where it is specifically noted to apply only to Tier 2 or Tier 3BESS:

A. Site Plan Drawings. The Applicant shall provide a full set of Site Drawings stamped by a Massachusetts Registered Professional Engineer inclusive of items set forth in section 7.9.7.K.1 hereof.

B. Utility Lines and Electrical Circuitry. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles.

C. Signage. Signage shall comply with the requirements of Section 6.2 of this Zoning Ordinance and the following additional requirements; in the event of a conflict between the provisions of Section 6.2 and this section, the requirements of this section shall control.

    1. The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the BESS, any special hazards associated, the type of suppression system installed in the area of BESS, and 24-hour emergency contact information, including reach-back phone number.

    2. As required by the state electrical code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

    3. Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.

D. Lighting. Lighting of the BESS shall be limited to that minimally required for safety, security and operational purposes, shall be shielded from abutting properties, shall be directed downward, shall incorporate full cut-off fixtures to reduce light pollution and shall otherwise be consistent with local, state and federal law. A photometric plan shall be required.

E. Vegetation and tree cutting. Areas within ten feet on each side of Tier 2 and Tier 3 BESS shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible. No tree or vegetation clearing shall be permitted within the Setbacks as noted below except for the

purposes of the area of ingress and egress to the site. Vegetation control in the Water Supply Protection Overlay District (WSPOD) shall be by mowing or other mechanical means. The use of synthetic pesticides, herbicides, and fertilizers shall be prohibited for BESS facilities within the WSPOD.

F. Setbacks. Tier 2 and Tier 3 BESS shall be set back a minimum of 150 feet from all side, rear, and front lot lines; except that Tier 2 and Tier 3 BESS shall be set back a minimum of 300 feet from side, rear, and front lot lines that abut or are across a street from residential zoning districts or existing single, two-family, or multi-family structures. The minimum setback areas shall include a Buffer Area at least fifty feet wide along all property lines. Access drives and parking are allowed in the setback areas, except emergency access as noted below, but shall not intrude into the required setback areas except where necessary to provide access or egress to the property. In addition, a minimum of 50 feet must be maintained between BESS components and all buildings, stored combustible materials, hazardous materials, high-piled storage, personnel means of egress, and other exposure hazards not associated with electrical grid infrastructure. The Special Permit Granting Authority may waive these setback requirements so long as the approved setbacks protect the health and safety of nearby abutters.

G. Emergency Access: There shall be a 60-foot-wide paved emergency access road around the complete perimeter of the facility but inside the required setback area which may not exceed a 7% grade at any time. Ongoing maintenance of the access road including snow removal after 3 inches of snow shall be included as part of the Operations and Maintenance Plan required herein.

H. Lot Size. The minimum lot size for Tier 1 BESS shall not be less than 1 acre. The minimum lot size for a Tier 2 BESS shall be not less than 10 acres and the minimum lot size for a Tier 3 BESS shall be no less than 20.

I. Dimensional. All BESS shall comply with the dimensional limitations for principal structures of the underlying zoning district as provided in Appendix B, Table 2, of this Zoning Ordinance, unless otherwise provided in this ordinance. No BESS shall exceed 15 feet in height and there shall be no vertical stacking of BESS units.

J. Fencing Requirements. Tier 2 and Tier 3 BESS, including all mechanical equipment, shall be enclosed by a minimum eight-foot high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building. All gates shall accomodate a knox box or other accessible means to allow access to public safety personnel. Security barriers, fences, landscaping, and other enclosures must not inhibit required air flow to or exhaust from the BESS and components. Electrical equipment greater than 1,000V require a separate and additional means to restrict access. NFPA 855 requires specialty safety systems to be provided based on the BESS chemistry and installed location.

K. Screening and Visibility. Tier 2 and Tier 3 BESS shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. Such features may not inhibit required air flow to or exhaust from the BESS and components and must comply with the setbacks established in paragraph G above.

L. Failure Protection. All Tier 2 and Tier 3 BESS shall include an impenetrable layer beneath the

surface and no closer than four (4) feet to the closest water table which will cause any discharge to flow into a basin located on site which will then capture and/or treat any runoff as a result of a failed battery or fire or other destruction. The Application shall include details of the proposed catchment system along with a detailed stormwater report and stamped detailed engineering plans from a Massachusetts Registered Professional Engineer depicting the stormwater system. All BESS facilities located within the WSPOD shall have full containment to capture all releases, either intentionally from maintenance or accidental in nature. Release and runoff shall not be allowed.

M. Batteries. Failed battery cells and modules shall not be stored on the site and shall be removed no later than 30 days after deemed failed by the BESS operator or cell/module manufacturer. The operator shall notify the Haverhill Fire Chief in advance if the type of battery or batteries used onsite is to be changed. All failed battery cells and modules shall not be stored outdoors and must be protected from further damage and potential release of contaminants to the environment.

N. Storage. No equipment or hazardous materials, in liquid, dry, or gas form, shall be stored onsite of the BESS other than those items in quantities necessary for the proper operation of the facility. Any storage for materials deemed necessary shall be properly labeled, covered and contained to protect from release to the environment.

O. Acoustical Impacts. No system shall cause an increase in acoustical levels over ambient at the Property line. An acoustical study prepared by a Massachusetts Registered Acoustical Engineer shall be provided.

P. Water Source. A municipal water source shall be provided including a FDC within 100 feet before the entrance to the Hazard Area on the Property. The Applicant shall present evidence including a hydraulic analysis in accordance to the City standard to support that there is adequate volume and pressure for fire suppression on the Property and not have a detrimental impact on the surrounding neighborhood. The applicant shall be required to make any related offsite improvement to achieve the required standard to alleviate any impact on the adjacent users.

Q. Stormwater Management. The applicant shall submit a stormwater management plan consistent with the Massachusetts Stormwater Management Policy.

R. Decommissioning Plan. The applicant shall submit with its application a decommissioning plan for all BESS to be implemented upon abandonment and/or in conjunction with removal of the facility. The owner or operator of the BESS shall notify the Building Commissioner in writing at least twenty days prior to when a BESS will be decommissioned. Decommissioning of an abandoned or discontinued BESS shall be completed within six months after the facility ceases operation. The decommissioning plan shall include:

1. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all BESS components, structures, equipment, security barriers, and transmission lines from the site;

2. Disposal of all solid and hazardous waste in accordance with local, state, and

federal waste disposal regulations;

3. The anticipated life of the BESS;

4. The estimated decommissioning costs and how said estimate was determined, including an allowance for annual cost of living increases or increases due to inflation;

5. The method of ensuring that funds will be available for decommissioning and restoration;

6. The method by which the decommissioning cost will be kept current;

7. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the BESS, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and

8. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

S. Decommissioning Fund. The owner and/or operator of the energy storage system, shall continuously maintain a fund or other surety acceptable to the City, in a form approved by the City Council and City Solicitor, for the removal of the BESS, in an amount to be determined by the City, and which includes the City as loss payee, for the period of the life of the facility. All costs of the financial security shall be borne by the Applicant.

T. Proof of Liability Insurance. The applicant or property owner shall provide evidence of commercial liability insurance in an amount and type generally acceptable in the industry and approved by the Planning Board prior to the issuance of a building permit, and shall continue such insurance in effect until such facility has been decommissioned, removed, and the site restored in accordance with this ordinance.

§ 7.9.6.3 Special Permit Criteria. In addition to the general Special Permit criteria set forth in section 10.4.2 of this Ordinance, an application for Tier 2 or Tier 3 BESS shall meet the following criteria:

A. The project protects the ground water and surrounding properties from catastrophic failure of one or more of the batteries or cells by implementing appropriate catchment and filtration systems for water run off or run off from the system.

B. The project appropriately attenuates sound intrusion beyond the property lines onto adjacent properties so that there is no change in ambient sound after construction and during operations of the system.

C. The project includes only dark sky compliant down lighting which does not intrude beyond the property lines onto adjacent properties.

D. The project is secure and addresses possible trespass or other intrusion by individuals not affiliated with the project.

E. The project meets the public safety needs of the City.

F. The project minimizes visual impacts from utility infrastructure for interconnection.

F. The project is minimally visible from adjacent properties.

§ 7.9.7. Site Plan application.

For all BESS the Site Plan application shall include the following information, in addition to that required by Section 10.8 of this Zoning Ordinance and the applicable Planning Board requirements governing Site Plan Applications:

A. Utility Infrastructure information requirements:

1. A one- or three-line electrical diagram detailing the BESS layout, associated components, and electrical interconnection methods, with all State Electrical Code compliant disconnects and over current devices.

2. The Applicant shall provide certified verification that there is a fully executed Interconnection Services Agreement ("ISA") with the local utility distribution company. Said certification shall include the cover and signature pages of the ISA.

3. If the ISA has not been issued, the Applicant shall be required to provide a full copy of the Application for Interconnection filed with the local utility distribution company.

B. Preliminary equipment specification sheets that document the proposed BESS components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.

C. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the BESS. Such information of the final system installer shall be submitted prior to the issuance of building permit.

D. Large-scale fire test data, evaluation information, and calculations, and modeling data. For any of the following, UL 9540A fire test data must be made available to the Planning Board for review:

- BESS systems with a capacity of greater than 50 kW
- BESS systems with spacing between arrays of less than 3 feet

E. Commissioning Plan. The system installer or commissioning agent shall prepare a commissioning plan prior to the start of commissioning. Such plan shall be compliant with NFPA 855 and document and verify that the system and its associated controls and safety

systems are in proper working condition per requirements set forth in applicable state codes. Where commissioning is required by the Building Code, BESS commissioning shall be conducted by a Massachusetts Licensed Professional Engineer after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required by applicable state codes shall be provided to Zoning Enforcement Officer prior to final inspection and approval and maintained at an approved on-site location.

F. Fire Safety Compliance Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with state codes, including documentation that BESS components comply with the safety standards set forth in subsection 7.9.9. Such plan shall also include a detailed training plan for public safety personnel.

G. Operation and Maintenance Manual. Such plan shall describe continuing BESS maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth state codes and NFPA 855. Maintenance provisions will be driven by manufacturer requirements for the specific listed system. It shall address maintenance of the access and perimeter roadways, perimeter fencing, and shall include a snow removal plan and 24 hours access requirements by public safety officials. There shall be an annual; acoustical review to assure ongoing compliance with the requirement of no change from ambient at the property line and fire department inspection.

H. Depending on the location of the BESS in relation to and its interaction with the electrical grid, interconnection will be completed per 527 CMR 12.00. System interconnections into utility grids shall be in accordance with NFPA 855 and the local distribution company standards for interconnection of distributed energy resources. An accessible disconnect is required per 527 CMR 12.00.

I. Prior to the issuance of the building permit, As Built engineering documents must be signed and sealed by a Massachusetts Licensed Professional Engineer and provided to the Building Commissioner and Planning Department .

J. Emergency Operations Plan. An Emergency Operations Plan compliant with NFPA 855 is required. A copy of the approved Emergency Operations Plan shall be given to the system operator, the local fire department, local fire code official and police department. For so long as the BESS is operational, the operator shall provide the Fire Department, Police Department, Building Commissioner, and Mayor's office with contact information for personnel that can be reached 24 hours per day every day, and this contact information shall be updated by the operator whenever there is a change in the information. The operator shall also be required to have an official representative be present onsite not later than two hours after notification by the Fire Chief, Police Chief, or their designee. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:

1. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.

2. Procedures for inspection and testing of associated alarms, interlocks, and controls, including time intervals for inspection and testing.

3. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.

4. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.

5. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.

6. Procedures for safe disposal of BESS equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged BESS equipment from the facility.

7. Other procedures as determined necessary by the City to provide for the safety of occupants, neighboring properties, and emergency responders.

8. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

K. Each Application shall be accompanied by the following information:

1. A certified plot plan at a minimum scale of one inch equals 40 feet and a maximum scale of one inch equals 20 feet. The site plan shall contain:
   a. Date of site plan with all revisions noted and dated. Title of development, North arrow, scale, map and lot number, name and address of record owner, name and address of person preparing the site plan.
   b. The names of all owners of record of adjacent properties, and the map and lot number of the properties and all buildings.
   c. Zoning district boundaries and flood zone boundaries shall be shown as they affect the property including limits of the WSPOD and public water supply Zone A and Zone I on the overall site plan.
   d. Boundaries of the property and lines of existing street, lots, easements and

areas dedicated to public use, including rights of way.

e. A locus map showing the location of the property with reference to surrounding area.
f. A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations.
g. Square footage of property to the nearest 10 square feet.

2. All plans must include the location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways.

   a. Location and dimensions of utilities, gas, telephone, electrical, communications, water drainage, sewer and other waste disposal.

   b. Location, type and dimensions of landscaping and screening.

   c. Location of existing rock outcroppings, high points, vistas, ponds, depressions, wetlands, major trees (twelve-inch caliper and over) and any other significant existing features.

   d. Two-foot contours where slopes are less than 15% and five-foot contours when 15% or more. Existing contours shall be indicated by dashed line. Proposed contours shall be indicated by solid line.

   e. Dimensioned schematic drawings of all proposed buildings. Scale shall not exceed ¼ inch equals one foot nor less than 1/8 inch equals one foot.

   f. A narrative describing the proposal and addressing the foregoing requirements.

   g. Location of street numbers indicated on the schematic drawings and/or site plan.

   h. Surface and water pollution. A report on the impact of Stormwater runoff on adjacent and downstream surface water bodies, subsurface groundwater and the water table.

   i. Soils. The potential dangers of erosion and sedimentation caused by the operation and maintenance of the proposed development.

   j. General environmental impact. A report on the relationship of the proposed development of the major botanical, zoological, geological and hydrological resources of the site, and compatibility of the proposed development with adjacent or surrounding land uses and neighborhoods.

   k. Traffic impact. A report on existing street capacities, estimated average

daily traffic generation, composition, peak hour levels and directional flows resulting from the proposed development, proposed methods to mitigate the estimated traffic impact and methodology and sources used to derive existing data and estimations.

l. Renderings showing the proposed project in relationship to its surroundings.

§ 7.9.8. Ownership Changes.

If the owner of the BESS changes or the owner of the property changes, the Special Permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the Special Permit, Site Plan approval, and decommissioning plan. A new owner or operator of the BESS shall notify the Building Commissioner of such change in ownership or operator within 14 days of the ownership change. A new owner or operator must provide such notification to the Building Commissioner in writing.

§ 7.9.9. Safety

System Certification. BESS and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for BESS and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:

A. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),
B. UL 1642 (Standard for Lithium Batteries),
C. UL 1741 or UL 62109 (Inverters and Power Converters),
D. Certified under the applicable electrical, building, and fire prevention codes as required.
E. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

Site Access. BESS shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local fire department.

BESS, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.

§ 7.9.11. Abandonment

The BESS shall be considered abandoned when it ceases to operate consistently for more than one year. If the owner and/or operator fails to comply with decommissioning upon any abandonment, the City may, after compliance with any applicable state and federal constitutional requirements, enter the property and utilize the available bond and/or security for the removal of any BESS and restoration of the site in accordance with the decommissioning plan.

And further add the following new definition to § 11.1 of Chapter 255

§ 11.1

AGGREGATE ENERGY CAPACITY: Total amount of energy stored that can be stored in all batteries that are a part of the BESS measured in kilowatt-hours (kWh) or megawatt-hours (MWh).

BATTERY or BATTERIES: A single cell or group of cells connected electrically in series, in parallel, or combination of both, which can charge, discharge and store energy electrochemically. For the purpose of this Ordinance, batteries utilized in consumer products are excluded from these requirements.

BATTERY ENERGY STORAGE SYSTEM ("BESS") – A system containing one of more battery modules for storing electrical energy, any equipment needed to support the safe and proper function or usage of the battery modules, and one or moe physical container(s) providing secondary containment to any of the above. It may be a primary use or an Accessory Use to a solar generating facility, power generation facility, electrical substation, or other similar uses. For the purposes of this bylaw, BESS are comprised of three (3) types as further described in § 7.9.3.B. of this bylaw; Tier 1 BESS, Tier 2 BESS and Tier 3 BESS.

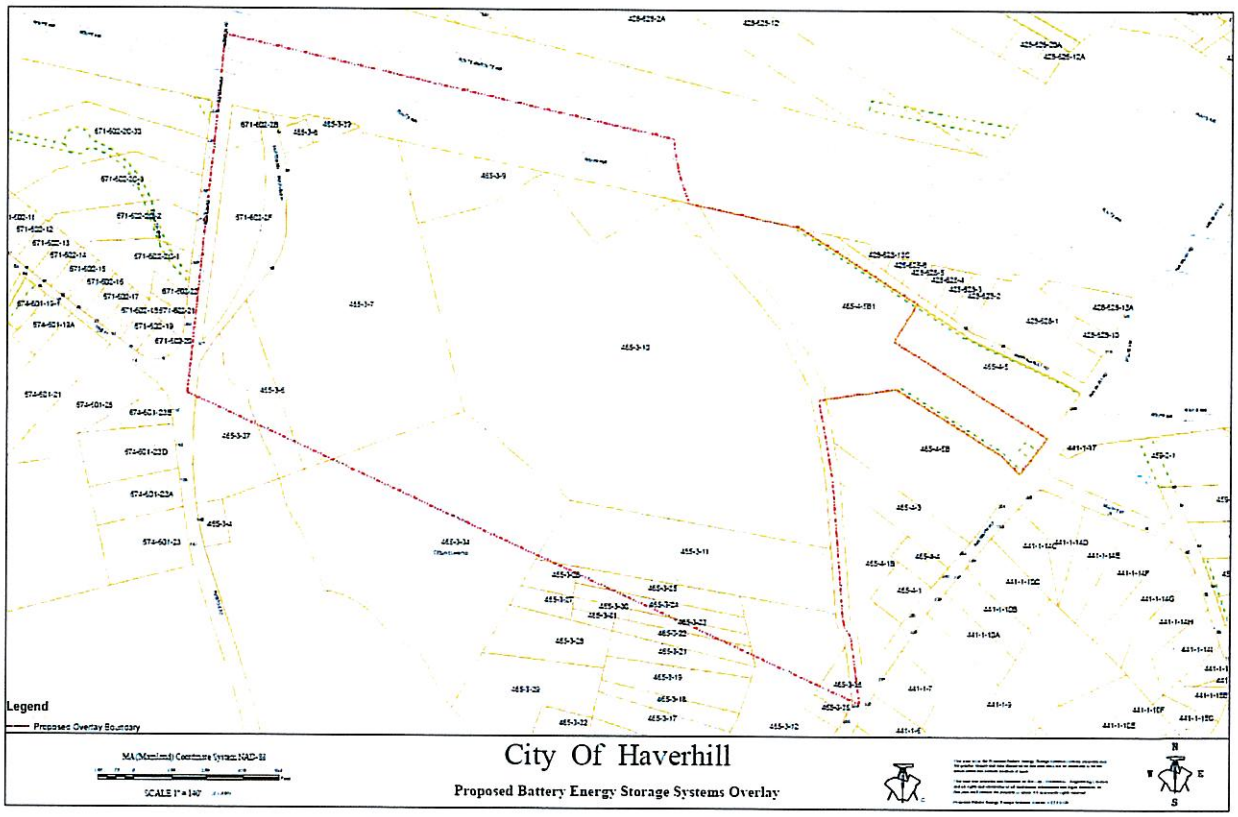
And further to amend section 3.1.3, Table of Use and Parking regulations by allowing Tier 1, Tier 2 and Tier 3 BESS in the districts as follows:

BESS Overlay District - OD

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	BESS OD	PC
I. MISCELLANEOUS COMMERCIAL USES (cont'd)																
22. Kennel or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	BA	BA	N	N	N	N	N	BA	N	N	N	N	N	N		D
23. Commercial communications and/or television tower, provided that it shall be at least 500 feet from any R District	BA	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA		None
24. Battery Energy Storage Systems: Tier 1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None

25. Battery Energy Storage Systems: Tier 2	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CC	None
26. Battery Energy Storage Systems: Tier 3	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CC	None

And further to amend the City of Haverhill Zoning Map to include the BESS Overlay District as set forth below:



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

Municipal Ordinance Chapter 116

An Ordinance Relating to Amendment to Chapter 116 of the Haverhill City Ordinances

Since this Ordinance exceeds in length eight octavo pages of ordinary book print, in lieu of advertising, it is published by the City Council in a municipal bulletin, placed on file in the City Clerk's Office, and posted on the municipal bulletin in City Hall.

PLACED ON FILE for at least 10 days

Advertise in Gazette:
Thursday March 26, 2026

Attest:

Kaitlin M. Wright, CMC
City Clerk

Kaitlin Wright

From: North of Boston <noreply@wave2adportal.com>
Sent: Monday, March 23, 2026 10:53 AM
To: CityClerk
Cc: cmacdonald@northofboston.com; Kaitlin Wright; Natalia Hernandez
Subject: Thank you for placing your order with us.

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

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:
W0142798
Business Type:
All Other Public Notices
Notice Size:
Public Notices
Notice Estimate:
$51.92
Referral Code:
Amend Ch. 116 Ord.

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA □ 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01427980

Thu Mar 26, 2026
Haverhill Gazette Public Notices
All Zones

CITY OF HAVERHILL
In Municipal Council
ORDERED:

Municipal Ordinance Chapter 116
An Ordinance Relating to Amendment to Chapter 116 of the Haverhill City Ordinances

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Kaitlin M. Wright, CMC
City Clerk
HG - Publication Dates

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Haverhill

Economic Development and Planning
Jacki Byerley, Planning Director
jbyerley@haverhillma.gov
Phone: 978-374-2330

MAY 14 AM9:24
HAVCITYCLERK

To: City Council

From: Jacki Byerley, AICP, Planning Director JB

Re: Zoning Ordinance and Map amendment - Battery Energy Storage Systems

Date: May 14, 2026

Following review of the proposed amendment to Chapter 255 of the City of Haverhill Zoning Ordinance to add a new Section 7.9 entitled "Battery Energy Storage Systems" ("BESS"), the Planning Board forwards a favorable recommendation to the City Council for adoption of the ordinance as drafted.

The proposed ordinance establishes a comprehensive local regulatory framework governing the siting, permitting, construction, operation, maintenance, and decommissioning of Battery Energy Storage System facilities within the City. The ordinance is intended to address emerging energy infrastructure technologies while ensuring that appropriate public safety, environmental and land use protections are in place.

The ordinance appropriately distinguishes between small-scale accessory systems and larger utility-scale facilities through the establishment of Tier 1, Tier 2, and Tier 3 classifications based on system capacity and operational characteristics. Smaller Tier 1 systems are permitted by right subject to Site Plan Review and applicable code requirements, while larger Tier 2 and Tier 3 facilities require a Special Permit and are limited to the proposed BESS Overlay District.

The Planning Board finds that the ordinance incorporates significant public safety standards consistent with current industry practices and guidance issued by the Massachusetts Department of Energy Resources ("DOER"). The ordinance requires compliance with all applicable building, fire and electrical codes.

The ordinance further provides the City Council, acting as the Special Permit Granting Authority, with the ability to review larger-scale proposals on a case-by-case basis through the Special Permit and Development Review process to ensure that impacts to surrounding properties and neighborhoods are appropriately addressed.

Accordingly, the Planning Board respectfully recommends that the City Council vote to adopt the proposed Battery Energy Storage Systems Ordinance and Overlay District as drafted.

Mead, Talerman & Costa, LLC
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Newburyport, MA 01950
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Fax 978.463.7747

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TO: Pres. Jordan and Members of the Council
FR: Lisa L. Mead, City Solicitor
CC: Mayor Barrett
Jacki Byerly, Planning Director
RE: BESS Zoning amendment
DA: May 12, 2026

MAY 14 PM2:19
HAVCITYCLERK

Reference is made to the above captioned matter. In that connection, the Council has before it 2 proposed amendments to the Zoning Ordinance related to Battery Energy Storage Systems ("BESS"). I request that you receive and file the proposed ordinance from January 2025. I request that the Council act on the Ordinance filed last month. The Planning Board has held their public hearing and voted to recommend that the Council adopt the Ordinance.

Why a BESS Zoning Ordinance?

The City currently has no Zoning Ordinance regulating the location and use of a BESS facility or any size. In the case of Duxbury Energy Storage, LLC v. the Town of Duxbury Zoning Board of Appeals, Land Court Misc. 000643 (2025) the Land Court decided that the exemption set forth in G. L. c. 40A sec. 3 par. 9 for solar facilities applied to BESS as well. Noting that the Supreme Judicial Court in the case of Tracer Lane II Realty, LLC v. Waltham, 489 Mass 781 determined that Waltham's zoning code violates the Solar Energy Provision, concluding that "[a]n outright ban ... restricts rather than promotes the legislative goal of promoting solar energy. In the absence of a reasonable basis grounded in public health, safety, or welfare, such a prohibition is impermissible under the provision." *Id.* at 782. Further the Court in Duxbury provided that "...evaluating a bylaw's validity under G.L. c. 40A, § 3 requires balancing "the interest that the ordinance or bylaw advances and the impact on the protected use." *Id.* at 781. This requires assessing whether a restriction genuinely furthers a legitimate municipal interest and is rationally related to it, or if it impermissibly restricts the establishment of uses protected by the provision, and so is unreasonable. *Id.*, citing *Rogers v. Norfolk*, 432 Mass. 374, 379 (2000).(at 15). It is with this background that the Duxbury court determined that the exemption under G.L. c. 40A sec. 3 par. 9 applies to BESS facilities. Specifically, they said;

> The Solar Energy Provision specifically protects "***the building of structures*** that facilitate the collection of solar energy" (emphasis added). This means any aspects of a project that involve building qualifying structures gain the statute's protection.13 This interpretation aligns with how appellate courts have construed other provisions of the Dover Amendment. For instance, in *Watros v. Greater Lynn Mental Health & Retardation Assoc., Inc.*, 421 Mass. 106, 114 (1995), the Supreme Judicial Court held that where G.L. c. 40A, § 3, second par. explicitly exempted "land or structures" from certain zoning regulations, an accessory structure intended for

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Millis, MA 02054
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New Bedford Office
227 Union Street, Suite 606
New Bedford, MA 02740

> educational use qualified for protection, even though it shared a lot with other unprotected residential structures. Thus, even if only the battery cabinets are considered structures – a point the Board 19 concedes and cannot reasonably dispute – building such structures at the Project site would be protected from prohibition or unreasonable regulation, provided they "facilitate the collection of solar energy. Id 18-19.

As a result and based upon the determination in Tracer Lane and its application to BESS facilities in Duxbury, the City should have an Ordinance reasonably regulating BESS facilities on a reasonable amount of land area. Otherwise the City would be at the will of someone who wants to locate one of these facilities anywhere in the City it so choses given the uses exemption under G.L. c. 40A sec. 3 par. 9.

Further, over the past year, the Department of Energy Resource ("DOER") has promulgated new consolidated permitting regulations related to Solar and BESS facilities, among other energy generating facilities, with which the City must comply by October of this year. The intent of the Act is to streamline and expedite the permitting of such facilities by allowing permit applicants to submit a single, Consolidated Local Permit Application. Municipalities will still handle all local permitting required for "small" projects, which are generally generation projects up to 25MW, battery storage projects up to 100 MWh, transmission or distribution infrastructure in existing rights of way less than 10 miles in length, or a new right of way of less than 1 mile. The state Energy Facilities Siting Board will handle all state and local permitting needed for "large" projects which exceed these thresholds.

Municipal implementation of the consolidated permitting program is anticipated to begin on July 1, 2026, and municipalities must accept consolidated permitting applications by **October 1, 2026**. Under the proposed framework, Applicants will initiate the consolidated permitting process by filing a Notice of Intent with the designated local government representative, identifying basic project features and describing community outreach efforts. The process includes meetings with municipal officials to review project details, identify required permits, and discuss stakeholder engagement. Applicants will conduct a preliminary site suitability assessment to be reviewed and approved by DOER, submit the same for review and feedback from the municipality on potential project modifications prior and as a requirement of filing a complete application. This process must be completed not more than 60 days prior to filing with the municipality, or the application shall be denied without prejudice. Applicants will file a pre-filing checklist with the municipality which must be reviewed by the municipality within 10 days of submission for completeness. If the prefiling requirements are not complete, the applicant will have an additional 30 days to complete the required items on the checklist, subject to an additional 30-day extension by the municipality. A determination that the pre-filing requirements has not been completed may be contested by the applicant. A single consolidated application will be used statewide and will encompass all approvals required for small clean energy facility projects. Municipalities will designate a permitting authority or coordinating official responsible for serving as a gatekeeper and managing the review process and ensuring coordination among local boards and departments. The municipality must issue a determination regarding completeness within 30 days of receiving an application or within 30 days of receiving any additional materials provided in response to a determination that the application is incomplete.

Notwithstanding the consolidated application process, municipal boards and departments will continue to apply existing state statutes and local bylaws, including but not limited to zoning, wetlands protection, historic preservation, and health regulations. Decisions of individual boards

under any such locally administered processes will be incorporated into a single consolidated local permit decision issued by the municipality.

Under the DOER framework, upon determination by the municipality's designated gatekeeper, that the application is complete, the municipality must issue a final decision under any local permitting scheme within twelve (12) months, absent extensions authorized by statute or regulation, or as may be agreed to by the Applicant. The Planning Director and I will be providing to the Council in the near future, any changes required to the Ordinance to reflect the requirements of the consolidated permitting required by DOER.

Proposed Zoning Ordinance

As a result of the foregoing, without yet providing the Council with a proposed Ordinance related to the Consolidated Permitting, but in light of the fact that there is a developer of BESS examining the possibility of coming into Haverhill, we proposed the attached Ordinance. It should be noted that the Mayor, City staff, Fire, Building, Health, Conservation, Planning, and many more have been intimately involved in the development of this ordinance.

Overall, the proposed ordinance establishes a comprehensive local regulatory framework governing the siting, permitting, construction, operation, maintenance, and decommissioning of Battery Energy Storage System facilities within the City, as noted in the Planning Board report. The ordinance provides for a permitting framework for various sizes of BESS facilities, Tier 1, Tier 2, and Tier 3 classifications, which are defined based upon the size or capacity of the system. Importantly, and in compliance with Tracer Lane as well as the litany of cases governing the exemptions under G.L. c. 40A sec. 3, smaller Tier 1 systems are permitted by right subject to Site Plan Review and applicable code requirements, while larger Tier 2 and Tier 3 facilities require a Special Permit and are limited to the proposed BESS Overlay District.

There is a noted change in the permitting process, different from that which the Council has followed in the past. In the proposed ordinance, an Applicant must file with the Council for a Special Permit after it has been determined that a complete application has been filed. The Council will then schedule and open its public hearing. Following an overview of the application, the public hearing will be continued and the application referred to the Development Review Committee which must thereafter provide to the Council its recommendations on the Applications within 90 days of referral to the Committee. By incorporating the Development Review Committee process into the Special Permit process, any conditions or changes recommended by the Committee will then, if the Council determines they are appropriate or desired, be included in the final decision.

All Tier 2 and Tier 3 BESS are subject to both Special Permit and Major Site Plan Review. The Applicants are required to comply with the Ordinance general special permit criteria as well as the specific Special Permit criteria of the BESS section.

It should be noted that the design requirements, lighting, vegetation, setbacks, emergency access, lot size and other dimensional requirements, fencing and screening, safety requirements and the like were all well vetted by the Fire, Police, Building, Electrical and other code professionals. The decommissioning plan, fund and insurance were modeled after previously approved and enacted ordinances and bylaws and best practices as well.

I look forward to discussing this with you next week.

Haverhill
Economic Development and Planning
Phone: 978-374-2330

To: Planning & Development Committee

From: Jacki Byerley, AICP, Planning Director

Date: August 19, 2026

Re: Review of Proposed BESS Zoning Areas

Over the last several weeks, the Planning Department has coordinated with the Fire, Police, Conservation, Engineering, Department of Public Works, Water & Sewer, Assessing, and Inspectional Services Departments to review potential areas for a Battery Energy Storage System (BESS) zoning district.

Six areas were initially identified for review: Amesbury Road, Computer Drive, Cross Road, Groveland Road, Hilldale Avenue, and Neck Road. These areas were identified based on their existing Business Park zoning in some cases the current use and characteristics of the land this was done in coordination with the Conservation Division.

The purpose of the departmental review was to have each department look at the proposed areas from the perspective of its own area of responsibility and provide information that would assist the committee in evaluating the sites.

Fire, Water & Sewer, Conservation and Engineering have provided a scoring spreadsheet evaluating the six areas based on accessibility to the site, proximity to residential & commercial structures, wetland & riverfront, open space protection, topography & soils, wildlife habitat, water supply protection, water infrastructure, sewer infrastructure, stormwater infrastructure and future projects.

The scoring ranks for Water & Sewer and Engineer have Computer Drive first, followed by Hilldale Avenue, Neck Road, Groveland Road, Amesbury Road, and Cross Road. The spreadsheet also identifies specific infrastructure issues that would need to be considered with each site.

Conservation has Hilldale Avenue first, followed by Groveland Road, Neck Road, Cross Road, Computer Drive and Amesbury Road. Review of proximity to wetlands and riverfront, public water supply, open space, wildlife habitat were all factors within each of the areas.

The Assessor's Office has provided a written review of the six areas from the perspective of

highest and best use and potential tax revenue. The Assessor did not identify one preferred location but provided comments and considerations for each site. In several cases, the review notes that if conventional industrial development is not feasible, a BESS could provide the City with a source of tax revenue through a PILOT agreement. The review also identifies potential advantages associated with individual sites, including the capped landfill at Groveland Road and the possibility of BESS use at Amesbury Road if industrial development is not feasible because of the site's characteristics and infrastructure limitations.

Planning has reviewed the six areas and identified Amesbury Road as its suggested location. The Fire Department has also indicated that it supports Amesbury Road as the zoning location, with the understanding that any future BESS project proposed within the district will be subject to a thorough review by the Fire Department to ensure that it meets all applicable fire safety requirements. The Fire Department's support of the zoning location does not mean that every future project will necessarily meet those requirements or receive its approval.

The departmental reviews do not result in one unanimous recommendation. Planning and Fire have identified Amesbury Road as their preferred location, while the most recent Water & Sewer and Engineering scoring ranks Computer Drive highest from an infrastructure standpoint and Conservation has Hilldale Ave as their highest ranking. The Assessor's review provides additional information regarding the potential tax implications and highest and best use of the individual sites.

The different results are a reflection of the different factors each department considered. The purpose of bringing this information together is to provide the committee with the various perspectives so that it can weigh the land use, infrastructure, public safety, environmental, and fiscal considerations when making its recommendation.

For example, Amesbury Road has the support of Planning and the Fire Department, but the Water & Sewer and Engineering review identifies infrastructure and environmental considerations, including the need for substantial water improvements and on-site stormwater mitigation. Computer Drive received the highest infrastructure score and has strong existing water and sewer infrastructure, although additional water infrastructure would still be necessary. Hilldale Avenue and Neck Road also scored well from an infrastructure standpoint. Groveland Road has the potential benefit of being a capped landfill but has greater water and sewer limitations. Cross Road received the lowest infrastructure score and presents several infrastructure and access challenges.

The Assessor's review also provides a fiscal perspective. Depending on the site and whether conventional development is feasible, a BESS could provide a potential source of tax revenue to the City through a PILOT agreement.

At this point, the information gathered from the departments is before the committee for its consideration. Planning's identification of Amesbury Road is intended to provide the committee with the benefit of our professional review but the final determination of which area should be recommended for the BESS zoning district is up to the committee.

Items to keep in mind are that a Tier 3 BESS (energy capacity greater than 10 MWh) requires 20 acres of land under the proposed regulation. Of the six areas proposed, Hilldale Avenue does not currently meet that requirement. The committee still has the ability to make a decision that is consistent with the proposed regulation, either by selecting another proposed area that meets the 20-acre requirement or by determining that the regulation should be amended to allow a 15-acre minimum or by adding additional acreage to the Hilldale Avenue proposal.

If the committee decides to select a different area than the one proposed in the original hearing, a new public hearing advertisement will be required. This would also provide an opportunity to address the acreage of the Hilldale Avenue proposal if the committee determines that a change to the proposed acreage is appropriate.

	Natural Amount of Active Land	Floodplain		Proximity to Wetland & Riverbed Areas		Public Water Supply Protection		Open Space Protection		Stormwater Management and Land Cover		Geography and Soils		Historic Value		Total Score	Total ranking (with closest scores being clustered by area)
		A high score acknowledges the land has a high percentage of floodplain. A low score acknowledges a low percentage of floodplain.		A high score acknowledges the land has a high percentage of these protected resource areas. A low score acknowledges a low percentage of these protected resource areas.		A high score acknowledges the land is within a Watershed Protection Overlay District and/or has the potential for impaired impacts. A low score acknowledges the land is neither within a District nor has a high percentage of its land impacted by these impacts.		A high score acknowledges the land has several segments with active or passive recreational, forest management, or agricultural use. A low score acknowledges these values are minimal within the land.		A high score acknowledges potential difficulties in capturing, treating, and/or managing stormwater due to such factors as steep grades, poor soil conditions and/or significant changed impervious. A low score acknowledges any conditions are more favorable for ease of the project.		A high score acknowledges many issues and/or poor soil conditions are present, to varying degrees, that may affect the ease of the project.		A high score acknowledges the land is within mapped rare species habitat, Bentley's Loft historic, and/or Bentley's Mill or natural areas layer. A low score acknowledges the land is not within any of these mapped layers.			
Location		Comments	Score	Comments	Score	Comments	Score	Comments	Score	Comments	Score	Comments	Score	Comments	Score		
Amesbury Road		Some 40% of the Zone is within the 100-year Floodplain source and both the Town's Beaver Brook & both unnamed such. During the last two decades, this natural system has flooded at the Amesbury Road.	2	With additional infrastructure and soil, draining into Town's Swamp, the Zone, a good deal, 40% protected wetland and riverbed area.	1	Of the ten Zones provided for review, this is the only Zone within a public water supply watershed. Although only about 1.5% of this Zone is mapped within the Pelican Brook watershed, the Zone's unhealthy proximity to the reservoir is of major priority of the Department of Public Works and is monitored by the Fire Department near the start of winter, when the Farms are still contaminants exist about a 60 feet at 60-80 for Water.	5	Almost 25% of the Zone is mapped as Prime Forest and some rare waterbodies for forest management. There is regional and potentially for research on seasonal, cooler, and the valley's interbedding low-wildlife activity across Town's and the Lake enjoy of 25 or less of Pond is by Green Forestry Commission Avenue within. Next to be consulted and know of training / emergency room open 2 am the Zone's closest proximity to the Dog's Rhododendron Park Campus Union Street, and out to the Peabody open space. The flat nature of the former Station is known to have potential for a mix to a formal opportunities either in the form of ballfields and open space, or in a commons as for an indoor training facility, as was considered by a private party within the last couple of years.	5	Although climate may diminished with an account usage, more than 50% of the Zone is developed or exposed. Current loss of forested areas would encompass the need to store Historic Management operations. Areas in the of the former airport, the eastern majority of the Zone, are generally flat and cause accommodation of this soil and impact management quarries, underlying soils conditions notwithstanding. On the eastern acreage, between Town's and Route 110, slopes are more 20% at no a can exist, while if could impact the complexity of the construction design.	3	Few unknown affecting soils and what wide enjoyment of the property in the condition of the current time. During an entirely new Zone, the Zone's existing soil conditions and the majority of the City's soil is mapped as Hollis-Canton-Charlton soil association, which is among the richest, and light throughout the airport's history. What was four completed were the contents of the 85 Acres of open in the May out most lots of June, trees was used in the vacation of the airport, as an abandoned privately to commercial space, not especially, on the ancient under garment of the property is generally flat and to access for BESE projects. The soil pole, however, is not with slopes in the range of 20% as compared to the industry's seemingly similar last maximum of 8%. Again, with the Zone's existing soil conditions and the majority of the original is as maps as why the zone as no need any drained and HSG A) with the used sites was changed and HSG C/D). While the natural water table on the	3	Similar to the Cutler Road Zone, nearly, the entirety of the Zone is mapped as having Central value. Until recently, however, 43 Hill mapped for Alpine species, the Zone is also identified on the Bentley as having rare habitat components for rare species, as well as a little of national interest open, or was not use in support of those species. Perhaps the most significant, particularly from the economic point planning, effort was to shape as a of the Land Bank, which is the Zone's existing soil conditions. While not planning, were difficulty, pinnacle last obtained. It was understood that a minimum of 2 to 400 of land would require per treatment plots, not for sale. It took close to one of proposed development in a unknown how the name Bank report, would consider the gold-mist impacts associated with BESE project.	5	15	4th
Computer Drive*		Some along the southern boundary edge of the Zone. Floodplain exists along Cross Brook in the south and southwest sections.	1	Although only about 30% protected wetland. there are some small riverbed network and wetland systems flowing into it. Although the approval of the Zone, generally, training that may from the Tahanto Farm property to the north to the Lower Brook as being a point in the south. The Zone as one, during the 19 suggestions, is the only Zone with a significant amount of wetland and riverbed, and therefore is through the buyers, since the Zone, is winding, mapped wetland, crossings to, in this regard, located 1 block of land which.	4	No some current impacts	1	With the city's land sold from Low-moderate duty every six to nine page of the Zone, suspect. Although, the Zone is not a significant potential during the 90's, as large. Use is also not options over the years with the Nickel Family. The majority owner in this is large, the Conway (the Nickel Investment farming legacy), to the Tahanto property. While previous possible this possibly 5+ occasions of the family during any out in-school farming. Some of some developer in particular is not suited to it as has, with a boulders of pile rotted as part of what is now the District Judicial City. However, this crop mixed and provide passage between the Airport and farmhouse lands.	5	The crop in one 50 acre crop zone from previously poorly drained, within the wetlands to moderately well drained within the uplands. Remaining poor that is not in crop production is mostly in the Town's current and Quarter. Also restricting difficulty to manage while site excavation and grading activities occurred. While it would be suspected that a BESE would not a lone significant turn into the slope / site management could be similarly / complicated during construction. The Town, both, the Schools and Quarter, since are crossed with both surface and subsurface wastewater systems that appear to be HSG tanks, according to the plan which. The southern third of the an stage is forested and can assist in being the Peace zone, is not on the areas of the Airport land.	4	The HSG C and D soils on this site, coupled with slopes ranging from 3 to 15 8%, complicate design and construction on the site. C and D soils tend to be more active during construction, as on and on the Lowry, witnessed on the Drive to site. The majority / soaked as some when are property drained and in HSG A. While these / have tenants are benefits as the construction, there unfortunate the need to run an major more is and under a BESE to serve to promote a no and energy conditions, consumption.	4	Although / as to run of unimproved land, the area does not a necessary, unique areas of mapped rare species in Bentley's Loft. The wetland systems provided a minimum of common wildlife habitat.	2	11	3rd
Cross Road		The 8 in as as as a 20%, of 100, and 3 Airport Runoquin on the properties and was not above along the western and northern perimeters of the Zone.	1	With around 4 intermittent stream systems and Hope Brook flowing east to west as per the site, the site is influenced by protected wetland areas. Additionally, as a Zone along the Permit and Now, 2016 Mountain area about efforts to use of the site for opportunities. Impairments of mountain a areas, many Pennichuque Lakes an area of about 50% of the Zone.	3	No some current impacts	1	With nearly 70% of this Zone mapped as Prime Forest, there an early forest management potential. Similarly, the / is no key flood farmers/stream open unlock issue. The / a stream / was existing the electric, sustainable within the Zone and / as along along the / an / when many / project the valley of this site is possible to use no substrate, assortments, and passive recreations a major tool to evaluate further public safety, unsettling the riverfront as a part.	4	The topography and soils conditions on the property will have due to the design and / used as / use of stormwater management systems. Impact 30 of the 1 / across in this Zone are mapped as Prime Forest. The only / exclusions are the 1 / as in significant and the 30 as to stormy subdivision. This limit when to use / encompass the effort of the / to when / a quarries and / area with the potential / way of prime / these / and	3	The majority of the older / original / with Access between / and 1 Rte., which are generally / to access for the BESE use / open and can apply / demolition / with the majority / access as some when use property / drained and in HSG A. While these / have / tenants are benefits as the / construction, there unfortunate the need to run an major more is and under a BESE to serve to promote a no and energy conditions, consumption.	1	The entirety of this Zone is mapped as having Historic value. Most notably, registers by the mapped as having Central value. Until recently, however, 43 Hill mapped for Alpine species, the / is also identified on the Bentley as having / rare habitat components for rare species, as well as / to / of / national / interest / open, or / was not / use in / support / of those / species.	5	16	4th
Dunstable Road		Within 10% of the / and / side of the Zone. Along / Hillcrest / / Hollis, / within and by Millbrook Runoquin.	1	With / around 1.5 mile along the / and / an / intermittent / stream along the / and / side of the Zone. Around 1.25% of this Zone is / or / within / mapped / in	1	No to the / current / impacts	1	Only the / edging of the Southern / Nashua / / /

Project Name: Battery Energy Storage Systems Zone and Ordinance
Project Number:

	Criteria No.															
	1		2		3		4		5		6					
Location	Water Supply Protection Overlay District (WSPOD)		Water Infrastructure		Sewer Infrastructure		Stormwater Infrastructure		Future Projects							
	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Total Points	Rank (by Points)
Amesbury Road	Approximately 8,500 sq ft of Zone A located along Northeast edge of proposed zone (parcel 483-4-58F). Requirements should stipulate no hazardous materials stored in this area	4	Historical Pressure: 50-100 PSI Fire Flow: 1,000 GPM 8-inch cast iron water main (1912) runs along Amesbury Road 4-inch water main (1930) runs along Fewston Road and Dutton Road Development of buildable area in this zone would require substantial water infrastructure upgrades (> 1,000 feet of new water main for structures and fire control and potential replacement of older mains). Given location to WTP, hydraulics should not be a concern.	3	15-inch PVC sewer located along Dutton Road. Any structure which is occupied regularly will likely require bathroom facilities. Development would require a sewer service to the Dutton road main. May require pumping depending on location.	4	Wetland areas and flood plain around the site would likely require on site stormwater mitigation	4	No known projects at this time	5			26	5
Computer Drive	Area is not located within WSPOD	5	Historical Pressure: >100PSI Fire Flow: 1,266 GPM Distribution water mains are located along the South and North of the proposed zone. Water distribution within the proposed zone is privately owned. Any development would require substantial water infrastructure upgrades (> 1,000 feet of new water main for structures and fire control).	4	Newer 10-inch PVC sewer mains located on Computer Drive, Research Drive, and Green Brook Drive. Any structure which is occupied regularly will likely require bathroom facilities. Development would require a sewer service to one of these mains. May require pumping depending on location.	4	MS4 is not available. Site would likely require on site stormwater mitigation	4	No known projects at this time	5			22	2
Cross Road	Area is not located within WSPOD	5	Historical Pressure: 50-100 PSI Fire Flow: 530 GPM 12-inch cast iron water main (1956) runs along Amesbury Road. 8-inch water main (1016) runs along Fewston Road and Dutton Road Distribution water mains are located along the North of the proposed zone on Cross Road. Any development would require substantial water infrastructure upgrades (> 1,000 feet of new water main for structures and fire control). Installation, other than from the North of the proposed zone would likely be cost prohibitive due to location of railroad.	2	12-inch PVC sewer main (1941) runs along Cross Road Sewer main is located along the North of the proposed zone on Cross Road. Any structure which is occupied regularly will likely require bathroom facilities. Development would require a sewer service to the Cross Road main. May require pumping depending on location. Installation, other than from the North of the proposed zone would likely be cost prohibitive due to location of railroad.	2	MS4 is not available. Site would likely require on site stormwater mitigation	4	No known projects at this time	5			18	6
Groveland Road	Area is not located within WSPOD	5	Historical Pressure: 50-120 PSI Fire Flow: 530 GPM 4-inch cast iron water main (1906) runs along Groveland Road Development of buildable area in this zone would require substantial water infrastructure upgrades. City would likely require upgrade of 4-inch main along Groveland Road, along with any additional water service connections. Given location to WTP, hydraulics (flow and pressure), could be a concern. It may make sense to complete loop on Lawrence Road to increase flow.	4	There are no sewer mains located along Groveland Road. Any structure which is occupied regularly will likely require bathroom facilities. Development would likely require a septic system. Require installation of new main along Groveland Road (approx. 1,500 feet)?	4	MS4 is not available. Site would likely require on site stormwater mitigation	4	No known projects at this time	5			22	3
Hillside Avenue	Area is not located within WSPOD	5	Historical Pressure: >100 PSI Fire Flow: 1,400 GPM 12-inch Ductile Iron water main runs along Hillside Avenue. Additional hydraulic analysis may be required due to dead end at NHline	4	12-inch PVC sewer main (1949) runs along Hillside Avenue Any structure which is occupied regularly will likely require bathroom facilities. Development would require a sewer service to the Hillside Avenue main	5	MS4 is not available. Site would likely require on site stormwater mitigation	4	Owner of several parcels looking at development at this time	3			21	4
Neck Road	Area is not located within WSPOD	5	Historical Pressure: 50-100 PSI Fire Flow: 1,382 12-inch ductile iron water main (1994) runs along Neck Road 8-inch cast iron water main (1928) runs along Neck Road 8-inch water main runs along Ferry Road	4	8-inch PVC sewer main (1941) runs along Neck Road. 15-inch PVC sewer main (1981) runs along Ferry Road. Any structure which is occupied regularly will likely require bathroom facilities. Development would require a sewer service to one of these mains	3	Some available stormwater infrastructure along Neck Road if needed	5	30-inch sewer main runs through two largest parcels. Likely city owned easements for maintenance	4			23	1

Additional Comments:

Additional requirements for Li-ion batteries under higher tier? Cabinets with specialized fire suppression?

Report showing potential plume and air dispersion modeling for any higher tier (E-55)? Typical wind patterns few South and Southwest

From: Chris Loughnane
To: Jacki Byerley
Subject: RE: Battery Energy Storage Systems Zone and Ordinance
Date: Wednesday, July 29, 2026 11:43:22 AM
Attachments: image001.png

Hi Jacki,

Your presentation yesterday morning was informative and well received.

I have the following thoughts on each site that was presented concentrating on the highest and best use of land for the City:

Amesbury Rd.

1. If an industrial building will not be feasible here given the habitat, size, availability of water and sewer then a BESS would be seen as a positive tax flow for the city with a PILOT agreement.

Computer Dr.

1. I tend to agree with you that this land may be better used for an industrial building however, if a 20 or 25 year PILOT agreement could be made for a Tier 2 that surpasses 10K a year, this may be better tax revenue for the city.

Cross Rd.

1. This land is owned by NE Power so may be an incentive for the owners to sell or lease to a BESS rather than a building site?

Groveland Rd.

1. This site being a capped land fill may be ideal for a BESS rather than a building that would inhabit people during the day which may prohibit a building structure.

Hilldale Ave.

1. Rob Moore had mentioned that this (12 good acre) site was looked at for a 20K or 30K square foot building previously? If this would not be approved, then a BESS would allow the city to obtain tax dollars with a PILOT agreement.

Neck Rd.

1. 766-1-1 is Chapter land 61A but 766-1-3 came out of 61A in FY2024 with a small rollback left is sold before FY2029. 61A land that is not in APR can be rolled back and produce more tax dollars with a PILOT agreement.

I will keep thinking about these sites and if there is more input I can give to you to help the Council decide, I will let you know.

Thank you,
Chris Loughnane

Chris M. Loughnane, MAA
Tax Assessor
Haverhill City Hall
4 Summer St. Rm 115
Haverhill, MA 01830
PH 978-420-3637
FX 978-374-2319
cloughnane@haverhillma.gov

From: Jacki Byerley <JByerley@HaverhillMa.gov>
Sent: Thursday, July 23, 2026 11:08 AM
To: Thomas Bridgewater <tbridgewater@haverhillma.gov>; Lisa DeMeo <ldemeo@HaverhillMa.gov>; Chris Loughnane <cloughnane@haverhillma.gov>; Christopher Cesati <CCesati@HAVERHILLFIRE.COM>; rirvine@haverhillfire.com; Bonnie Dufresne <bdufresne@haverhillma.gov>; Mark Tolman <mtolman@haverhillma.gov>; Richard MacDonald <rmacdonald@haverhillma.gov>; etarpy@haverhillfire.com; Ally Ruth <aruth@haverhillma.gov>; Charles Ethier <c_ethier@haverhillma.gov>; Robert Kimball <rkimball@HaverhillMa.gov>; Nicholas Aylward <naylward@haverhillma.gov>; Robert Ward <rward@HaverhillMa.gov>; Shaun Burrier <SBurrier@HaverhillMa.gov>; Andrew Carvalho <acarvalho@HaverhillMa.gov>; Rob Moore <rmoore@haverhillma.gov>; klynch <klynch@haverhillpolice.com>; J Pearl

<jpearl@haverhillpolice.com>
Cc: Mayor <mayor@haverhillma.gov>; Christine Lindberg <clindberg@haverhillma.gov>
Subject: Battery Energy Storage Systems Zone and Ordinance

Good morning,

As many of you know, I have been coordinating with the Fire, Police, Conservation, Engineering, Department of Public Works, Water & Sewer, Assessing, and Inspectional Services Departments to evaluate a number of potential land areas for a proposed Battery Energy Storage System (BESS) zoning district.

Over the past several weeks, I have been trying to meet with each department to review these potential locations and obtain your assessment of their suitability based on your department's operational needs, expertise, and evaluation criteria. To ensure we have a collaborative discussion and an opportunity to hear each department's perspectives, I would like to invite everyone to meet on Tuesday, July 28, following the Department Review meeting (10:15 am ish) in Room 301. The purpose of this meeting is to review the proposed land areas as a group, discuss any concerns or recommendations and gather feedback on both the proposed zoning district boundaries and the draft BESS ordinance.

Following our meeting, I will compile each department's evaluations into a summary spreadsheet identifying the proposed land areas along with each department's findings and considerations. This information will be presented for review and discussion at the Planning & Development Committee meeting on August 24.

Attached are the latest versions of the proposed BESS zoning district maps and the draft Battery Energy Storage Systems ordinance for your review prior to the meeting.

If you are unable to attend, please send me your comments and recommendations regarding the proposed zoning areas and draft ordinance in advance so they can be included in the departmental summary.

Thank you,
Jacki

Jacki Byerley, AICP
Planning Director
City of Haverhill
Economic Development & Planning, Room 201

4 Summer Street
Haverhill, MA 01830
Main Office: 978-374-2330

Project Name: Battery Energy Storage Systems Zone and Ordinance

Project Number:

Overall Ranking (Best to Worst)	
1	Computer Drive
2	Hillside Avenue
3	Neck Road
4	Groveland Road
5	Amesbury Road
6	Cross Road

Location	Criteria No. 1 Water Supply Protection Overlay District (WSPOD)		Criteria No. 2 Water Infrastructure		Criteria No. 3 Sewer Infrastructure		Criteria No. 4 Stormwater Infrastructure		Criteria No. 5 Future Projects		Criteria No. 6			
	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Total Points	Rank to best benefit the City (by Points, #1 being best choice)
Amesbury Road	Approximately 9,500 sq ft of Zone A located along northeast edge of proposed zone (parcel 163-4-501). Requirements should regulate or hazardous materials stored in this area and follow impermeable area requirements	3	Historical Pressure: 50-100 PSI Fire Flow: 1,000 GPM 8-inch cast iron water main (1912) runs along Amesbury Road 8-inch water main (1930) runs along Newton Road and Dutton Road Development of buildable area in this zone should require builder to complete substantial water infrastructure upgrades (+ 1,500 feet of new water main for structures and fire control and potential replacement of older mains). Given location to WTP, hydraulics should not be a concern.	3	15-inch PVC sewer located along Dutton Road. Any structure which is occupied regularly will likely require bathroom facilities. Development could require a sewer service to the Dutton road sewer main. May require pumping depending on location	4	Wetland areas and flood plain around the site would likely require on site stormwater mitigation	4	No known projects at this time	5			19	5
Computer Drive	Area is not located within WSPOD	5	Historical Pressure: >100PSI Fire Flow: 1,250 GPM Distribution water mains are located along the South and North of the proposed zone. Water distribution within the proposed zone is privately owned. Any development would require builder to install substantial water infrastructure upgrades (+ 1,000 feet of new water main for structures and fire control)	4	Newer 10-inch PVC sewer mains located on Computer Drive, Research Drive, and Creek Brook Drive. Any structure which is occupied regularly will likely require bathroom facilities. Development would require a sewer service to one of these mains. May require pumping depending on location	5	MS4 is not available. Site would likely require on site stormwater mitigation	4	No known projects at this time	5			23	1
Cross Road	Area is not located within WSPOD	5	Historical Pressure: 50-100 PSI Fire Flow: 530 GPM 12-inch cast iron water main (1950) runs along Amesbury Road 6-inch water main (1914) runs along Newton Road and Dutton Road Distribution water mains are located along the North of the proposed zone on Cross Road. Any development would require builder to install substantial water infrastructure upgrades (+ 1,500 feet of new water main for structures and fire control). Note: Installation, other than from the North of the proposed zone would likely require coordination with railroad.	2	12-inch PVC sewer main (1981) runs along Cross Road Sewer main is located along the North of the proposed zone on Cross Road.Any structure which is occupied regularly will likely require bathroom facilities. Development would require a sewer service to the Cross Road main. May require pumping depending on location. Installation, other than from the North of the proposed zone would likely require coordination with railroad.	2	MS4 is not available. Site would likely require on site stormwater mitigation	4	No known projects at this time	5			18	6
Groveland Road	Area is not located within WSPOD	5	Historical Pressure: 50-100 PSI Fire Flow: 530 GPM 4-inch cast iron water main (1906) runs along Groveland Road Development of buildable area in this zone would require builder to install substantial water infrastructure upgrades. City would likely require upgrade of 4-inch main along Groveland Road, along with any additional water service connections. Given location to WTP, hydraulics (flow and pressure) could be a concern. Would look to have builder complete loop on Lawrence Road to increase flow.	2	There are no sewer mains located along Groveland Road. Any structure which is occupied regularly will likely require bathroom facilities. Development would likely require a septic system or require builder to install new main along Groveland Road (approx.1,500 feet)?	4	MS4 is not available. Site would likely require on site stormwater mitigation	4	No known projects at this time	5			24	4
Hillside Avenue	Area is not located within WSPOD	5	Historical Pressure: >100 PSI Fire Flow: 1,000 GPM 12-inch Ductile Iron water main runs along Hillside Avenue. Additional hydraulic analysis may be required due to dead end at NH line	5	12-inch PVC sewer main (1988) runs along Hillside Avenue Any structure which is occupied regularly will likely require bathroom facilities. Development would require a sewer service to the Hillside Avenue main	4	MS4 is not available. Site would likely require on site stormwater mitigation	4	Owner of several parcels looking at development at this time	4			22	2
Neck Road	Area is not located within WSPOD	5	Historical Pressure: 50-100 PSI Fire Flow: 1,750 12-inch ductile iron water main (1996) runs along Neck Road 8-inch cast iron water main (1928) runs along Neck Road 8-inch water main runs along Ferry Road	4	8-inch PVC sewer main (1981) runs along Neck Road 15-inch PVC sewer main (1981) runs along Ferry Road Any structure which is occupied regularly will likely require bathroom facilities. Development would require a sewer service to one of these mains	5	Some available stormwater infrastructure along Neck Road if needed	5	30-inch sewer main runs through two largest parcels. Likely city owned easements for maintenance which could cause issues	2			21	3

Additional Comments

Additional requirements for Li-ion Batteries under lighter tiers? Cabinets with specialized fire suppression?

Report showing potential plume and air dispersion modeling for any higher tier (IE SS)? Typical wind patterns flow South and Southwest

Project Name: Battery Energy Storage Systems Zone and Ordinance

Project Number:

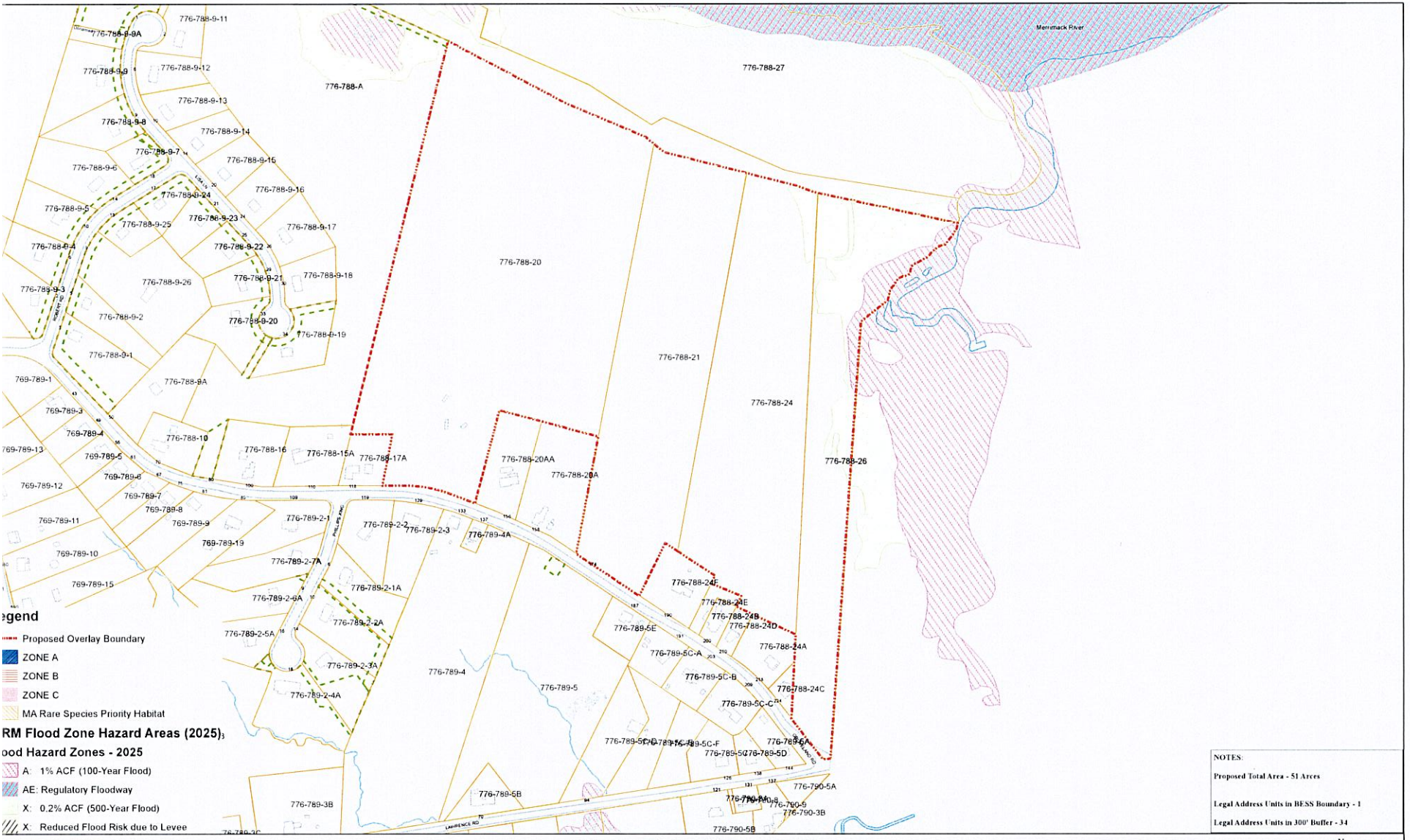
Overall Ranking (Best to Worst)	
1	Amesbury Rd
2	Computer Dr
3	Cross Rd
4	Hillside Ave
5	Groveland Rd
6	Neck Rd

Criteria No.									
Location	1		2		3	5			
	Proximity To Residential & Commercial Structures		Water Infrastructure		Accesibility To The Site	Future Projects			
-	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Points Awarded (1= Least Desirable, 5= Most desirable)	Comments	Comments	Points Awarded (1 = Least Desirable, 5 = Most Desirable)	Total Points	Rank to best benefit the City (by Points, #1 being best choice)
Amesbury Road	Moderate Residential spread out in all directions around the site.	4	Historical Pressure: 50-100 PSI Fire Flow: 1,086 GPM 8-Inch cast iron water main (1912) runs along Amesbury Road 8-Inch water main (1930) runs along Newton Road and Dutton Road Development of buildable area in this zone should require builder to complete substantial water infrastructure upgrades (> 1,000 feet of new water main for structures and fire control and potential replacement of older mains) Given location to WTP, hydraulics should not be a concern	4	Good Accesibilty for Fire Apparatus	No known projects at this time	5	13	1
Computer Drive	High Residential North East and East side and south and South West side. Moderate Commercial abutting the site.	2	Historical Pressure: >100PSI Fire Flow: 1,266 GPM Distribution water mains are located along the South and North of the proposed zone. Water distribution within the proposed zone is privately owned. Any development would require builder to install substantial water infrastructure upgrades (> 1,000 feet of new water main for structures and fire control)	5	Limited Accesibilty For Fire Apparatus	No known projects at this time	3	10	2
Cross Road	Moderate Residential to the North and North West and to the North and North East.	3	Historical Pressure: 50-100 PSI Fire Flow: 530 GPM 12-Inch cast iron water main (1950) runs along Amesbury Road 6-Inch water main (1914) runs along Newton Road and Dutton Road Distribution water mains are located along the North of the proposed zone on Cross Road. Any development would require builder to install substantial water infrastructure upgrades (> 1,000 feet of new water main for structures and fire control). Note: Installation, other than from the North of the proposed zone would likely require coordination with railroad.	2	Limited Accesibilty For Fire Apparatus. Railroad tracks. New commercial and residential in the area removed an access road to the area.	No known projects at this time	2	7	3
Groveland Road	Moderate Residential to the South West ,South and South East. South East Side Includes Homes in The Town of Groveland.	3	Historical Pressure: 50-100 PSI Fire Flow: 530 GPM 4-Inch cast iron water main (1909) runs along Groveland Road Development of buildable area in this zone would require builder to install substantial water infrastructure upgrades. City would likely require upgrade of 4-Inch main along Groveland Road, along with any additional water service connections. Given location to WTP, hydraulics (flow and pressure) could be a concern. Would look to have builder complete loop on Lawrence Road to increase flow.	2	Limited Accesibilty For Fire Apparatus. One side of approach is through Groveland.	No known projects at this time	2	7	5
Hillside Avenue	Low Residential. Moderate Commercial in Neighboring Industrial Park.	3	Historical Pressure: >100 PSI Fire Flow: 1,499 GPM 12-Inch Ductile Iron water main runs along Hillside Avenue. Additional hydraulic analysis may be required due to dead end at NH line	4	Limited Accesibilty For Fire Apparatus.	Owner of several parcels looking at development at this time	2	9	4
Neck Road	Moderate Residential to the South East Side of The Site. North of The Site Multiple High Hazard Buildings In The Industrial park.	2	Historical Pressure: 50-100 PSI Fire Flow: 1,382 12-Inch ductile iron water main (1964) runs along Neck Road 6-Inch cast iron water main (1929) runs along Neck Road 8-Inch water main runs along Ferry Road	4	Very Limited Accesibilty Due To Grade. Only Have Acces From One Side of The Site.	30-Inch sewer main runs through two largest parcels. Likely city owned easements for maintenance which could cause issues	1	7	6

Additional Comments:

Additional requirements for Lion Batteries under higher tier's? Cabinets with specialized fire suppression?

Report showing potential plume and air dispoersion modeling for any higher tier BESS? Typical wind patterns tow South and Southwest



NOTES:

Proposed Total Area - 51 Arces

Legal Address Units in BESS Boundary - 1

Legal Address Units in 300' Buffer - 34

MA (Mainland) Coordinate System NAD-83

140 75 0 140 280 420 560 Feet

SCALE 1" = 140' (1:1,680)

City Of Haverhill

Proposed Battery Energy Storage Systems Overlay - Groveland Rd - En

This plan is for the Proposed Battery Energy Storage Systems Overlay purposes only the graphical images and data displayed on this plan shall not be constructed to be the actual metes and bounds location of such.

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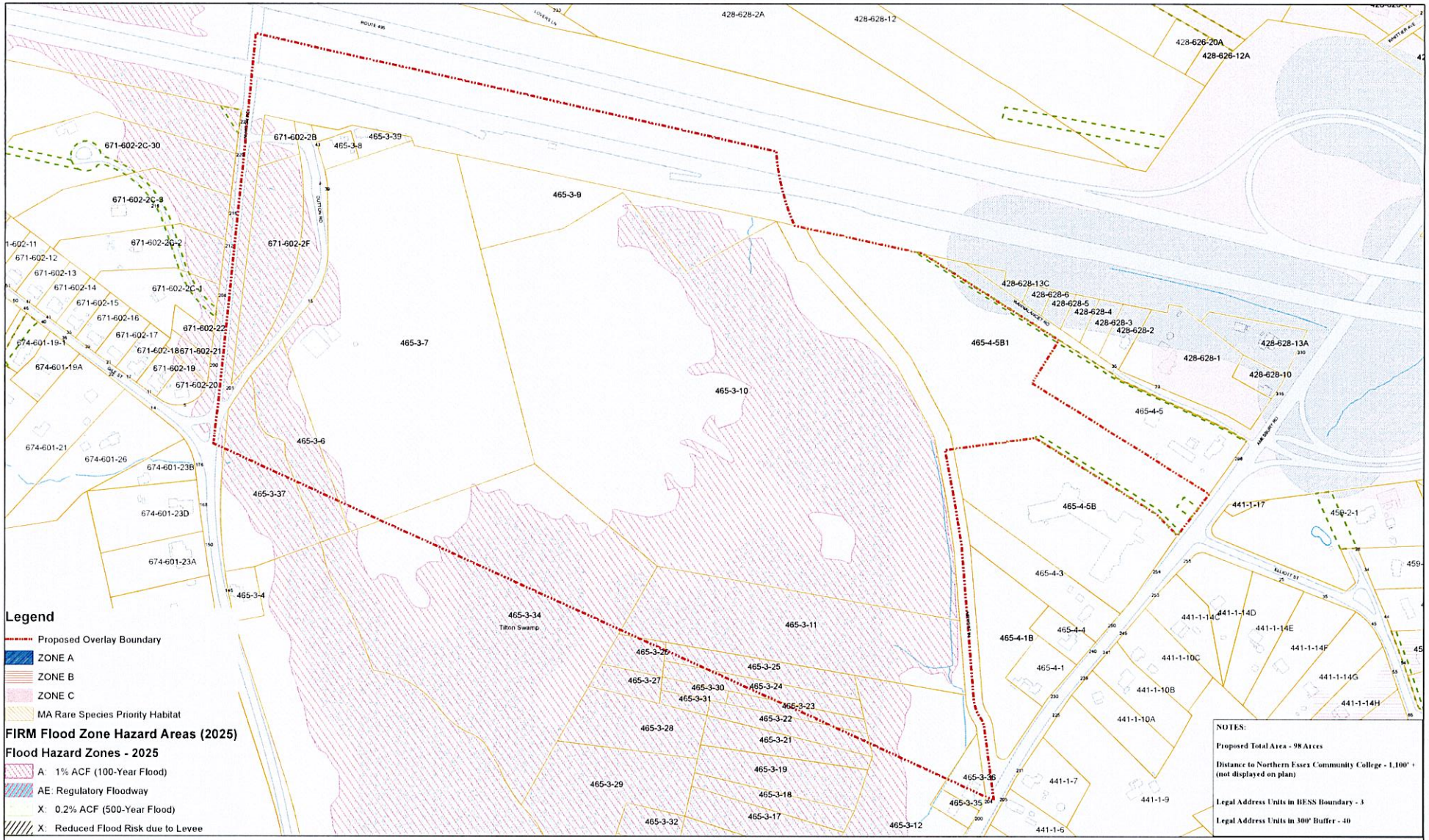
Proposed Battery Energy Storage Systems Overlay 07/17/2026

N W E S



MA (Mainland) Coordinate System NAD-83

SCALE 1" = 140' (1:1,680)

City Of Haverhill

Proposed Battery Energy Storage Systems Overlay - Amesbury Rd - En

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Proposed Battery Energy Storage Systems Overlay 07/17/2026

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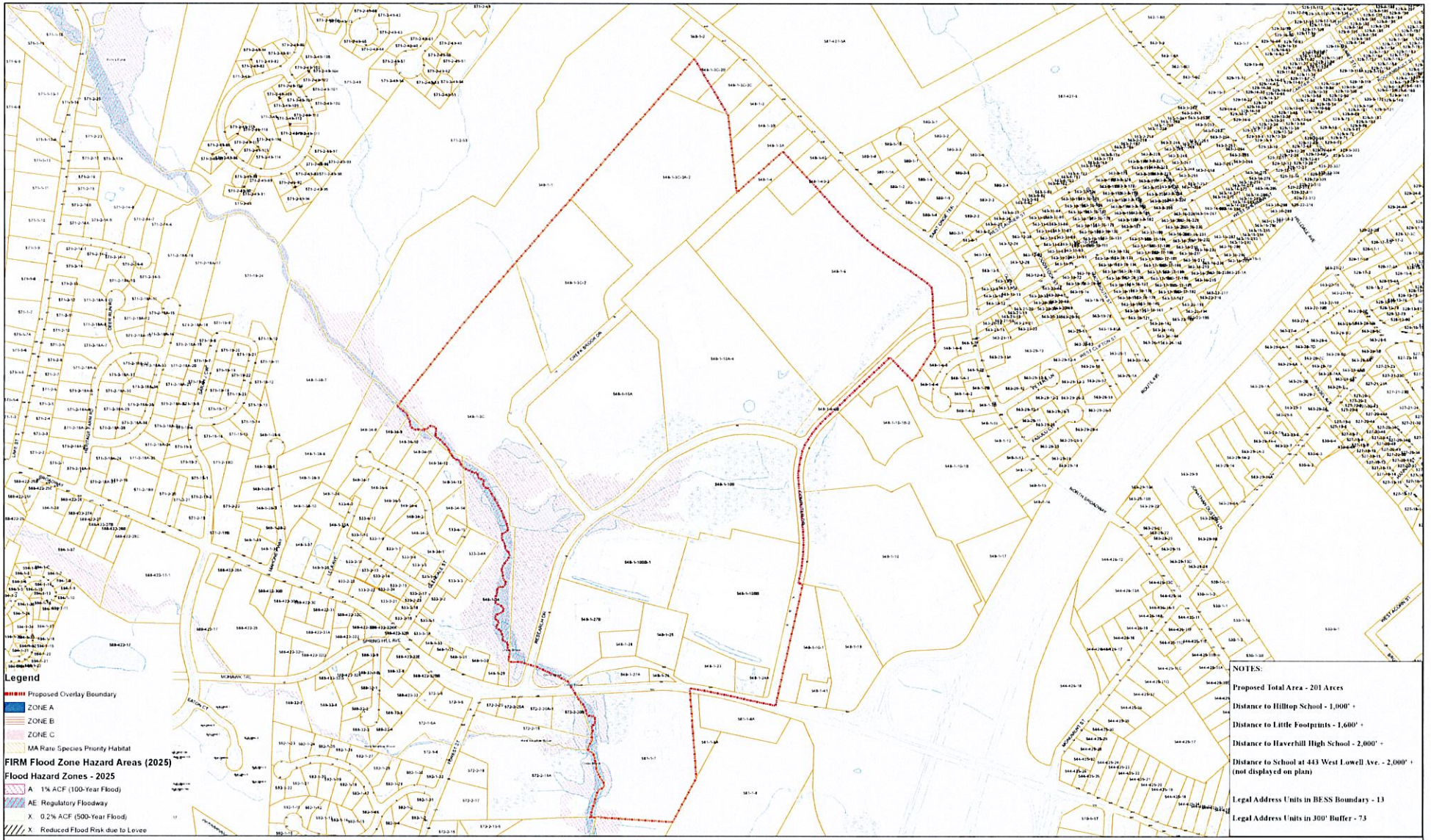

MA (Mainland) Coordinate System NAD-83

SCALE 1" = 140' (1:1,680)

City Of Haverhill

Proposed Battery Energy Storage Systems Overlay - Computer Dr - En

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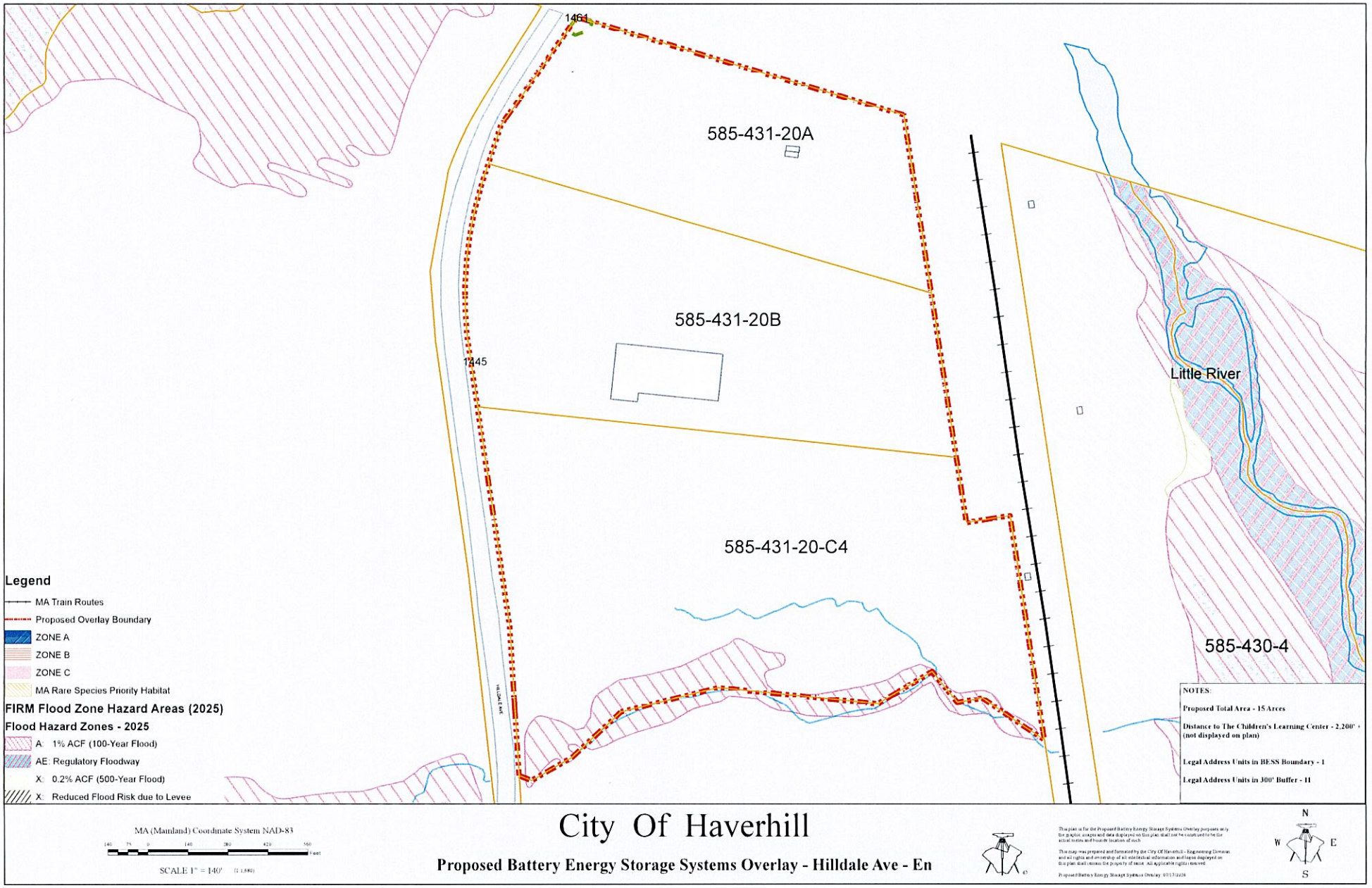
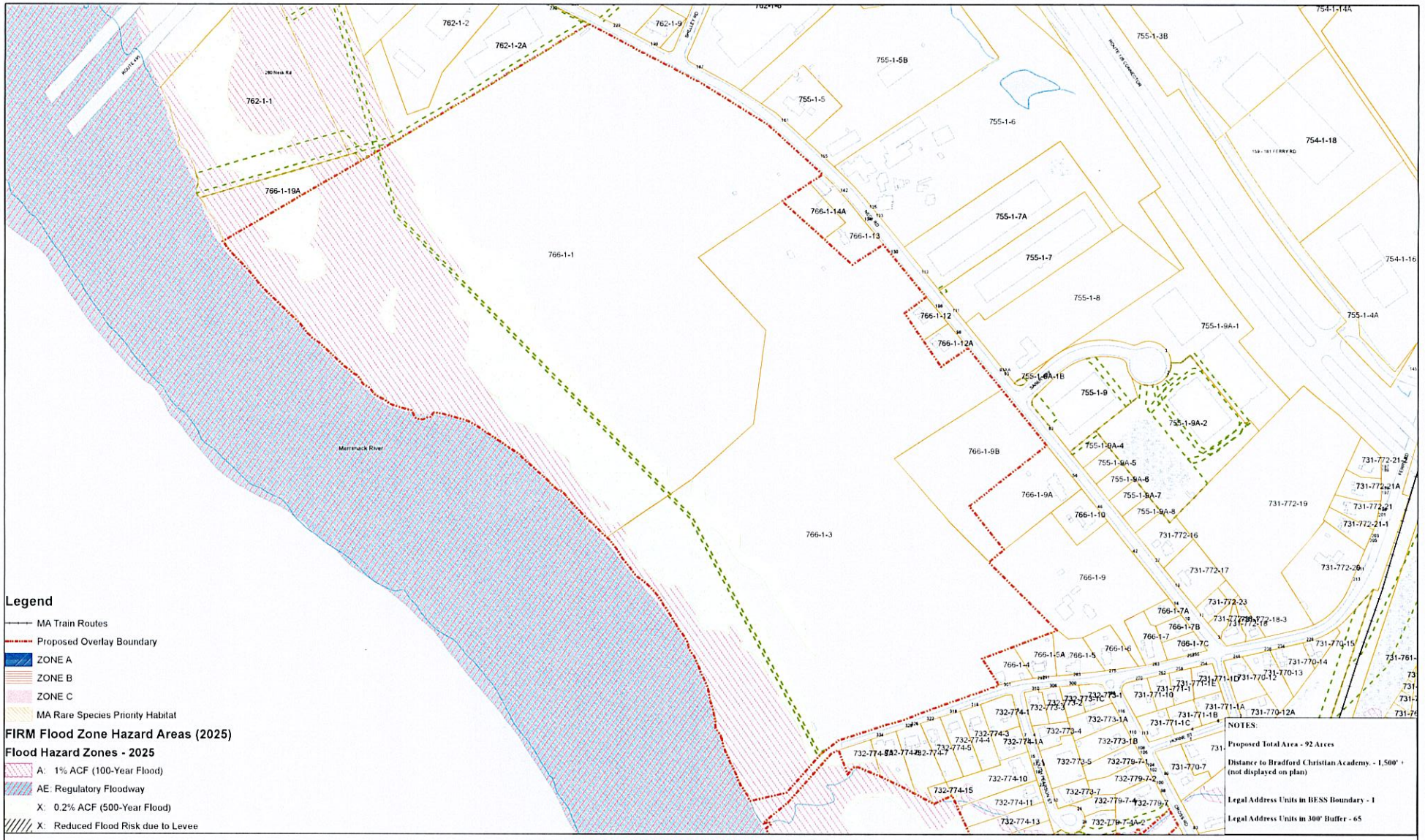
Proposed Battery Energy Storage Systems Overlay 07/17/2026

N W E S



City Of Haverhill

Proposed Battery Energy Storage Systems Overlay - Hilldale Ave - En



City Of Haverhill

Proposed Battery Energy Storage Systems Overlay - Neck Rd - En

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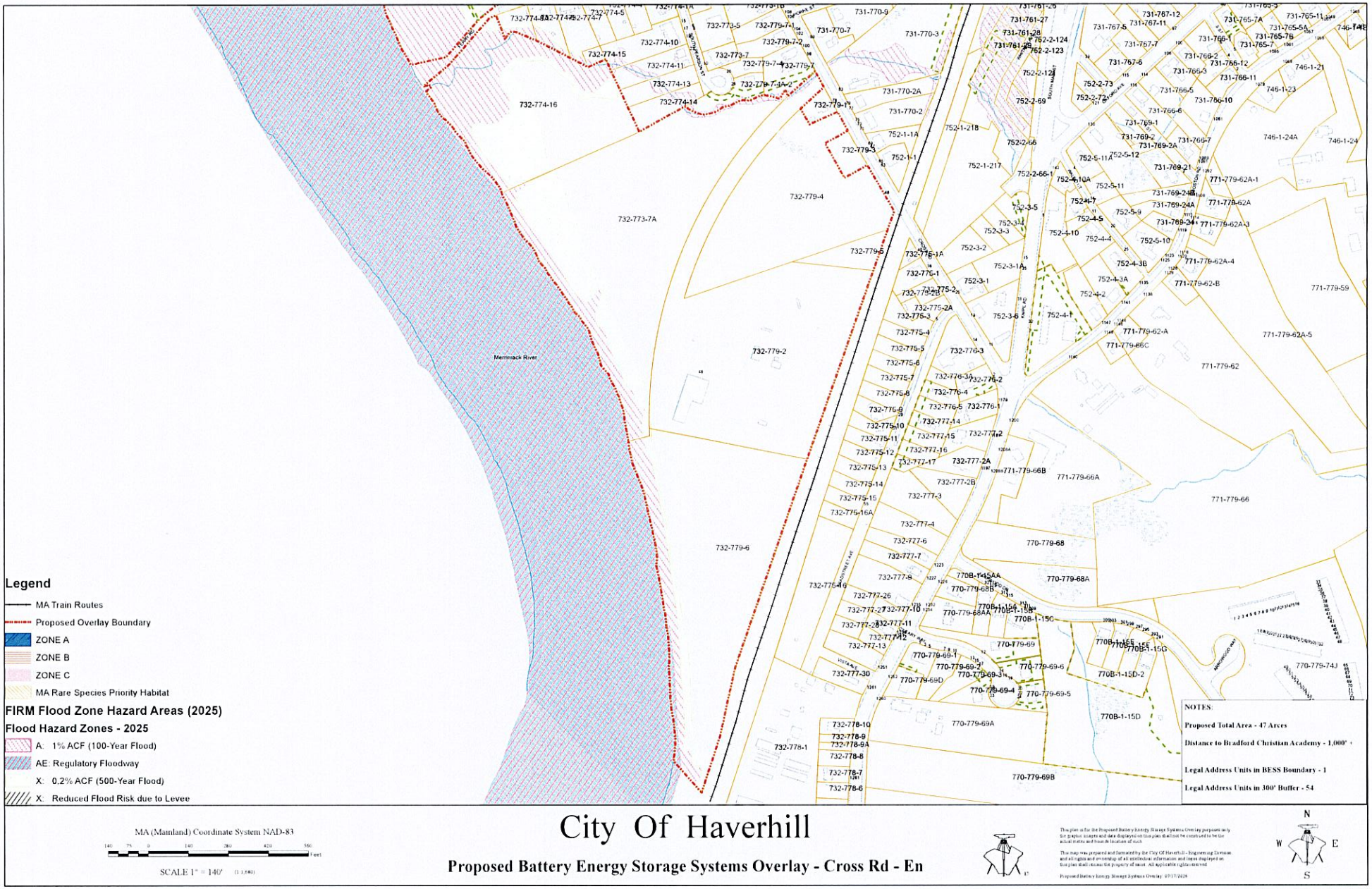
Proposed Battery Energy Storage Systems Overlay - 07/17/2025



City Of Haverhill

Proposed Battery Energy Storage Systems Overlay - Cross Rd - En

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Proposed Battery Energy Storage Systems Overlay 07/17/2025

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

SEP 11 AM 9:25
HAVCITYCLERK

September 11, 2026

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

From: Mayor Melinda E. Barrett

RE: Washington Street Historic Shoe District Commission- Mary Grise

Dear Mr. President and Members of the City Council:

Please be advised that I hereby appoint Mary Grise, 18 Essex Street, to the Washington Street Historic Shoe District Commission. This is a confirming appointment which takes effect upon confirmation and expires on September 30, 2028.

I recommend approval.

Sincerely,

Melinda E. Barrett

Melinda E. Barrett
Mayor

MEB/em

September 10, 2026

The Honorable Melinda E. Barrett

Mayor, City of Haverhill

4 Summer Street

Haverhill, MA 01830

Dear Mayor Barrett,

I am writing to express my interest in serving as a member of the Washington Street Shoe Historic District Commission.

As the founder and owner of The Inside View, an interior design firm based in Haverhill for more than 25 years, I have dedicated my career to creating thoughtful, functional, and enduring spaces while respecting the architectural integrity and character of the buildings in which they exist. My professional experience includes commercial, healthcare, hospitality, and residential design, as well as construction management and renovation of existing structures throughout New England.

Prior to establishing The Inside View, I served in design and construction leadership roles with Marketplace Development Corporation and Friends of Post Office Square in Boston, where I managed commercial renovation and capital improvement projects. These experiences gave me a strong understanding of the importance of preserving architectural heritage while thoughtfully adapting buildings to meet modern needs.

Haverhill has an extraordinary architectural history, and I believe preserving that history is essential to maintaining the city's unique identity and sense of place. As both a business owner and longtime member of the community, I have watched Haverhill continue to grow and revitalize. I would welcome the opportunity to contribute my professional expertise in design, construction, and planning to help guide preservation efforts and ensure that future development complements the city's historic character.

Throughout my career, I have collaborated with architects, engineers, contractors, municipal officials, and property owners to successfully complete projects that balance aesthetics, functionality, and long-term value. I

believe these experiences, combined with my appreciation for historic architecture and commitment to our community, would allow me to make a meaningful contribution to the Historic Commission.

Thank you for considering my interest in serving the City of Haverhill. I would be honored to discuss my qualifications further and welcome the opportunity to contribute to preserving the city's rich architectural heritage for future generations.

Sincerely,

Mary E. Grise

Owner, The Inside View

MARY E. GRISÉ

18 Essex Street, Haverhill, Massachusetts | (978) 373-1800 | mary.grise@theinsideview.net | linkedin.com/in/mary-grise-08a04713

SUMMARY

Innovative Interior Designer, entrepreneur, and project management professional with more than 30 years of experience leading commercial, healthcare, hospitality, and residential interior design projects from concept through completion. Founder and Owner of The Inside View, a successful full-service interior design firm specializing in healthcare, dental, medical, corporate, and luxury residential environments. Recognized for creating highly functional, aesthetically distinctive spaces while leading multidisciplinary teams, managing complex construction projects, and cultivating long-term client relationships. Proven ability to grow a successful business through exceptional design, strategic planning, and client-focused service.

EXPERIENCE

The Inside View, LLC | Haverhill, Massachusetts

Founder, Owner & Principal Interior Designer **1998 – Present**

Founded and built a highly respected full-service interior design firm serving commercial, healthcare, dental, medical, restaurant, and residential clients throughout New England. Lead all aspects of business operations, design, construction coordination, and client management while overseeing projects from initial programming through final installation.

- Founded and grew The Inside View into an established interior design studio recognized for personalized, client-focused design solutions.
- Directed interior design projects from concept through construction for medical offices, dental practices, professional offices, restaurants, and luxury residences.
- Specialized in healthcare environments that improve workflow efficiency, patient experience, branding, and operational functionality.
- Developed complete design packages including programming, space planning, interior architecture, finish selections, lighting design, custom millwork, furniture specifications, and construction documentation.
- Coordinated architects, engineers, contractors, equipment vendors, and consultants to ensure projects were completed on schedule and within budget.
- Managed all business operations including marketing, client development, budgeting, purchasing, scheduling, staffing, and vendor relationships.
- Successfully grew company revenue through strategic business development, exceptional client service, repeat business, and referrals.
- Built long-term relationships with healthcare professionals, developers, contractors, and homeowners throughout New England.
- Presented educational seminars on healthcare office design for Yankee Dental Congress, the Massachusetts Dental Society, and Tufts University School of Dental Medicine.
- Authored articles on commercial and residential interior design and healthcare facility planning.

Friends of Post Office Square / Marketplace Development Corporation | Boston, Massachusetts 1990-1998

Vice President

Directed planning, design, and construction projects for one of Boston's premier commercial development organizations, overseeing capital improvements, tenant build-outs, and renovation projects.

- Managed commercial facilities and renovation projects from planning through occupancy.
- Collaborated with architects, engineers, contractors, consultants, and city agencies.
- Oversaw project schedules, budgets, bidding, contract administration, and quality control.
- Directed tenant improvements and commercial build-outs while maintaining operational continuity.
- Reviewed architectural drawings, construction documents, and project specifications.
- Collaborated with ownership, property management, and leasing teams to support redevelopment initiatives.
- Developed expertise in commercial construction management, permitting, and project administration that laid the foundation for future healthcare and commercial design leadership.

Friends of Post Office Square | Boston, Massachusetts

Project Manager

- Coordinated project implementation with architects, engineers, contractors, and vendors.
- Assisted with budgeting, procurement, and project scheduling.
- Participated in client presentations and design development meetings.
- Supported commercial redevelopment and tenant improvement projects.

TECHNICAL SKILLS

Healthcare & Dental Office Design • Commercial & Residential Interior Design • Space Planning & Programming • Construction Documentation • Construction Administration • Project & Construction Management • Interior Architecture • Furniture, Fixtures & Equipment (FF&E) • Material & Finish Specifications • Vendor & Contractor Management • Budget Development & Cost Control • Client Relations & Business Development • Team Leadership • Design Presentations • Building Codes & ADA Compliance • Scheduling & Procurement

PROFESSIONAL HIGHLIGHTS

- More than 30 years of commercial and healthcare interior design experience.
- Over 25 years as founder and owner of a successful interior design firm.
- Extensive expertise in healthcare, dental, medical, corporate, hospitality, restaurant, and residential design.
- Comprehensive knowledge of construction administration, project management, and business operations.
- Proven record of growing revenue through strategic client relationships and exceptional project delivery.
- Presenter and industry educator on healthcare office planning and interior design.

EDUCATION

B.A. Luther College, Decorah, IA

M.A. Emerson College, Boston, MA

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

SEP 11 2026
HAVCITYCLERK

September 11, 2026

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

From: Mayor Melinda E. Barrett

RE: Haverhill Historic Commission- Wendy Sczechowicz

Dear Mr. President and Members of the City Council:

Please be advised that I hereby appoint Wendy Sczechowicz, 40 Locke Street, to the Haverhill Historic District Commission. This is a confirming appointment which takes effect upon confirmation and expires on September 30, 2029.

I recommend approval.

Sincerely,

Melinda E. Barrett

Melinda E. Barrett
Mayor

MEB/em

Outlook

Interest in Historic Commission

From Wendy Sczechowicz <w.sczechowicz@gmail.com>
Date Thu 9/3/2026 2:09 PM
To Andrew Herlihy <aherlihy@haverhillma.gov>

1 attachment (289 KB)
Wendy Sczechowicz_Resume 2026.pdf;

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

My name is Wendy Sczechowicz and I am a resident of Haverhill with a background in historic preservation. I am very interested in joining the Haverhill Historic Commission if there are available positions. Please let me know if you have any questions or if there are next steps. I have attached my resume for your review.

Best,

Wendy Sczechowicz

Wendy Sczechowicz

40 Locke St, Haverhill, MA 01830 | 786-973-6567 | w.sczechowicz@gmail.com

Professional Summary:

Experienced historic preservation professional with extensive experience in government administration and cultural institutions. Wendy is skilled in museum work, collections care, archaeology, and municipal historic preservation. She has strong program and project management skills supported by a Master's degree in Roman Archaeology from the University of Nottingham.

Work History:

Preservation Manager — *July 2024 – Present*
Historic New England — *Haverill, MA*

- Responsible for coordinating the preservation, maintenance, and capital improvements for the Haverhill Center for Preservation and Collections. Responsible for coordinating all work between internal and external audiences.

Preservation Planner — *April 2021 – June 2024*
City of Somerville — *Somerville, MA*

- Reviewed projects and provided staff recommendations to the Historic Preservation Commission, Zoning Board of Appeals, and the Planning Board. Drafted municipal ordinances and legislation. Developed and implemented long range planning goals. Supervised and trained new Planners.

Historic Preservation Planner / City Archaeologist — *October 2017 – April 2021*
City of Miami — *Miami, FL*

- Applied professional historic preservation principles, practices, and techniques to a wide variety of historic preservation projects. Regulated all archaeological work conducted in the City of Miami, conducted archaeological surveys and excavations, and compliance with NAGPRA. Reviewed and regulated all development in the Environmental Preservation Districts. Trained and managed Junior Planners.

Projects Specialist — *July 2016 – October 2017*
City of Miami — *Miami, FL*

- Assisted in the application of professional historic preservation principles, practices and techniques to a wide variety of historic preservation projects.

Independent Contractor — *October 2015 – Nov 2015*
Vizcaya Museum & Gardens — *Miami, FL*

- Conducted preservation and restoration care of the museum's collections. Managed Collections Care Interns on special projects.

Conservation Technician — *March 2015 – July 2015*
Judd Foundation — *Marfa, TX*

- Catalogued the museum's pieces and conducted preservation of the museum's collections.

Collections Care Technician — *March 2014 - February 2015*
Vizcaya Museum & Gardens — *Miami, FL*

- Independently conducted the preservation and restoration of the museum's collections. Trained and managed Collections Care Interns.

Archaeology Technician *July 2014 - September 2014*
Archaeological and Historical Conservancy, Inc. *Davie, FL*

- Excavated and documented the Ancient Tequesta Indian Village in downtown Miami.

Education:

University of Nottingham, Nottingham, UK *December 2012*
Master of Arts in Archaeology

Florida International University, Miami, FL *May 2011*
Bachelor of Arts and Sciences in History

Continuing Education & Training:

Forensic Archaeology and Anthropology *December 2019*
Durham University

Antiquities Trafficking and Art Crime *December 2019*
University of Glasgow

Incident Command System *August 2023*
Federal Emergency Management Agency

Emergency Management for Cultural Heritage Responders *September 2023*
American Institute for Conservation & Foundation for Advancement in Conservation

Architectural Conservation: History and Global Practice *December 2023*
Oxford University

Professional Appearances:

Workshop: Getting Ahead of the Wrecking Ball
Coral Gables Museum

- Guest Speaker

DOHGSA Conference
Florida International University

- Panelist

Miami River Real Estate Urban Property Development Tour
Florida International University

- Guest Speaker

Technical Proficiencies:

Accela	Citizenserve	Legistar
Adobe	Google Docs	Microsoft Office: Excel, Word, PowerPoint, Teams
ArcGIS	GoToWebinar	PastPerfect
ArchivesSpace	InDesign	WordPress
Avolve	Laserfiche	Zoom

Haverhill

Economic Development and Planning
Phone: 978-374-2330

SEP 11 AM 8:21
HAVCITYCLERK

To: City Council

From: Jacki Byerley, AICP, Planning Director

Re: Amend Chapter 255 Zoning Ordinance and Appendix A Table 1: Table of Use and Parking Regulations

Date: September 10, 2026

The Planning Department is submitting the attached proposed amendments to Chapter 255, Zoning, for City Council review and consideration. Planning has worked with the Building Commissioner and City Solicitor to develop the requested revisions.

The proposed amendments are intended to clarify and update the Zoning Ordinance. The major revisions include:

- Administrative and Development Review: Updating references throughout the ordinance to the Planning Director or designee and clarifying responsibilities.
- Signs: Clarifying that an establishment may have a maximum of two wall signs, provided they are mounted on and face different sides of the building.
- Parking: Updating minimum parking-space dimensions, allowing a limited number of compact spaces and replacing the existing parking diagrams to reflect the 9x18 parking dimension. Along with clarifying parking and loading standards for five contiguous spaces and extending the exemption of backing into a street to a three-family dwelling.
- Residential Accessory Storage: Clarifying the requirements and limitations for the exterior storage of trailers, unregistered automobiles, campers and boats in residential districts.
- PDD Rezoning and Application Submissions: Removing fee amounts and applications submission requirements from the ordinance to reference the Council's application procedures.
- Performance Guarantees: Clarifying acceptable forms of performance guarantees.
- Consolidated Permitting: Updating the ordinance to address Consolidated Local Permits and small clean energy infrastructure, including the development review and pre-filing municipal meeting process.
- Special Permits: Extending the special permit lapse period to 36 months from 24 months.
- Nonconforming Structures and Uses: Clarifying provisions governing alterations to nonconforming structures and increasing the abandonment period for a nonconforming use or structure from two years to four years before protected status is lost.
- Definitions: Adding definitions for "Performance Guarantee" and "Data Center."

Appendix A – Table of Use and Parking Regulations

The proposed amendments also include several changes to Appendix A, Table 1 – Table of Use and Parking Regulations. These revisions are intended to make the table consistent with the proposed ordinance changes and clarify where certain uses are permitted.

Specifically, the table would:

- Add "Data Center" as a new use. The proposed table identifies the use as prohibited in all zoning districts establishing a clear zoning classification for this use.
- Revise the regulations for large family day-care homes, changing the current special-permit designation to allowed (Y) in the applicable districts.
- Update the accessory storage provisions in the table to correspond with the proposed revisions to Section 3.2.2.2, clarifying the treatment of trailers, unregistered automobiles, and boats as accessory storage.
- Make related corrections and updates to the use table so that the table reflects the terminology and requirements contained in the amended ordinance.
- Removing the special permit requirement for a three-family in the RU Zoning District.

The attached ordinance identifies the proposed revisions through strikeout for language to be removed and for new language to be bolded and underlined. The proposed Appendix A table is included as a separate attachment for ease of review.

If possible, I respectfully request that the City Council schedule these proposed zoning amendments for a public hearing on October 27, 2026, to allow for public review and comment.

Thank you for your consideration,

Jacki Byerley
Planning Director

AN ORDINANCE RELATING TO ZONING

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 255, Zoning, of the code of the City of Haverhill, as amended, being and is hereby further amended as follows (~~strike out~~ removed and **bold and underline** new)

First:

A. Section 8.3.7.5 first sentence shall be amended as follows:

Lottery or tenant selection agent. The applicant for an inclusionary development project shall engage a DHCD and City of Haverhill Office of Economic Development and **Planning** approved lottery agent for homeownership units who shall ensure affirmative marketing and compliance with income requirements as well as DHCD requirements for maximum housing purchase price for affordable housing units.

B. Section 8.3.9.4, second sentence shall be amended as follows:

No building permit shall be issued until an approved regulatory agreement is recorded at the Registry of Deeds and the Building Commissioner is notified by the **Planning** Director ~~of the Office of Economic Development and Planning~~ or **its** ~~his/her~~ **designee** ~~representative~~ that the project is progressing in a satisfactory manner in fulfilling its affordable housing requirement.

C. Section 8.3.10, first paragraph fourth sentence shall be amended as follows:

No building permit for an inclusionary development project shall be issued unless the ~~Director of the Office of Economic Development and Planning~~ **Planning Director or designee** has determined that the applicant's affirmative marketing plan satisfies these requirements.

D. Section 9.3.10.1 third sentence shall amended as follows:

The location and design of any pathways/walkways, open space, or parks shall be approved by the **Planning Director or its designee** ~~Economic Development Director~~ and in keeping with the City's rail trail design.

E. Section 9.3.12.1 second sentence shall be amended as follows:

The size and design of the park must be approved by the **Planning** ~~Economic Development~~ Director **or its designee.**

F. Section 9.3.12.2.b second sentence shall be amended as follows:

The size and design of the park must be approved by the **Planning** ~~Economic Development~~ Director **or its designee.**

G. Section 9.3.12.2.c third sentence shall be amended as follows:

The use must be approved by the **Planning** ~~Economic Development~~ Director **or its designee**.

H. Section 9.3.12.4 second sentence shall be amended as follows:

The area, location, and amenities included in the park must be approved by the **Planning** ~~Economic Development~~ Director **or its designee**.

I. Section 9.3.12 shall be amended as follows:

Any off-street parking required by this section in Sub-Zone E for any building or use may be included as part of any off-street parking area similarly required for another building or use on the same site only when the type of buildings or uses indicate that the usage of such parking area would not occur simultaneously, as determined by the **Planning** ~~Economic Development~~ Director **or its designee**.

J. Section 9.3.18.3.b.2.i shall be amended as follows:

Any other information which may include required traffic, school, and/or utilities impact study and in order to adequately evaluate the scope and potential impacts of the proposed project if deemed necessary by the **Planning** ~~Economic Development~~ Director **or its designee**.

K. Section 9.3.19.1.a second sentence shall be amended as follows:

The applicant shall also file 20 copies of the application and the other required submittals with the **Planning** ~~Economic Development~~ Director **or its designee** on behalf of the PAA.

L. Section 9.3.19.1.c shall be amended as follows:

An applicant for by-right (site plan review - minor) plan approval shall file the application and all required submittals with the **Planning** ~~Economic Development~~ Director **or its designee**.

M. Section 9.3.19.2.a shall be amended as follows:

Upon receipt of the application for special permit plan approval or by-right (site plan review - major) plan approval, the City Clerk shall immediately provide a copy of the application materials to the City Council, the Planning Board, the Board of Appeals, the Board of Health, the Conservation Commission, the Fire Department, the Police Department, the Building Commissioner, the Department of Public Works, the **Planning** ~~Economic Development~~ Department, and the Community Development Division. Furthermore, the ~~Economic Development~~ **Planning** Director or City Clerk may obtain comments pertaining to design from an architect if deemed necessary by the ~~Economic Development~~ **Planning** Director. Any such board, agency, or officer shall provide written comments within 60 days of its receipt of a copy of the plan and application for approval, or within 30 days of such receipt in the case of a preferred project. Furthermore, the **Planning** ~~Economic Development~~ **Director** shall determine within 10 days of receipt of either a by-right or special permit application whether the project described in the application constitutes a preferred project and shall inform the applicant of such.

N. Section 9.3.19.2.b shall be amended as follows

In the case of a by-right (site plan review - minor) plan approval, the Economic Development Director shall immediately provide a copy of the application materials to the Board of Health, the Conservation Commission, the Fire Department, the Police Department, the Building Commissioner, the Department of Public Works, the ~~Economic Development~~ **Planning** Department, and the Community Development Division. Furthermore, the **Planning** ~~Economic Development~~ Director or City Clerk may obtain comments pertaining to design from an architect if deemed necessary by the **Planning** ~~Economic Development~~ Director. The departments shall provide comment within 30 days or, in the case of a preferred project, within 15 days. Furthermore, the **Planning** ~~Economic Development~~ Director **or its designee** shall determine within 10 days of receipt of the application materials whether the project described in the application constitutes a preferred project and shall inform the applicant of such.

O. Section 9.3.21.1 shall be amended as follows:

Minor Change. After either by-right or special permit plan approval, an applicant may apply to make minor changes involving minor utility or building orientation adjustments, lighting or facade adjustments, or minor adjustments to parking, landscaping, or other site details that do not affect the overall massing, final build-out or building envelope of the site and do not materially affect the open space from that shown on the previously approved site plan and do not increase the number of dwelling units in the project in the aggregate form that was provided in the original plan approval. Plans showing such minor changes and an application must be submitted to the **Planning** ~~Economic Development~~ Director. The **Planning** ~~Economic Development~~ Director **or its designee** shall make a determination as to whether the changes constitute a minor change and may authorize such changes, in writing, to the applicant. The **Planning** ~~Economic Development~~ Director **or its designee** shall set forth any decision to approve or deny such minor changes, in writing,

within 30 days after the applicant has filed its application and shall provide a copy of its decision to the applicant for filing with the City Clerk.

P. Section 9.3.21.2 shall be amended as follows:

Major Change. Those changes deemed by the **Planning** ~~Economic Development~~ Director, **or its designee** to constitute a major change because of the nature of the change in relation to the prior approved plan or because such change cannot be appropriately characterized as a minor change as described above, shall be processed by the PAA as a new application for by-right (site plan review - major) approval or special permit plan approval pursuant to this article.

Second:

A. Section 6.2.7 Title shall be amended as follows:

Signs Permitted in Any R ~~or S~~ District.

B. Section 6.2.8.1

Wall Signs (Accessory). ~~One wall sign for each building frontage of each establishment shall be permitted.~~ **A maximum of two wall signs shall be permitted for each establishment, provided that the signs are mounted on and face different sides of the building (front, sides, or rear).** ~~Such~~ **Each** wall sign shall not exceed a maximum area of 40 square feet per building frontage in any CN District, or a maximum sign area of 120 square feet per building frontage in a CG District, or a maximum sign area of 120 square feet per building frontage in any CH District.

C. Section 6.2.9 Title shall be amended as follows:

Signs Permitted in Any ~~I~~ **B** District

D. Section 8.5.5.1 shall be amended as follows:

Submission Fee. The SPGA shall specify submission fees **in the application requirements as adopted from time to time and set forth in the application procedures and** ~~for a PDD District rezoning in~~ its rules and regulations. ~~In no case shall the fee be less than $850.~~ The required fee shall be submitted with the rezoning request and preliminary plan.

E. Section 8.5.6 shall be amended as follows:

All documents must be submitted to the SPGA **in accordance with the rules and regulations of the SPGA.** ~~no later than two business days prior to meetings at which the amendment will be considered. Fifteen copies shall be submitted. Documents shall also be made available electronically for access by the general public~~.

F. Section 9.3.19.1 shall be amended as follows:

1. Filing.

(a) An applicant for special permit plan approval or by-right (site plan review - major) shall file ~~30 copies of~~ the application and all required submittals, including notice of the date of filing, with the City Clerk on behalf of the PAA **in accordance with the Rules and Regulations of the SPGA**.

~~(b)~~ An applicant for by-right plan (site plan review - minor) approval shall file the application and all required submittals, including notice of the date of filing, with the City Clerk **in accordance with the Rules and Regulations of the SPGA**. ~~The applicant shall also file 20 copies of the application and the other required submittals with the Economic Development Director on behalf of the PAA.~~

(c) An applicant for by-right (site plan review - minor) plan approval shall file the application and all required submittals **in accordance with the Rules and Regulations of the SPGA** ~~with the Economic Development Director~~.

Third

A. Section 3.2.2.2 shall be amended as follows:

Trailer, Automobile, or Boat.

a. In any residential district accessory exterior the ~~Accessory~~ storage of **no more than of the following unregistered items;** one trailer, **or** one ~~unregistered~~ automobile ~~and/~~or one boat shall be allowed as per Table 1.

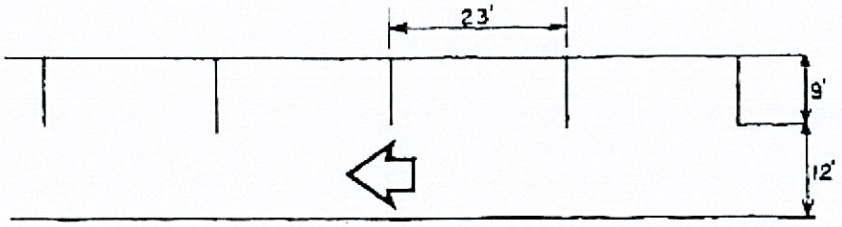
b. In any residential district accessory exterior storage of a camper or trailer or boat so long as not more than three of any combination of the foregoing shall be permitted .

B. Section 6.1.4 shall be amended as follows:

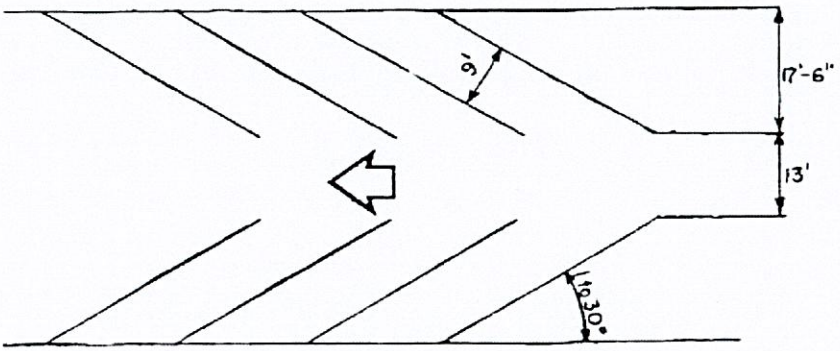
Off-street parking areas shall ~~be~~ **include standard spaces no smaller than 9 feet wide by 18 feet long and may include 10% of the total required spaces designed for compact cars no smaller than 8 feet wide by 16 feet long and further the spaces shall be** designed to comply with one or a combination of the following minimum standards.

And delete the existing diagrams numbered 1-5 and replace with the following:

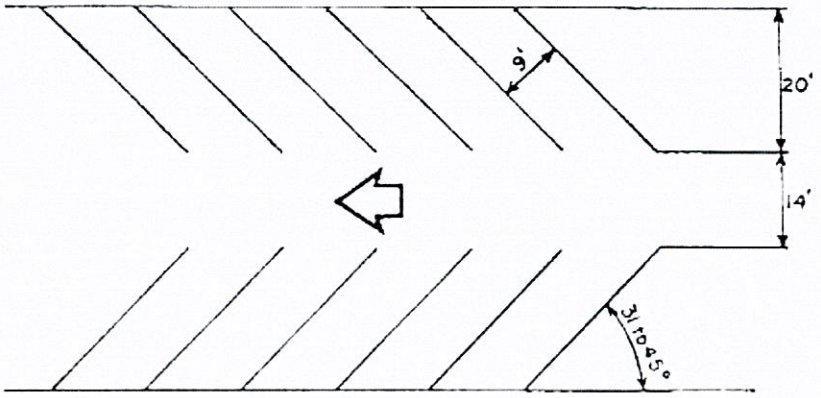
1. Parallel parking.



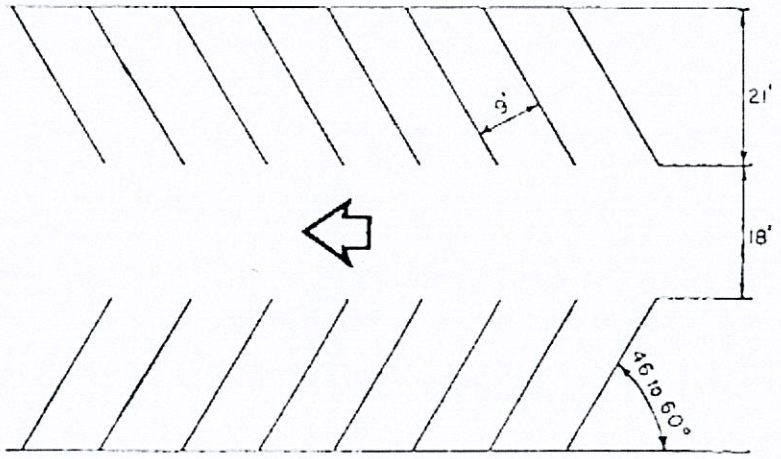
2. One- to thirty-degree angle parking.



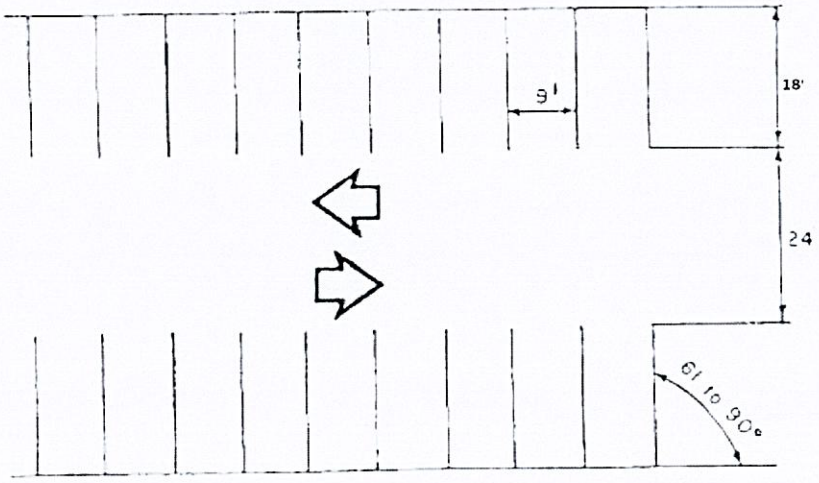
3. Thirty-one- to forty-five-degree angle parking.



4. Forty-six- to sixty-degree angle parking.



5. Sixty-one- to ninety-degree angle parking.



C. Section 6.1.16 first paragraph shall be amended as follows:

All parking and loading areas containing over five **contiguous** spaces, including automotive and drive-in establishments of all types, shall be either contained within structures, or subject to the following:

D. Section 6.1.12.7 shall be amended as follows:

Parking and loading spaces other than those required for single,- ~~and~~ two-family **and three-family** dwellings shall be so arranged as not to permit backing of automobiles onto any street.

E. Section 7.2.8.1 shall be amended as follows:

Before an applicant may remove sand, gravel, minerals or other earth materials from a site under a permit granted by the Board of Appeals for that purpose, there must be in effect a performance **guarantee which may be in the form of a tripartite agreement, savings account or surety** bond **held by** ~~with~~ the City Treasurer of not less than $3,000 per acre to be excavated under the permit. The bond may not be terminated unless 30 days' written notice of intent to terminate has been given to the City Treasurer and to the Board of Appeals and Conservation Commission and the Board of Appeals has voted to release such **guarantee** ~~bond~~.

Fourth: The following is in relation to the requirements of Consolidated Permitting:

A. 10.1.3 **Other Approvals Required.**
Where authorization of a use of land or of a structure is required by the Board of Appeals or City Council, a copy of such written authorization shall be sent by the Clerk of the Board or Council to the Building Commissioner within 14 days of granting of approval and shall be received by the Building Commissioner prior to the issuance of a permit. **If an applicant for a building permit has applied for a Consolidated Local Permit under 225 CMR 29.00, a building permit shall not be issued unless the Consolidated Local Permit has been granted.** In addition, the Building Commissioner in such cases where the Board or Council has granted a limited or conditional zoning variance or special permit shall not issue a permit until the applicant submits an affidavit from the Essex County Registry of Deeds that such authorization of the Board or Council has been recorded. Furthermore, the Building Commissioner shall not issue a permit where approval by the Mayor, State Department of Natural Resources and the State Department of Public Works for the filling of wetlands; and/or a certificate of appropriateness from the Historic District Commission, if and when required; and/or a covenant or offer for

acceptance of open space, until these requirements are met in writing**, or if a Consolidated Local Permit under 225 CMR 29.00 has been denied**. Authorization for a permit shall be null and void if the applicant has not obtained his permit from the Building Commissioner after one year from the date of approval of his application by the City Council or the Board.

B. 10.1.4 **Development Review.**

1. In addition to plans and drawings required for submission under regulations of the Building Code or this chapter, all applications for building permits for 1) new construction of a single-family home, or 2) change of use in an existing structure, or 3) any new construction of a multifamily, commercial, or business structure, or 4) the development of three or more parking spaces, **or 5) small clean energy infrastructure or facilities subject to a Consolidated Local Permit and as defined under 225 CMR 29,00** shall be submitted to the Building Commissioner accompanied by evidence required by the City departments set forth below (the "City departments"). This process shall be called "development review." Approval shall be required, when applicable, from the following City departments:

a. Water and Sewer Departments.
b. Fire Chief.
c. Police Chief.
d. City Engineer.
e. Health Department.
f. Conservation Commission.
g. Planning Department

2. The purpose of this development review is to ensure, prior to issuance of a building permit, that the proposed development or site alterations will comply with the State Building Code, other state laws and regulations, this chapter (including the performance standards set forth in § **6.3**), and public safety standards. If, in the opinion of the relevant City departments, the work proposed deviates from the standards set forth above, the SPGA or the Building Commissioner may deny the application for a building permit or other work. Each City department shall conduct its review within 45 days and report to the applicant and the Building Commissioner in writing**, except for small clean energy infrastructure or facilities subject to a Consolidated Local Permit, which shall be subject to the processes under 225 CMR 29.00, including a pre-filing municipal meeting with the departments listed above, where applicable. The purpose of the pre-filing municipal meeting is for the Applicant and the City to:**

(a) Verify basic project and site information, including zoning information, known areas subject to state or local environmental laws, and any other areas, structures, or buildings of cultural or historical significance that could be impacted by the project;

(b) Identify to the best extent possible all needed decisions and permits from the Local Government;
(c) Identify, to the best extent possible, any applicable local bylaws and processes;
(d) Identify, to the best extent possible, any other potential permitting, design, or engineering obstacles or items of concern that might hinder the Applicant's ability to secure all needed decisions within the 12-month approval timeframe; and
(e) Discuss dates, times, and locations for an information session, if applicable.

Fifth:

A. Section 10.4.6 Lapse, shall be amended as follows:

Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within **36** ~~24~~ months following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in MGL c. 40A,§ 17, from the grant thereof) with the City Clerk.

B. Section 11.1 shall be amended by adding the following definition in the appropriate alphabetical order:

Performance Guarantee – a surety bond, saving account, tripartite agreement, covenant or other similar financial surety in an amount required by the provisions of this Ordinance.

Sixth:

A. Section 5.5.3 shall be amended as follows:

Alteration to a structure which encroaches upon one or more required yard or setback areas, where the alteration will comply with all current setback, yard, building coverage and building height requirements **or where there is either a horizontal or vertical extension along the same non-conforming side or rear setbacks or if there is an intensification of lot coverage**.

In the event that the Building Commissioner determines that the nonconforming nature of such structure would be increased by the proposed reconstruction, extension, alteration, or change, the Board of Appeals may, by special permit, allow such reconstruction, extension, alteration, or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

B. Section 5.6 shall be amended as follows:

A nonconforming use or structure which has been abandoned, or not used for a period of ~~two~~ **four** years, shall lose its protected status and be subject to all of the provisions of this zoning by-law; provided, however, that such use or structure may be restored to its protected status by special permit from the City Council.

Seventh:

Section 11.1 Add the following new definition is alphabetical order:

Data Center: A physical facility or building use to house computer systems, servers, and associated components for storing, processing, and distributing digital information.

Eighth:

Appendix A, Table 1: Table of Use and Parking Regulations should be amended as set forth on the attached table:

255 Attachment 1

APPENDIX A
TABLE 1: TABLE OF USE AND PARKING REGULATIONS

[Amended 8-8-1972 by Doc. 197; 8-14-1973 by Doc. 188; 9-17-1974 by Doc. 210-C; 8-12-1975 by Doc. 160-C; 10-12-1976 by Doc. 135-C; 3-22-1977 by Doc. 8-C; 6-6-1978 by Doc. 103-C; 12-18-1979 by Doc. 270-C; 6-10-1980 by Doc. 89-C; 1-12-1982 by Doc. 206-C; 5-11-1982 by Doc. 94; 5-24-1983 by Doc. 65-B; 8-23-1983 by Doc. 56-E; 12-27-1983 by Doc. 184-C; 6-10-1992 by Doc. 52-C; 6-14-1994 by Doc. 59-B; 4-25-1995 by Doc. 48-B; 10-27-1998 by Doc. 128-B; 6-27-2000 by Doc. 79-L; 1-23-2001 by Doc. 137-B; 8-14-2001 by Doc. 97-CC; 8-26-2003 by Doc. 104-B; 4-27-2004 by Doc. 42-B; 2-8-2005 by Doc. 159-B; 3-22-2005 by Doc. 26-B;6-28-2005 by Doc. 81-B (as corrected 6-27-2006); 10-18-2005 by Doc. 137-B; 2-28-2006 by Doc. 19-BB; 6-10-2008 by Doc. 61-B; 3-9-2010 by Doc. 4-B; 8-10-2010 by Doc. 17-GGG; 6-11-2013 by Doc. 62-B; 8-25-2015 by Doc. 99-B; 1-30-2018 by Doc. 130-B; 3-12-2019 by Doc. 25; 3-12-2019 by Doc. 25-B; 11-10-2020 by Doc. 40-B; 5-10-2022 by Doc. 41-B; 3-18-2025 by Doc. 2-B; 3-18-2025 by Doc. 4-B; 3-18-2025 by Doc. 15-B]

Table of Abbreviations:
Y = Allowed
N = Prohibited
BA = Allowed with Special Permit by Board of Appeals
CC = Allowed with Special Permit by City Council

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
A. RESIDENTIAL USES															
1. One-family detached dwelling	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	A
2. Two-family dwelling	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	A
3. Three-family dwelling	N	N	N	N	CC	~~CC~~**Y**	N	N	CC	N	N	N	N	N	K
4. Multifamily dwelling	N	N	N	N	CC	CC	CC	N	CC	CC	N	N	S	N	K[3]
5. Flexible development	CC	CC	CC	CC	N	N	CC	N	N	N	N	N	N	N	A
6. Lodging, boarding, or rooming house	N	N	N	N	BA	BA	N	N	BA	BA	N	N	BA	N	A
7. Congregate care housing	CC	CC	CC	CC	CC	CC	N	N	N	N	CC	N	N	N	J
8. Fraternity or sorority housing, off campus	N	N	N	N	BA	BA	N	N	BA	N	N	N	N	N	A
9. Bed-and-breakfast establishment	N	CC	CC	CC	CC	CC	Y	Y	N	CC	N	N	N	N	L
10. Long-term care facility	N	CC	N	CC	CC	CC	N	CC	CC	CC	Y	N	CC	N	Q
11. Assisted living residence	N	CC	N	CC	CC	CC	N	CC	CC	CC	Y	N	CC	N	Q
12. Expansion of a residential dwelling to contain up to 6 dwelling units where no exterior structural changes are required	N	N	N	N	BA	A	N	N	BA	BA	N	N	N	N	A
13. Accessory dwelling unit	Y	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	SP	SP	SP

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
B. COMMUNITY USES															
1. Museum	BA	BA	BA	BA	BA	BA	Y	Y	Y	Y	N	Y	Y	BA	D
2. Historical association or society	BA	BA	BA	BA	BA	Y	Y	Y	Y	Y	N	Y	Y	N	E
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H
4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	I,M
5. Child-care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	O,—
6. City governmental building, unless otherwise specified	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	E
7. City auditorium	N	N	N	N	BA	BA	N	Y	Y	Y	N	Y	Y	N	H
8. City equipment garage	BA	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	F
9. City or nonprofit cemetery, including crematorium therein	BA	Y	Y	Y	Y	Y	N	N	N	Y	N	N	N	N	None
10. City parking lot or structure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
11. Essential services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
12. Private utility, overhead transmission line (15 kilovolts or over), substation, transformer station or similar facility or building	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	BA	BA	None
13. Power plant, sewage treatment plant, refuse facility and solid waste disposal facility as defined in MGL c. 16, s. 18, and assigned under the provisions of MGL c. 111, s. 150A	CC	CC	N	N	N	N	N	N	N	N	N	N	Y	Y	O
14. Hospital	BA	BA	N	N	BA	BA	N	N	BA	BA	Y	N	BA	CC	R
15. Psychiatric hospital or clinic	N	N	N	N	CC	CC	N	N	CC	CC	Y	CC	N	N	R
16. Privately operated detention center or jail	N	N	N	N	N	N	N	CC	N	CC	N	N	N	N	R,O
17. Drug or alcohol rehabilitation facility	N	N	N	N	CC	CC	N	N	CC	CC	Y	N	N	N	R
18. Safe injection facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
C. AGRICULTURAL USES															
1. Agriculture, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None
2. Raising and keeping of livestock, horses and poultry, not including the raising of swine or fur animals for commercial use, nonexempt	BA	Y	Y	N	N	N	N	N	N	N	N	N	N	BA	None
3. Commercial stable, nonexempt	BA	Y	N	N	N	N	N	BA	N	N	N	N	N	N	D
4. Greenhouse or stand for wholesale and retail sale of agricultural or farm products raised primarily on the same premises, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	S
5. Greenhouse or stand for wholesale and retail sale of agricultural or farm products raised primarily on the same premises, nonexempt	Y	Y	Y	N	N	N	Y	Y	Y	N	N	N	N	N	S
6. Nursery, including outdoor storage, nonexempt	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	D

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
D. RECREATIONAL USES															
1. Indoor recreation facility operated by governmental unit	CC	CC	CC	CC	CC	Y	CC	Y	Y	Y	N	Y	CC	CC	F
2. Outdoor recreation facility operated by governmental unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
3. Golf course and associated clubhouse	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	B
4. Hunting club and/or target range (rifle, pistol, shotgun and/or bow), subject to the standards specified by the National Rifle Association	BA	BA	N	N	N	N	N	N	N	N	N	N	N	N	T
5. Tennis club, swim club and/or fishing club, outdoor except for accessory buildings	BA	BA	N	N	BA	BA	Y	Y	Y	Y	N	Y	N	N	T
6. Nonprofit day camp or other nonprofit camp	BA	BA	N	N	N	N	N	N	N	N	N	N	N	N	G
7. Noncommercial forestry and growing of all vegetation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
8. Recreational facility (indoor and operated for profit or nonprofit, including such items as stadium, race track, sports pavilion, etc.), unless otherwise specified	N	N	N	N	N	N	N	CC	CC	CC	N	CC	CC	CC	E
9. Health/fitness club (indoor athletic and exercise facility)	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	N	D

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
E. OFFICE USES															
1. Office, general or business	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	E
2. Bank and other financial institution	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	D
3. Office, professional	N	N	N	N	N	BA	Y	Y	Y	Y	N	Y	Y	Y	D,E
4. Office, medical or dental office or clinic	N	N	N	N	N	BA	Y	Y	Y	Y	Y	Y	Y	Y	C

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
F. RETAIL AND SERVICE USES															
1. General retail and business, business and/or consumer service establishments, unless otherwise specified (See auto-oriented and/or bulk storage activities, and entertainment, eating and/or drinking establishments)	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	C
2. Retail use in excess of 50,000 square feet of gross floor area	N	N	N	N	N	N	CC	Y	CC	CC	N	N	N	N	C
3. Convenience retail	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	C,D
4. Personal service establishment	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	C
5. Health care services	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	C
6. Heating and air conditioning, sales and installation	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	E
7. Antique sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	D
8. Furniture sales	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	D,—
9. Furniture, nonretail	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	D
10. Landscaping and gardening equipment, retail sales (no outdoor storage)	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	D
11. Lumber and/or building materials sales	N	N	N	N	N	N	N	BA	BA	N	N	N	Y	Y	G
12. Miscellaneous business machines, computer and equipment repair service	N	N	N	N	N	N	N	Y	Y	Y	N	N	BA	Y	E
13. Monument and tombstone sales	N	N	N	N	N	N	N	BA	BA	N	N	N	N	N	F
14. Sales by vending machine as principal use	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	U
15. Swimming pools and related equipment sales	N	N	N	N	N	N	N	Y	Y	N	N	N	BA	N	E
16. Body art establishment, subject to compliance with Board of Health Regulations	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	C

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS															
1. Restaurant, coffee shop, diner, luncheonette, and sandwich shop, without drive-through	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	V
2. Restaurant, coffee shop, diner, luncheonette, and sandwich shop, with drive-through	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	W
3. Amusement facility and/or amusement park and/or amusement arcade (except in the CBD)	N	N	N	N	N	N	N	BA	BA	N	N	N	BA	BA	B
4. Cocktail lounge or bar, with no live entertainment and/or dancing *Special permit from BA required in Washington Street Historic District	N	N	N	N	N	N	BA	Y	Y	Y*	N	N	Y	N	V
5. Cocktail lounge or bar, with live entertainment and/or dancing	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	V
6. Cafeteria	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	N	V
7. Dairy bar, without drive-through	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	V
8. Dairy bar, with drive-through	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	W
9. Membership club, lodge or society	N	N	N	N	N	N	N	Y	Y	Y	N	N	CC	N	V
10. Motion picture or theatre establishment, indoor	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	V
11. Motion picture or theatre establishment, outdoor	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	None, Y
12. Pool hall	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	N	D
13. Bowling alleys	N	N	N	N	N	N	N	Y	Y	Y	N	N	BA	N	X
14. Adult use (see § 7.9)	N	N	N	N	N	N	N	N	CC	N	N	N	CC	N	C

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
H. MOTOR VEHICLE AND MARINE RELATED USES															
1. Motor vehicle station (fuel/service station), not to include the sale of more than 1 vehicle at any one time	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	C
2. Motor vehicle body and paint shop (no outdoor storage of equipment or parts and not to include the sale of more than 1 vehicle at any one time)	N	N	N	N	N	N	N	Y	BA	BA	N	N	N	N	D
3. Motor vehicle dealer, new and/or used, sales and/or rentals, includes usual motor vehicle body and repair services	N	N	N	N	N	N	N	CC	CC	CC	N	N	CC	N	E
4. Motor vehicle garage (general repairs, no outdoor storage of equipment or parts and not to include the sale of more than 1 vehicle at any one time)	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	D
5. Motor vehicle supplies, parts and accessories, retail sales (no outdoor storage)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	E
6. Motor vehicle wash	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	F
7. Motorcycle sales and service	N	N	N	N	N	N	N	Y	BA	N	N	N	N	N	F
8. Mobile home and/or trailer sales and/or rental (not to be occupied on the site)	N	N	N	N	N	N	N	Y	BA	N	N	N	N	N	E
9. Truck sales or rental	N	N	N	N	N	N	N	Y	BA	N	N	N	N	N	F
10. Heavy equipment sales or rental	N	N	N	N	N	N	N	Y	BA	N	N	N	Y	Y	F
11. Boat marina and supply sales	CC	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	F

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

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
I. MISCELLANEOUS COMMERCIAL USES (cont'd)															
22. Kennel or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	BA	BA	N	N	N	N	N	BA	N	N	N	N	N	N	D
23. Commercial communications and/or television tower, provided that it shall be at least 500 feet from any R District	BA	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA	None
24. Mixed use	N	N	N	N	N	N	CC	CC	CC	CC	N	N	N	N	N

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES															
1. Removal of sand, gravel, quarry or other raw material	N	CC	N	N	N	N	N	N	N	N	N	N	N	CC	O
2. Low level radioactive waste disposal and/or treatment facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
3. Processing and treating of raw materials, including operations appurtenant to the taking, grading, drying, sorting, crushing, grinding and milling operations	N	N	N	N	N	N	N	N	N	N	N	N	N	CC	O
4. Construction industry, including suppliers	N	N	N	N	N	N	N	BA	N	N	N	N	Y	Y	O
5. Manufacturing, assembling and/or processing of manufactured products	N	N	N	N	N	N	N	Y	N	BA	N	N	Y	Y	O
6. Laboratory for research and development work or establishment engaged in specialized manufacturing, and uses accessory thereto, provided that all activities shall be conducted within enclosed structures	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	O
7. Corporate headquarters or research center	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	O
8. Bakery plant	N	N	N	N	N	N	N	N	N	BA	N	N	Y	Y	O
9. Railroad yard and railway express service	N	N	N	N	N	N	N	N	N	Y	N	N	Y	Y	F
10. Truck terminal, motor freight terminal, warehousing	N	N	N	N	N	N	N	BA	N	N	N	N	Y	Y	O
11. Interstate truck terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	BA	O
12. Bus or railroad passenger terminal	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	B
13. Airport or heliport	N	N	N	N	N	N	N	CC	CC	N	N	CC	CC	CC	B
14. Other transportation service	N	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	N	B
15. Wholesale operation	N	N	N	N	N	N	N	Y	Y	Y	N	BA	Y	Y	F
16. Mini- or self-storage warehouse	N	N	N	N	N	N	N	BA	N	N	N	N	BA	BA	G

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES (cont'd)															
17. Open storage of raw materials, furnished goods or construction equipment and structures for storing such equipment, provided that it shall be screened from outside view and all entrances shall have a solid gate at least 6 feet in height	N	N	N	N	N	N	N	N	N	N	N	N	BA	BA	None
18. Junkyard, provided that it is enclosed by a 6-foot masonry wall with solid gates and no repair or storage is carried on outside such wall	N	N	N	N	N	N	N	N	N	N	N	N	BA	N	Z
19. Hazardous waste treatment, disposal and/or storage facility as defined under Massachusetts Department of Environmental Quality Engineering (Protection) Hazardous Waste Regulations 310 CMR 30.00 et seq. shall not be permitted as a sole and principal use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	—
20. Warehouse	N	N	N	N	N	N	N	BA	N	N	N	N	Y	Y	O
21. Data Center	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**N**

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
K. ACCESSORY USES															
1. Accessory apartment	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N	N	J
2. Accessory dwelling unit in a commercial or industrial area for a caretaker or resident employee	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	None
3. Home occupation	BA	BA	BA	BA	BA	BA	Y	Y	Y	N	N	N	N	N	D
4. Family day-care home, small	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
5. Family day-care home, large	~~BA~~**Y**	~~BA~~**Y**	~~BA~~**Y**	~~BA~~**Y**	~~BA~~**Y**	~~BA~~**Y**	~~BA~~**Y**	~~BA~~**Y**	~~BA~~**Y**	~~BA~~**Y**	~~N~~**Y**	~~BA~~**Y**	~~BA~~**Y**	~~BA~~**Y**	None
6. Adult day-care home	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	None
7. Accessory activities of corporate headquarters, research facility, office, utility company, printing operation, motor vehicle repair or service, but no outdoor storage	N	N	N	N	N	N	N	Y	Y	Y	N	Y	BA	Y	None
8. Accessory building such as a private garage, playhouse, greenhouse, toolshed or similar accessory structures, subject to provisions of Section 4.0	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None
9. Accessory swimming pool, subject to provisions of Section 4.0	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None
10. Accessory private garage for not more than 3 noncommercial motor vehicles and, except on a farm, not more than 2-ton rated or less in size commercial motor vehicle	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
11. Accessory storage of commercial vehicle, exceeding 24 feet in length or 2-ton rating	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	None
12. Accessory storage**, see section 3.2.2.2 a. and b. for limitations.** ~~of 1 trailer for/or 1 unregistered automobile or boat, provided such shall either be stored within a principal or accessory building or behind the building line within the side or rear yards and shall not be used for dwelling or sleeping purposes~~	~~N~~**Y**	~~N~~**Y**	~~N~~**Y**	~~N~~**Y**	~~N~~**Y**	~~N~~**Y**	Y	Y	Y	Y	Y	Y	Y	Y	None

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
K. ACCESSORY USES (cont'd)															
13. A trailer or mobile home for each contractor or subcontractor for temporary use on a construction site subject to Section 3.2.2.1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
14. Temporary mobile home subject to Section 3.2.2.3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	J
15. Wall, fence or similar man-made enclosure without the use of barbed or razor wire, provided that it be:															
A. Not more than 6 feet in height	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	None
B. Not more than 10 feet in height, provided that nonresidential use shall limit such enclosures to not more than 6 feet in height except by special permit	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	None
16. Up to 3 lodgers or boarders in an existing dwelling, provided that the exterior of the structure is not altered	N	N	N	N	BA	BA	Y	Y	Y	Y	N	N	N	N	M
17. Accessory telephone answering service, provided that there is no exterior alteration that would serve to change the character of the structure and it does not occupy more than 25% of the gross floor area	BA	BA	BA	BA	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
18. Accessory retail or wholesale business activity selling products produced in part or in whole on the premises, provided that such activity does not occupy more than 25% of the gross floor area	N	N	N	N	N	N	N	N	N	Y	N	BA	Y	Y	None
19. Accessory keeping of birds or animals as domestic pets, subject to approval by the Board of Health	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
20. Any accessory activities necessary in connection with scientific research or scientific development or related productions	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	Y	BA	BA	BA	None
21. (Reserved)															
22. Storage containers and structures,	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None

subject to compliance with § 3.2.4															

Notes to Use Table

A. With the exception of Interstate Route 495, no automobile service station shall be built within a 500-foot radius of the property line of an already existing automobile service station. On Interstate Route 495, no automobile service station shall be built within 500 feet of the property line of an already existing automobile service station on the same side of the highway.

B. Trailers shall be prohibited in any district, except as provided for in this item.

C. Access from any R ~~or S~~ Zoning District to an existing roadway which must pass through or into any other R ~~or S~~ Zoning or through any C ~~or I~~ District is permitted.

D. Access from any ~~I or~~ C Zoning District to an existing roadway which must pass through or into any other ~~I or~~ C Zoning District is permitted.

E. Access from any ~~I or~~ C Zoning District to an existing roadway which must pass through an R ~~or S~~ Zoning District may be permitted by a special permit issued by the Board of Appeals.

F. Over three coin-operated machines, as defined in Chapter 104 of the Code, in any establishment other than bars, clubs and bowling alleys and skating rinks, constitute an amusement arcade (under the general category of amusement facility) allowed only in CH, CG, BG, and BP [1] Zones throughout the City (except for the central business district as defined below where arcades shall not be allowed) which requires a special permit from the Board of Appeals. The sale and/or consumption of alcoholic beverages shall be prohibited in all amusement arcades. For the purpose of this section, the central business district is defined as that area enclosed by the following boundaries: Starting at the point of intersection of Mill Street and Ginty Boulevard southerly along the project center line of Mill Street to the Merrimack River floodwall; thence westerly along the floodwall to its intersection with the B & M railway line; thence northerly along the railway line to its intersection with the projected center line of Granite Street; thence northeasterly along the center lines of Granite Street and Locust Street to Walnut Street; thence southwesterly along the center line of Walnut Street to Bailey Boulevard; thence easterly along the center lines of Bailey Boulevard and Ginty Boulevard to the point of origin.

G. Unless specifically exempted by the Building Inspector because of exceptional architectural design and/or site considerations, new single- and two-family structures shall be designed so that the principal facade, i.e., that facade containing the principal entrance (front door), shall be basically parallel to the front lot line.

H. Once a principal facade has been established for any structure or building, whether existing or new, the area between such facade and the adjacent street or public approach to the structure or building shall not be built upon or used for an unattached building or structure in excess of 10 feet in height. This shall apply to the RU and RH Zoning areas only.

I. For all mixed use buildings, parking shall be provided cumulatively for each use in the building.

Event Permit

EVNT-26-23

Submitted On: Aug 5, 2026

Applicant

Kathy McCormick
978-521-0915
@ cmd323@comcast.net

Primary Location

1 RIVER RD
Haverhill, MA 01830

Organization Information

Organization
Rocks Village Memorial Association, Inc.

Organization Phone
978-521-0915

Organization Address
1 River Rd.

Organization City
Haverhill

Organization State
MA

Organization Zip
01830

Is the Organization Tax Exempt?
Yes

Is the Organization Non-Profit?
Yes

Is the Organization a House of Worship?
No

AUG 31 AM11:01
HAVCITYCLERK

Contact Information

Contact Name
Kathy McCormick

Contact Title
Board member

Contact Phone
978-521-0915

Contact Email
Sittingpretty@comcast.net

Contact Address
455 E. Broadway

Contact City
Haverhill

Contact State
MA

Contact Zip
01830

Property Owner Information

Property Owner Name
City of Haverhill Fire Dept.

Property Owner Phone
978-374-2312

Property Owner Address
4 Summer St

Property Owner City
Haverhill

Property Owner State
MA

Property Owner Zip
01830

Is the Applicant the Property Owner?
No

Event Information

Description of event

Art Show to coincide with Essex Heritage Trails and Sails on the 3 weekends 9/12-13, 9/19-20, 9/26-27

Type of Event

Exhibit

Event Date

09/12/2027

Event Location

1 River Rd.

is the Event on Bradford Common?

No

Is the Event on City Property?

Yes

Event Venue

Indoor

Number of Anticipated Attendees

15

Do attendees need to purchase a ticket to attend?

No

Is this event open to the public? Or private?

Public

Event Start Time

10 AM

Event End Time

5 PM

Will Food Be Served/Sold at the Event?

No

Are you planning to serve alcohol?

No

Any Helpful Comments about Food

--

Special Considerations (i.e. fireworks)

NA

Parking Information

Number of Parking Spaces Onsite

6

Have Off-site Parking Arrangements Been Made?

Yes

IF YES, Please Provide Details of Offsite Arrangements

Street parking is available

Are There Charges/Fees for Parking?

No

Sanitation Information

Number of Public Restrooms Available

0

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

Will be removed by event organizer

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true

The Rocks Village Memorial Association, Inc. in consideration of the permit granted by the City Council as requested hereby remises, releases and forever discharges the City of Haverhill, its respectful employees, agents and attorneys from all manner of actions, causes of actions, debts,, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries resulting from the same.

Licensee is solely responsible for the cost of any damage that occurs to public property or extraordinary expense necessary for the public safety as a result of the public event, exhibition, show or amusement. Licensee shall be responsible for the cost of any police or fire official(s) required by the City Council to be attendance at the event.

Cynthia Dauksewicz

Vice-President, Rocks Village Memorial Association, Inc.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: APR 04 2013

ROCKS VILLAGE MEMORIAL ASSOCIATION
INC
C/O CHRISTINE KWITCHOFF
14 COLBYS LANE
HAVERHILL, MA 01830-1828

Employer Identification Number:
37-1566641
DLN:
17053151330032
Contact Person:
SHEENA L BREWER ID# 31270
Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
May 23, 2012
Contribution Deductibility:
Yes
Addendum Applies:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Rocks Village Historic District Commission
One River Road
Haverhill, MA 01830

August 3, 2026

Haverhill City Hall
Four Summer Street
Haverhill, Massachusetts 01830

To Whom it May Concern:

As administrators of the Rocks Village Hand Tub House, the Rocks Village Historic District Commission has been made aware of an art show being organized by Kathy McCormick, a member of the Rocks Village Memorial Association (RVMA), in conjunction with the Trails and Sails event.

The Rocks Village Historic District Commission approves the Rocks Village Memorial Association's use of the Rocks Village Hand Tub House for this event on September 12-13, September 19-20, and September 26-27. The RVMA has indicated that it will be responsible for any damage to the facility or injuries occurring in connection with the event.

Should you have any questions, I can be reached at (617) 548-8243 or via email at sullivan01830@gmail.com. We are appreciative of the RVMA's efforts to bring the arts to Haverhill and support this opportunity to share art with the public.

Sincerely,

Patrick J. Sullivan

Patrick J. Sullivan
Rocks Village Historic District Commission

NEW BUSINESS BINDER

Insured Name:
Rocks Village Memorial Association Inc
59 WHARF LANE
HAVERHILL, MA 01830

Policy Period: 03/01/2026 - 03/01/2027

Binder Period: 03/01/2026 - policy issuance

Binder Creation Date: 2/17/2026

Policy Number: 08 KM 0856038-26

Policy Form:
PRIVATE CHOICE PREFERRED FOR NON PROFIT ORGANIZATIONS POLICY - PC00H90000 0323

Insuring Company:
HARTFORD FIRE INSURANCE CO., an **Admitted** Company

Underwriter Contact:
RICHARD CARTER
1-617-526-7762
RICHARD.CARTER@THEHARTFORD.COM

Broker Information:
KATHERINE FRAIN
A J GALLAGHER RISK MGMT SVCS LLC
470 ATLANTIC AVENUE
BOSTON, MA 02210
617-646-0252
KATHERINE_FRAIN@AJG.COM

Commission: 17.50%
Commission percentages shown are for direct commission only and do not include any applicable contingent commission or other forms of compensation.

THIS BINDER CONTAINS TIME-SENSITIVE REQUIREMENTS

*This is a temporary and conditional binder and is conditioned upon underwriter's **receipt, review and acceptance** of the additional underwriting information specified below.*

SUBJECTIVITIES

N/A

In addition to great coverage, The Hartford also provides policyholders access to valuable resources such as:

- The Hartford Cyber Center: A portal with access to resources, tools and information about cyber security.
- The Hartford First Responders: A panel of third-party cybersecurity services providers with deep cyber-attack and breach response experience.
- Hartford Help: A risk management portal for employment practices liability (EPL)
- The Jackson Lewis Help Line: Available for all EPL policyholders at 1-866-620-0014

The Buck's Got Your Back

Total Policy Premium: $507

☐ **Combined Aggregate Limit of Liability For All Liability Coverage Parts: NOT COVERED**

Additional Defense Options:

☒ Combined Additional Defense Limit for All Liability Coverage Parts: Uncapped

☐ Separate Additional Defense Limits by Liability Coverage Part:

- ☐ Directors, Officers and Entity Liability Coverage Part: NOT COVERED
- ☐ Employment Practices Liability Coverage Part: NOT COVERED
- ☐ Fiduciary Liability Coverage Part: NOT COVERED

Only those **Liability Coverage Parts** and Coverage Features that are designated with an "X" are included in this policy:

Private Choice Preferred for Non Profit Organizations Liability Coverage Part Elections	Limit(s) of Liability	Retention(s)	Prior and Pending Date(s)
☒ Non Profit Directors, Officers and Entity Liability Coverage Part	$1,000,000	Insured Person: $0 Entity Reimbursement $0	03/01/2017
☒ Entity Liability	$1,000,000 Sub-limit of Liability	$0	03/01/2017
☒ D&O Demand Costs	$500,000 Sub-limit of Liability	$0	03/01/2017
☒ Legal Services Wrongful Act	$1,000,000 Sub-limit of Liability	$0	03/01/2017
☒ Additional Limit of Liability for Claims Against Managers	$1,000,000 Additional Limit of Liability	$0	03/01/2017

Key

Limit of Liability: In the Aggregate for the Policy Period, inclusive of Claims Expenses, and excess of the Retention.
Retention: Each Claim inclusive of Claims Expenses

Limit of Insurance: In excess of the Retention.
Non-Liability Retention: Each loss with respect to Kidnap, Ransom & Extortion, and Each Occurrence with respect to Crime.

Statutory taxes, fees and/or guarantee fund taxes and other applicable state specific premium surcharges are separate and in addition to the indicated premium.

ADDITIONAL CONDITIONS

Optional Extended Reporting Period Coverage:
Duration: 12 months

POLICY BILLING INFORMATION

Payment Terms:
Within 30 days, and no later than 03/31/2026

Type: Direct Bill

Premium: 75% of Annual Premium

ENDORSEMENTS, EXCLUSIONS AND LIMITATIONS

FORM NUMBER	NAME
	COMMON TERMS, CONDITIONS AND LIMITATIONS
PC00H90200	Private Choice PreferredSM Policy - Non Profit Organizations Declarations
PC00H00300	Common Terms, Conditions and Limitations
PC00H03000	Acceptance of Others Application
HG00H12900	U.S. DEPARTMENT OF THE TREASURY, OFFICE OF FOREIGN ASSETS CONTROL ("OFAC")
HR00H09300	PRODUCER COMPENSATION NOTICE
PC00H90000	Private Choice PreferredSM Policy - Non Profit Directors, Officers and Entity Liability Coverage Part
	DIRECTORS, OFFICERS AND ENTITY LIABILITY COVERAGE PART
PC00M06200	RETIRED DIRECTORS/TRUSTEE LIABILITY COVERAGE EXTENSION (NON PROFIT DIRECTORS, OFFICERS AND ENTITY LIABILITY COVERAGE PART)
PC00H92900	Crisis Management Expense Coverage (Non Profit Directors, Officers and Entity Liability Coverage Part)
PC00H92300	Museum Endorsement (Non Profit Directors, Officers and Entity Liability Coverage Part)
	TERRORISM
HG00H15700 0722	DISCLOSURE/CAP ON LOSSES – TERRORISM RISK INSURANCE ACT

Note: Endorsement titles are used for ease of reference only. If you have questions regarding the scope of the above endorsements, please request a specimen copy using the corresponding form number above.

RICHARD CARTER
Underwriting Director

OTHER CONDITIONS

BASED UPON THE INFORMATION PROVIDED REGARDING THE ABOVE-CAPTIONED ACCOUNT, WE ARE PLEASED TO PROVIDE YOU WITH THE FOLLOWING TEMPORARY AND CONDITIONAL BINDER FOR INSURANCE ON BEHALF OF HARTFORD FIRE INSURANCE CO..

PLEASE NOTE THAT THIS INSURER IS ADMITTED TO PROVIDE THIS COVERAGE IN THE STATE OF MA. IT IS YOUR AGENCY'S/ BROKERAGE'S RESPONSIBILITY TO CONFORM WITH THE LAWS & REGULATIONS OF THE APPLICABLE JURISDICTION, INCLUDING, BUT NOT LIMITED TO, PAYMENT OF PREMIUM TAXES, PROCURING OF AFFIDAVITS AND COMPLIANCE WITH SURPLUS LINES LAWS, WHERE APPLICABLE.

PLEASE BE ADVISED IN THOSE JURISDICTIONS WHERE COUNTERSIGNATURE IS REQUIRED, THE HARTFORD WILL USE ITS DESIGNATED COUNTERSIGNATURE AGENT UNLESS YOU REQUEST AND RECEIVE AUTHORIZATION FROM THE HARTFORD FOR USE OF AN ALTERNATIVE COUNTERSIGNATURE AGENT. RESPONSIBILITY FOR FEES WILL BE BORNE BY YOU.

PLEASE BE ADVISED THAT IF PRIOR TO THE EFFECTIVE DATE OF THE POLICY PERIOD THERE IS: A) ANY MATERIAL CHANGE IN THE INFORMATION REQUESTED BY AND/OR SUBMITTED TO THE HARTFORD, OR B) ANY MATERIAL CHANGE IN THE HAZARD OR RISK CONTEMPLATED, THE APPLICANT MUST ADVISE THE HARTFORD IMMEDIATELY. THE HARTFORD FULLY RESERVES ITS RIGHTS WITH RESPECT TO THE ACCEPTANCE OR DENIAL OF THIS RISK IN THE EVENT OF ANY OF THE ABOVE. IN SUCH EVENT, THE HARTFORD ALSO FULLY RESERVES THE RIGHT TO ASSERT ANY DEFENSES AND TAKE ANY AND ALL ACTIONS APPROPRIATE AND ALLOWED UNDER STATE LAW, INCLUDING BUT NOT LIMITED TO VOIDING AB INITIO AND/OR CANCELING THIS TEMPORARY AND CONDITIONAL BINDER IF: A) ANY REQUIRED INFORMATION IS NOT RECEIVED, REVIEWED AND ACCEPTED BY THE HARTFORD; OR B) THERE IS ANY CLAIM MADE AGAINST ANY INSURED OR ANY NOTICE OF POTENTIAL CLAIM, OCCURRENCE, CIRCUMSTANCE OR WRONGFUL ACT GIVEN UNDER AN EXPIRING POLICY.

THIS BINDER PROVIDES ONLY A SUMMARY OF COVERAGE. THE TERMS AND CONDITIONS IN THE POLICY ISSUED WILL PREVAIL IN THE EVENT OF A CONFLICT. INSURANCE SPECIFICATIONS AND OTHER REQUESTS FOR COVERAGE THAT ARE NOT INCORPORATED IN THIS BINDER, OR THE POLICY, CONFER NO RIGHTS AND DO NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED. ALL OF THE TERMS, CONDITIONS AND OTHER REQUIREMENTS SET FORTH IN THIS BINDER MUST BE PRESENTED TO THE INSURED,

INCLUDING, WITHOUT LIMITATION, ANY TERRORISM DISCLOSURE NOTICE.

We appreciate the opportunity to provide your business solutions.

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17-1282 © June 2018 The Hartford

Named Insured and Address:	ROCKS VILLAGE MEMORIAL ASSOCIATION INC 59 WHARF LANE HAVERHILL, MA 01830
Effective Date of this Notice:	03/01/2026
Insurer:	HARTFORD FIRE INSURANCE CO.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DISCLOSURE/CAP ON LOSSES – TERRORISM RISK INSURANCE ACT

THIS ENDORSEMENT IS ATTACHED TO AND MADE PART OF YOUR POLICY IN RESPONSE TO THE DISCLOSURE REQUIREMENTS OF THE TERRORISM RISK INSURANCE ACT.

A. Disclosure of Premium

In accordance with the federal Terrorism Risk Insurance Act, as amended (TRIA), we are required to provide you with a notice disclosing the portion of your premium, if any, attributable to coverage for "certified acts of terrorism" under TRIA. The portion of your premium attributable to terrorism coverage is shown in this policy.

B. The following definition is added with respect to the provisions of this endorsement:

1. A "certified act of terrorism" means an act that is certified by the Secretary of the Treasury, in accordance with the provisions of TRIA, to be an act of terrorism under TRIA. The criteria contained in TRIA for a "certified act of terrorism" include the following:

   a. The act results in insured losses in excess of $5 million in the aggregate, attributable to all types of insurance subject to TRIA; and

   b. The act results in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of an United States mission; and

   c. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

C. Disclosure of Federal Share of Terrorism Losses

The United States Department of the Treasury will reimburse insurers for 80% of insured losses attributable to "certified acts of terrorism" under TRIA that exceeds the applicable insurer deductible. However, if aggregate industry insured losses attributable to "certified acts of terrorism" under TRIA), exceed $100 billion in a calendar year, the Treasury shall not make any payment for any portion of the amount of such losses that exceeds $100 billion. The United States government has not charged any premium for their participation in covering terrorism losses.

D. Cap on Insurer Liability for Terrorism Losses

If aggregate industry insured losses attributable to "certified acts of terrorism" under TRIA exceed $100 billion in a calendar year and we have met, or will meet, our insurer deductible under TRIA, we shall not be liable for the payment of any portion of the amount of such losses that exceed $100 billion. In such case, your coverage for terrorism losses may be reduced on a pro-rata basis in accordance with procedures established by the Treasury, based on its estimates of aggregate industry losses and our estimate that we will exceed our insurer deductible. In accordance with the Treasury's procedures, amounts paid for losses may be subject to further adjustments based on differences between actual losses and estimates.

E. Application of Other Exclusions

The terms and limitations of any terrorism exclusion, the inapplicability or omission of a terrorism exclusion, or the inclusion of terrorism coverage, do not serve to create coverage for any loss which would otherwise be excluded under this Coverage Form, Coverage Part or Policy, such as losses excluded by any pollution, pathogenic, nuclear hazard or war exclusions.

F. All other terms and conditions remain the same.

Hi Cindy,
Great speaking with you earlier. As mentioned previously. This is typically a General Liability normal request for GL policies when it comes to cities, landlords, vendors, event sponsors, etc.,

The Hartford would not name the City of Haverhill onto the D&O policy. This is because the Policy holder would be responsible for the city's wrongful acts.

Please let me know if you have any questions

Thank you,

Jared Monfort
Associate Broker Placement Specialist, Executive & Financial Risk Practice

Gallagher 300 Madison Ave, New York, NY 10017
D: : (212) 269-8102 | M: (212) 269-8102
Jared_Monfort@ajg.com | linkedin.com/in/jaredmonfort | AJG.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/28/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Eventsured Customer Service
Foresite Sports LLC DBA: Eventsured 3553 West Chester Pike #418 Newtown Square, PA 19073	PHONE (A/C, No, Ext): 888-882-5902 FAX (A/C, No): E-MAIL ADDRESS: info@eventsured.com
INSURED Rocks Village Memorial Association Kathy McCormick C/o Cindy Dauksewicz, 59 Wharf Lane Haverhill, MA 01830-1822	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** INSURER A : Houston Casualty Company / 42374 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** TM558269 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC	Y	Y	H25SE00172/TM558269	09/18/2026 12:01AM	10/07/2026 2:01AM	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG DEDUCTIBLE	$ 1,000,000 $ 100,000 $ 1,000 $ 1,000,000 $ 1,000,000 $ 1,000,000 $ 0
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

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

Additional Insureds must be venue managers or municipalities and are added with respect to our insureds operations only. Waiver of Subrogation (WOS) and Primary & Non-Contributory (PNC) wording applies only when coverage is purchased by the insured, required by written contract and as indicated below. This coverage is with respect to the Art Exhibit/Show to be held on 09/18/2026 - 10/06/2026 with 100 attendees at Hand Tub House 1 River Rd Haverhill, MA 01830-1822. Additional Insureds include: Hand Tub House 1 River Rd Haverhill, MA 01830-1822; City of Haverhill (WOS & PNC selected).

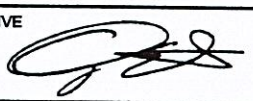
CERTIFICATE HOLDER

Rocks Village Memorial Association
C/o Cindy Dauksewicz
59 Wharf Lane
Haverhill,MA 01830

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Event Permit

EVNT-26-25

Submitted On: Aug 13, 2026

Applicant

Jennifer Silva
9786217188
jenniferjonessilva36@gmail.com

Primary Location

727 SOUTH MAIN ST
Bradford, MA 01835

SEP 10 AM10:28
HAVCITYCLERK

Organization Information

Organization

Fresh Start Brew Co. DBA Aroma Joe's

Organization Phone

978-621-7188

Organization Address

727 S. Main St, (PO BOX 8016)

Organization City

Haverhill

Organization State

MA

Organization Zip

03873

Is the Organization Tax Exempt?

No

Is the Organization Non-Profit?

No

Is the Organization a House of Worship?

No

Contact Information

Contact Name

Jennifer Silva

Contact Title

Owner/Manager

Contact Phone

978-621-7188

Contact Email

jenniferjonessilva36@gmail.com

Contact Address

36 Hampstead Rd

Contact City

Sandown

Contact State

NH

Contact Zip

03873

Property Owner Information

Property Owner Name

Academy INC

Property Owner Phone

603-490-8719

Property Owner Address

725 S. Main St

Property Owner City

MA

Property Owner State

Ma

Property Owner Zip

01835

Is the Applicant the Property Owner?

--

Event Information

Description of event

Free Fall Event for all- Costumes, Pumkpin decoating contest, FREE DRINKS AJF VAN, face painting, activites inside, Haverhill Fire Truck, Police- candy etc (Hunking School,

Type of Event

Other

IF OTHER, Please Specify

see above

Event Date

10/30/2026

Event Location

727 S. Main St, in the buliding & parking lot

is the Event on Bradford Common?

No

Is the Event on City Property?

No

Event Venue

Outdoor

Number of Anticipated Attendees

200

Do attendees need to purchase a ticket to attend?

No

Is this event open to the public? Or private?

Public

Event Start Time

3:30

Event End Time

8:00

Will Food Be Served/Sold at the Event?

Yes

IF YES TO FOOD, By What Means?

Other

IF OTHER FOOD, Please Explain

Store location

IF YES To FOOD, How Will it be Cooked?

Other

IF OTHER COOKING, Please Explain

store location

Are you planning to serve alcohol?

No

Any Helpful Comments about Food

Drinks, candy, snacks will be served from Store, and AJF (Drink/Food Van)

Special Considerations (i.e. fireworks)

hay bales, & pumkpins set up in parking lot, music in parking lot, by Van speakers

Parking Information

Number of Parking Spaces Onsite

160

Have Off-site Parking Arrangements Been Made?

No

Are There Charges/Fees for Parking?

No

Sanitation Information

Number of Public Restrooms Available

10

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

dumpsters on site

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true

City of Haverhill, MA

September 10, 2026

City Clerk Approval

Record No.**EVNT-26-25**

Status Completed

Type Approval

Assignee Kaitlin Wright Esposito

Became Active August 13, 2026

Due Date None

Record No: EVNT-26-25

Event Permit

Status: Active

Submitted On: 8/13/2026

Primary Location

727 SOUTH MAIN ST
Bradford, MA 01835

Owner

ACADEMY INC
P.O. BOX 5068 BRADFORD, MA 01835

Applicant

Jennifer Silva
978-621-7188
jenniferjonessilva36@gmail.com
36 Hampstead Rd
Sandown, NH 03873

Messages

Kaitlin Wright Esposito September 9, 2026 at 3:22 pm

Received, thank you.

Jennifer Silva September 9, 2026 at 3:09 pm

added Insurance dec page & liability release 9/9/2026

Kaitlin Wright Esposito September 9, 2026 at 2:18 pm

Hi Jennifer, yes, an event permit is still needed.

@Mark Tolman @Katie Langlois Mark and Katie, can one of you link to Jennifer what food permit she will need, as well? Thank you!

Jennifer Silva September 8, 2026 at 3:54 pm

Hi, We are working on this- however spoke to Mark Tolman and this application I believe was going to be changed to an annual food truck type permit? Do I need to apply for that separately? I can send over the indemnity agreement- however, with the even being on private property and the Food Truck permit will it still be needed?

Kaitlin Wright Esposito September 8, 2026 at 1:54 pm

Jennifer, what is the status of this?

Kaitlin Wright Esposito August 31, 2026 at 9:55 am

Jennifer - following up:

Please contact your insurance company to obtain a certificate of insurance cover page that lists the City of Haverhill as additionally insured. Further, please upload a general release and indemnity agreement with the following wording:

In consideration of a permit granted by the Haverhill City Council as requested herein, NAME OF ORGANIZATION hereby remises, releases and forever discharges the City of Haverhill, its respective employees, agents and attorneys from all manner of actions, causes of actions, debts, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries resulting from the same.

Please have a corporate officer sign the general release and indemnity agreement.

If you have any contracts for this event, please upload those, as well.

Kaitlin Wright Esposito August 14, 2026 at 8:33 am

Jennifer, please contact your insurance company to obtain a certificate of insurance cover page that lists the City of Haverhill as additionally insured. Further, please upload a general release and indemnity agreement with the following wording:

In consideration of a permit granted by the Haverhill City Council as requested herein, NAME OF ORGANIZATION hereby remises, releases and forever discharges the City of Haverhill, its respective employees, agents and attorneys from all manner of actions, causes of actions, debts, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries resulting from the same.

Please have a corporate officer sign the general release and indemnity agreement.

If you have any contracts for this event, please upload those, as well.

City of Haverhill, MA

September 10, 2026

Building Inspector Approval

Record No.**EVNT-26-25**

Status Completed

Type Approval

Assignee Tom Bridgewater

Became Active August 31, 2026

Due Date None

Record No: EVNT-26-25

Event Permit

Status: Active

Submitted On: 8/13/2026

Primary Location

727 SOUTH MAIN ST
Bradford, MA 01835

Owner

ACADEMY INC
P.O. BOX 5068 BRADFORD, MA 01835

Applicant

Jennifer Silva
978-621-7188
jenniferjonessilva36@gmail.com
36 Hampstead Rd
Sandown, NH 03873

Messages

No comments yet.

City of Haverhill, MA

September 10, 2026

Fire Inspector Approval

Record No.**EVNT-26-25**

Status Completed

Type Approval

Assignee Justin Borden

Became Active August 31, 2026

Due Date None

Record No: EVNT-26-25

Event Permit

Status: Active

Submitted On: 8/13/2026

Primary Location

727 SOUTH MAIN ST
Bradford, MA 01835

Owner

ACADEMY INC
P.O. BOX 5068 BRADFORD, MA 01835

Applicant

Jennifer Silva
978-621-7188
jenniferjonessilva36@gmail.com
36 Hampstead Rd
Sandown, NH 03873

Messages

Justin Borden September 9, 2026 at 11:18 am

Very good, thank you Jennifer. From the fire side, we want to make sure that we can get a truck in and out of the lot if needed, not just for your event, but for the bowling alley if we should have a call there during your event.

You can contact me directly at 978-373-8460 to schedule a truck(s) for the "Touch-A-Truck" part of the event. Or email me at jkborden@haverhillfire.com

Jennifer Silva September 8, 2026 at 4:11 pm

we are only serving drinks from a "Drink Van" no food or cooking outdoors (we spoke to Health Dept. and will pull an annual food truck permit - hay bays will only be used to display pumpkins (painted or illuminated by small battery operated led tea lights). I do not have a diagram- but had spoken to Lt. Kevin Lynch about having him help with this.

Justin Borden September 8, 2026 at 3:47 pm

Just to confirm, no cooking or heaters are going to be set up outdoors in the parking lot, or near the hay bales?

Also, do you have a diagram of the proposed set up and how it will impact movement through the parking lot and/or parking spaces?

City of Haverhill, MA

September 10, 2026

Health Inspector Approval

Record No.**EVNT-26-25**

Status Completed

Became Active August 31, 2026

Type Approval

Due Date None

Assignee Mark Tolman

Record No: EVNT-26-25

Event Permit

Status: Active

Submitted On: 8/13/2026

Primary Location

727 SOUTH MAIN ST
Bradford, MA 01835

Owner

ACADEMY INC
P.O. BOX 5068 BRADFORD, MA 01835

Applicant

Jennifer Silva
978-621-7188
jenniferjonessilva36@gmail.com
36 Hampstead Rd
Sandown, NH 03873

Messages

Mark Tolman September 9, 2026 at 3:31 pm

No temporary food permit required Setting up outside the store.

Katie Langlois Internal September 9, 2026 at 2:19 pm

Temp food permit?

City of Haverhill, MA

September 10, 2026

Police Department Approval

Record No.**EVNT-26-25**

Status Completed

Became Active August 31, 2026

Type Approval

Due Date None

Assignee Kevin Lynch

Record No: EVNT-26-25

Event Permit

Status: Active

Submitted On: 8/13/2026

Primary Location

727 SOUTH MAIN ST
Bradford, MA 01835

Owner

ACADEMY INC
P.O. BOX 5068 BRADFORD, MA 01835

Applicant

Jennifer Silva
978-621-7188
jenniferjonessilva36@gmail.com
36 Hampstead Rd
Sandown, NH 03873

Messages

No comments yet.

City of Haverhill, MA

September 10, 2026

Public Works Director Approval

Record No.**EVNT-26-25**

Status Completed

Type Approval

Assignee Robert Kimball

Became Active August 31, 2026

Due Date None

Record No: EVNT-26-25

Event Permit

Status: Active

Submitted On: 8/13/2026

Primary Location

727 SOUTH MAIN ST
Bradford, MA 01835

Owner

ACADEMY INC
P.O. BOX 5068 BRADFORD, MA 01835

Applicant

Jennifer Silva
978-621-7188
jenniferjonessilva36@gmail.com
36 Hampstead Rd
Sandown, NH 03873

Messages

No comments yet.

City of Haverhill, MA

September 10, 2026

City Council Approval

Record No.**EVNT-26-25**

Status Active

Became Active September 9, 2026

Type Approval

Due Date None

Assignee Natalia Hernandez

Record No: EVNT-26-25

Event Permit

Status: Active

Submitted On: 8/13/2026

Primary Location

727 SOUTH MAIN ST
Bradford, MA 01835

Owner

ACADEMY INC
P.O. BOX 5068 BRADFORD, MA 01835

Applicant

Jennifer Silva
978-621-7188
jenniferjonessilva36@gmail.com
36 Hampstead Rd
Sandown, NH 03873

Messages

Kaitlin Wright Esposito September 9, 2026 at 3:32 pm

@Natalia Hernandez please print all relevant documents and approvals for council agenda.

Will be heard before Council on September 15th.

The Hanover Insurance Group

December 29, 2025

FRESH START BREW COMPANY, LLC
36 HAMPSTEAD RD
SANDOWN, NH 03873-2413

Re: Policy Type: Hanover Business Owner's Advantage
Policy Number: **Z2E J645469 02**

Dear policyholder:

On behalf of your insurance agent, and all of the employees of The Hanover, thank you for your business and the trust you place in us.

Enclosed is your renewal for the above policy. Please review it carefully, to be certain the coverage satisfies your current business insurance needs. If there are any changes to your business, you require more coverage, or you notice any discrepancies, you can reach us at **203-389-2156**.

We're very proud to be able to serve you.

Sincerely,

The Hanover Insurance Group

THIS NOTICE IS PROVIDED IN RESPONSE TO THE DISCLOSURE REQUIREMENTS OF THE TERRORISM RISK INSURANCE ACT. THIS NOTICE DOES NOT GRANT COVERAGE OR CHANGE THE TERMS AND CONDITIONS OF COVERAGE UNDER THE POLICY. IF THERE IS A CONFLICT BETWEEN THIS NOTICE AND THE POLICY, THE PROVISIONS OF THE POLICY SHALL APPLY.

DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT

SCHEDULE

DISCLOSURE OF PREMIUM	
Total Terrorism Premium	$59
Fire Following Premium	$
Other than Fire Following Premium	$59

Disclosure of Terrorism Coverage Available

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from "acts of terrorism" defined in Section 102(1) of the Act as follows:

> Any act or acts that are certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security and the Attorney General of the United States, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States' government by coercion.

The premium charged for this coverage is provided in the **SCHEDULE** above and does not include any charges for the portion of loss that may be covered by the Federal Government as described below. This premium has been added to your policy and unless this form is signed and returned to us to reject terrorism coverage, coverage for Certified Acts of Terrorism is provided by your policy.

Your policy may contain other exclusions which could affect your coverage, such as an exclusion for Nuclear Events or Pollution. **Please read your policy carefully**.

Note for Commercial Property or Commercial Inland Marine Policyholders in Standard Fire States: (CA, GA, IL, IO, ME, MO, NY, NC, OR, WA, WV, WI)

In your state, a terrorism exclusion makes an exception for (and therefore provides coverage for) fire losses resulting from an act of terrorism. If you reject the offer of terrorism coverage in this form, therefore, that rejection does not apply to fire losses resulting from an act of terrorism. Coverage for such fire losses will be provided in your policy. The additional premium just for such fire coverage is shown in the **SCHEDULE** above.

Disclosure of Federal Participation in Payment of Terrorism Losses

The United States government through the Department of the Treasury may pay a share of terrorism losses insured under the federal program under a formula set forth in the Act. Under this formula, the United States government generally reimburses the following percentage of covered terrorism loss which exceeds the statutorily established deductible paid by the insurance company providing the coverage: 85% through 2015; 84% beginning on January 1, 2016; 83% beginning on January 1, 2017; 82% beginning on January 1, 2018; 81% beginning on January 1, 2019; and 80% beginning on January 1, 2020. However, if aggregate insured losses attributable to terrorist acts certified under the Act exceed $100 billion in a calendar year, the Treasury shall not make any payment for any portion of the amount of such losses that exceeds $100 billion.

 Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Insured Copy

Cap on Insurer Participation in Payment of Terrorism Losses

If the aggregate of insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed $100 billion dollars in a calendar year and we have met our insurer deductible under the Act, we will not be liable for the payment of any portion of the amount of such losses that exceeds $100 billion dollars. In such case, insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

REJECTION OF TERRORISM INSURANCE COVERAGE*

____ I decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism, and that an exclusion for such losses will be added to my policy.

	Allmerica Financial Benefit Insurance Co
Applicant/Policyholder Signature	Insurance Company
	Z2E J645469 02
Print Name	Quote or Policy Number
Date	

*If this policy is a renewal and:

a. You have previously submitted a signed Rejection, you are not required to submit an additional Rejection at this time; or
b. You have previously accepted coverage and now wish to reject, you are required to complete and sign the Rejection of Terrorism Insurance Coverage above.

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Insured Copy

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/09/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners Northeast, LLC- L.H. Brenner, Inc. 1412 Whalley Ave. New Haven CT 06515	**CONTACT NAME:** Johnna Perrelli **PHONE (A/C, No, Ext):** (800) 894-1760 **FAX (A/C, No):** (203) 397-9497 **E-MAIL ADDRESS:** Johnna.Perrelli@assuredpartners.com
INSURED Fresh Start Brew Company, LLC 36 Hampstead Rd Sandown NH 03873-2413	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Allmerica Fin Benefit Ins Co / 41840 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** CL2651527673 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		Z2EJ645469	03/04/2026	03/04/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Additional Insured -	$ 2,000,000 $ 1,000,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			Z2EJ645469	03/04/2026	03/04/2027	~~COMBINED~~ SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

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

The certificate holder Is listed as an additional insured if required by written contract with the insured executed prior to a loss, per the coverages, exclusions, terms and conditions of the policy contract.

CERTIFICATE HOLDER

City of Haverhill
4 Summer Street
Haverhill MA 01830

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Aroma Joe's®

COFFEE & ENERGY DRINKS

Fresh Start Brew Company, LLC

DBA Aroma Joe's

727 S. Main St, (PO Box 8016) Haverhill, Ma 01835

Store (978)914-7388

In consideration of a permit granted by the Haverhill City Council as requested herein, Fresh Start Brew Company LLC DBA Aroma Joe's hereby remises, releases and forever discharges the City of Haverhill, its respective employees, agents and attorneys from all manner of actions, causes of actions, debts, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries resulting from the same.

September 9th, 2026 Owner Jennifer Silva

Event Permit

EVNT-26-27

Submitted On: Aug 23, 2026

Applicant

Devon Allen
978-518-0128
@ thevintagebazaar@live.com

Primary Location

140 WILLOW AVE
Bradford, MA 01835

Organization Information

Organization
Vintage Bazaar New England

Organization Phone
978-518-0128

Organization Address
12 Heath Rd

Organization City
Merrimac

Organization State
MA

Organization Zip
01860

Is the Organization Tax Exempt?
No

Is the Organization Non-Profit?
No

Is the Organization a House of Worship?
No

AUG 31 AM11:05
HAVCITYCLERK

Contact Information

Contact Name
Devon Allen

Contact Title
Founder/Director

Contact Phone
978-518-0128

Contact Email
thevintagebazaar@live.com

Contact Address
12 Heath Rd

Contact City
Merrimac

Contact State
MA

Contact Zip
01860

Property Owner Information

Property Owner Name
Charles Davidowicz

Property Owner Phone
978-360-3241

Property Owner Address
140 Willow Ave

Property Owner City
Bradford

Property Owner State
MA

Property Owner Zip
01835

Is the Applicant the Property Owner?
--

Event Information

Description of event

Vintage Bazaar Fall Festival at Crescent Farm - a vintage and craft show with live music and food. Dates are Saturday October 3 from 8:30am to 4pm and Sunday October 4 from 10am to 3pm. Like last year's Vintage Bazaar at Crescent Farm -- the entrance point will be at 234 Willow Ave and exit point will be at 140 Willow Ave (next to the Crescent Farmstand).

Type of Event

Festival

Event Date

10/03/2026

Event Location

Crescent Farm

is the Event on Bradford Common?

No

Is the Event on City Property?

No

Event Venue

Outdoor

Number of Anticipated Attendees

2500

Do attendees need to purchase a ticket to attend?

Yes

Is this event open to the public? Or private?

Public

Event Start Time

8:30am

Event End Time

3pm

Will Food Be Served/Sold at the Event?

Yes

IF YES TO FOOD, By What Means?

Food Trucks

IF YES To FOOD, How Will it be Cooked?

Truck Stoves/Grills

Are you planning to serve alcohol?

Yes

Any Helpful Comments about Food

All of our food trucks/trailers will obtain all the proper Temporary Food Permits (as they have done for previous Vintage Bazaars in Haverhill, MA - since 2022).

Special Considerations (i.e. fireworks)

Please note this is a 2 DAY EVENT on October 3 & 4. We will coordinate police and fire details as we have done in the past.

Parking Information

Number of Parking Spaces Onsite

1200

Have Off-site Parking Arrangements Been Made?

Yes

IF YES, Please Provide Details of Offsite Arrangements

All parking is OFF-STREET parking. There will be no parking on Willow Ave or any other roads.

Are There Charges/Fees for Parking?

No

Sanitation Information

Number of Public Restrooms Available

Type of Toilets

18 Portable

Please Describe Plans for Solid Waste Disposal & Recycling

We will use portable restrooms, hand wash stations and 30 yd dumpster.

IF PORTABLE TOILETS, Who is the Vendor?

CLEAN RESTROOMS

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true

Vintage Bazaar New England

Venue: Crescent Farm
230 Willow Ave
Haverhill, MA

thevintagebazaar@live.com

~ 2026 ~ Vendor Application October 3 & 4 Fall Edition

Vendor Rates

10x10 space: $350
20x10 space: $675
30x10 space: $975
20x20 space: $1200

Larger Spaces Are Available. Upon Request

*Application Deadline: September 3rd

*Apply Early to Ensure your Application is Considered. Many of our Vendor Categories Fill Quickly. We may be Full By September 3rd.

Group Tent Info

Want to be a vendor but don't want to bring a tent OR rent a tent? You are in LUCK! Join our Group Tent. These are large tents, broken out into 10x10 and 20x10 booths. Limited Space Available!

10x10 Space = $485 20x10 Space = $890

Be in the Know

- Applications will be reviewed promptly. Applicants will be notified of their acceptance by or before **SEPTMEBER 3rd**. Vendors not accepted will be notified and payment will be returned.
- New Vendors **MUST** submit photos or web links showing their work and/or booth display.
- **FULL PAYMENTS** must be submitted with application to be considered or to reserve your space.
- Space Requests — First Come, First Serve!
- See page 2 and 3 for our vendor set-up & breakdown times and our cancellation policy.
- VENDOR PAYMENTS: we accept Venmo & Paypal. Check payments may be allowed upon request.

Apply Here & Return to Sender

Name: _____

Business Name: _____

Address: _____ Zip: _____

Phone: _____ Email: _____

Website: _____

Product Description: _____

Payment Type:

☐ Venmo: @Devon-Chouinard (Verify Code: 0128)

☐ PayPal: @Heirloommarketing@outlook.com

IMPORTANT:
When paying via venmo or paypal, please be sure to include your full name, business name & which Bazaar you are applying for. EX: Jane Smith. ABC Gifts. OCT 2026.

Please sign to confirm vendor contract, rules & event terms on Page 2 & 3

Signature _____ Date _____

Make Your Selections

☐ 10x10 space: $350
☐ 20x10 space: $675
☐ 30x10 space: $ 975
☐ Group/Other: _____

_____

- 2 WAYS TO APPLY -

EMAIL APPLICATION TO:
thevintagebazaar@live.com

TEXT APPLICATION TO:
SNAP A PHOTO OR SCREENSHOT AND TEXT TO
978-518-0128

The Fine Print

Rules & Regulations:

Vendor acknowledges receipt of Vintage Bazaar New England's Information, Rules and Regulations. Vendor agrees to read and abide by the Rules and Regulations and any subsequent amendments to the Rules & Regulations posted via email and/or the VBNE Vendor Facebook page. Failure to comply with the Rules and Regulations is a material breach of this Agreement and will result in the immediate revocation of any space in favor of another seller.

Compliance with Laws & Hold Harmless:

Vendor agrees to comply with all Federal, State, and Local laws, rules, regulations, and ordinances. Vendor agrees to conduct activities at the Vintage Bazaar so as not to endanger any person or damage any property. The Vendor also agrees to forever indemnify, save, defend and hold Vintage Bazaar New England, Devon Chouinard, Heirloom Marketing, Crescent Farm, Charles Davidowicz, City of Haverhill, MA and it's departments— such as City of Haverhill Fire and Police Department, Health Dept. etc. In addition all affiliated agents, officials, representatives, beneficiaries, employees, interns, and volunteers harmless from and against any and all claims, damages, injuries, liabilities, losses, suits, costs and expenses (including attorney fees) for anything and everything whatsoever arising from or out of Vendor's participation at Vintage Bazaar New England at Crescent Farm in Haverhill and/or any other event promoted by Vintage Bazaar New England.

Contract:

Vendor exercises any rights under this agreement at the Vendor's own risk and voluntarily assumes all risks attendant to such use, including without, limitation, the risk of property damage and personal injury or death to the Vendor, to any of the Vendors officials, agents, representatives, employees, or volunteers.

NOTE: ***By signing page 1 of this application, Vendor agrees to all rules & terms of this contract indicated on pages 1-3.***

Seller Cancellations & No Shows:

Vendor cancellations must contact Devon Chouinard. Email thevintagebazaar@live.com or via call/text to 978.518.0128 by or before SEPTEMBER 4th. These cancellations will receive a CREDIT for an additional bazaar of the seller's choice. *Refunds will not be given for any reason*. Cancellations after SEPTEMBER 4th will not receive a credit or a refund. No shows will forfeit their opportunity to sell at future shows. Rain or Shine Event. No Rain Checks. Early breakdown is strictly prohibited and will result in being banned from future Vintage Bazaar plus at $150 FINE (due within 10 days after the show).

Protection of Property & Show Policy:

Vintage Bazaar New England and it's associates assumes no responsibility or liability whatsoever to ensure the Vendors property from damage, theft, fire, malicious mischief, accident, wind, rain or other. Devon Chouinard, Brian Mulvany, Heirloom Marketing, Crescent Farm, Vintage Bazaar NE employees, venue landlords/employees, volunteers, officials, etc are neither responsible nor liable for any damages, theft, fire, malicious mischief, accident, wind, rain, or other that may occur to or related to the Seller. IMPORTANT NOTE: IF VINTAGE BAZAAR IS CANCELLED FOR ANY REASON (For example but not limited to: Weather Related, Health/Safety Reasons, Pandemics, Natural Disasters, Town/State Restrictions, Personal Emergencies or any other) THERE ARE NO REFUNDS and CREDITS ONLY will be issued. CREDITS MUST BE USED WITHIN 1 YEAR. VBNE reserves the right to cancel a vendor contract for any reason they deem as inappropriate behavior or as vendor negligence without a refund or credit issued. Vintage Bazaar reserves the right to switch venues within a 50 mile radius of Exeter, NH at anytime, without justification and at any time prior. In the event of a venue switch, Vintage Bazaar will only offer a credit and no refunds. Vintage Bazaar reserves the right to change showdates and bazaar hours and vendor set-up times at anytime. In the event of the date change, vendors that can no longer participate will receive a full credit (to be used in one year), no refunds will be issued. By signing this contract, you are agreeing to all of the above.

Sales Tax: Reporting of a vendor's sales and obtaining TAX ID numbers is the sole responsibility of each vendor. VBNE is not involved nor gives advice on taxes.

* Show Info *

Show Hours: October 3 & 4

Saturday Show Hours: 830am-4pm

Sunday Show Hours: 10am-3pm

Vendor Set-Up Times:

Thursday October 1st 9am to 6pm

Friday October 2nd : 9am to 6pm

Vendor Check-in Closes promptly at 5pm each day! You must arrive by 5pm during Set-up Days. All Vendors must be set-up by or Before 6pm on Friday 10/2.

NO Vendor Set-up Hours on Saturday.

NO Exceptions. RAIN or SHINE!

Vendor Breakdown Times:

Sunday 3pm to 7pm. Monday 8am to 1pm. No later. Please Plan Accordingly.

Show Gates will open at 3pm on Sunday to allow for Vendors to pack up. Early breakdown is not allowed.

Sharing Space(s):

Up to 2 approved vendors may share a single space. Each Vendor must submit an application. 3+ Vendors may share larger spaces (Inquire for more details).

Vendor Parking:

During show Days, All vendor vehicles MUST be parked in our Vendor Parking Area. Subject to Towing if not Followed.

Spaces & Assignments:

Spaces are First come. First Serve until Vendor Category is full. Vendor Space requests are taken into consideration but not Guaranteed.

Contact Us:

Devon Chouinard
Text: 978-518-0128
thevintagebazaar@live.com

Venmo: Devon-Chouinard

PayPal: HeirloomMarketing@Outlook.com

RECAP OF BAZAAR DETAILS

ABOUT VBNE - FALL EDITION: Our popular Vintage Bazaar—FALL FESTIVAL will be returning to Crescent Farm in Haverhill, MA again! We are excited to host our 15th bazaar year at this quintessential New England farm. This show is completely outside (rain or shine). Vendors may bring their own tents, rent tents or join our "group" tent. Thoughtfully curated booth displays are expected and draw in more customers. We encourage our vendors to get creative with their set-ups. Bazaar attendees and press travel far and wide to be inspired by our vendors (and SHOP)....this is an opportunity to WOW our bazaar buds and show them what makes us all special!

SHOW HOURS:

Saturday, OCTOBER 3rd—8:30am to 4pm

Sunday, OCTOBER 4th —10am to 3pm

Notes: Our EARLY BIRD Hours are SATURDAY ONLY from 8:30am to 10am. General Admission begins at 10am on both days.

VENDOR CHECK-IN, SET-UP & BREAKDOWN: ***Vendor Check-In Hours are Thursday & Friday from 9am to 5pm. Once a vendor "checks in" they may continue setting up until 6pm (Or until dark). You must arrive to check-in by or before 5pm.*** All vendors must participate both Saturday and Sunday. During Vendor Check-In our Bazaar Staff will show vendors to their space(s). Please note: We do not provide dollies, carts or wagons - vendors are allowed to bring their own. ***Vendor Breakdown is October 4h from 3pm to 8pm and October 5th from 8am to 1pm.*** All vendors must be packed up and leaving the venue space by 1pm...unless other arrangements have been made and approved by VBNE (ahead of time).

IMPORTANT TENT/BOOTH SETUP INFO—All vendors must properly stake and/or weight their tent(s). VBNE is not responsible for staking/weighing down tents. VBNE is not responsible of any damages OR injuries that may occur from tents (regardless if weighted/staked). Vendors are responsible for any damages and injuries caused by their tents. Vendor space boundaries must be obeyed by. We allocate approx. 2 ft of extra space in front of each vendors booth. We follow all fire/emergency/health codes. If these rules change, you will be notified.

****TENT REQUIREMENTS:**** ***ALL VENDOR TENTS MUST BE WHITE. If you do not have a white tent, please reach out to us and we may have other options for you to consider.** ALSO: Due to previous weather experiences, we no longer allow sunshade style tents (for example: Ozark Trail and similar brands). We recommend the following pop-style tent brands: EZUP and ABC Canopy and other like brands. These are more expensive but they hold up much better and are often a much safer option.

VENDOR ARRIVAL & PARKING: All vendor vehicles must be in the designated vendor parking area by 7am on Saturday 10/3 and by 9:00am on 10/4. This gives our parking staff time to set-up before we open each day and ensures safety of arriving customers. Vehicles not in vendor parking by the times listed— may be subject to towing at their expense. PLEASE arrive to the Bazaar at least a hour before the bazaar begins. If you are not able to arrive on time, you must text Devon Chouinard and let her know.

CARRY IN - CARRY OUT: We have a strict Carry In–Carry Out Policy. All vendors MUST remove their own trash and unwanted items from the venue during breakdown. Items must be hauled away by the vendor . We have an onsite dumpster that can be used as well. Please do not leave piles of trash in your booth. If your tent breaks, please bring it home with you—do not use the dumpster. Dumpster is to be used for trash and smaller items. Not for discarded furniture and such. We have "eyes" on our dumpsters, so please follow the rules. Those that do not, they will not be invited back as vendor.

IMPORTANT JOIN OUR "VBNE VENDOR" GROUP ON FACEBOOK.

Once you have been accepted as a vendor—please join our vendor group. This is a private group where we post important show updates, reminders, tips and ideas. It is important that you join this group—as this is how we spread news to all our vendors before/during/after the show. Please follow the link below. If you are not accepted into the group with 24 hrs, please DM us or email us.

www.facebook.com/groups/vbnevendors

PAYMENT DETAILS

We currently accept VENMO and PAYPAL for vendor booth payments. Below you will find the QR codes and links to our Venmo/Paypal.

IMPORTANT: when making your payments, please be sure to include the following in the NOTES section of Venmo or Paypal. This better helps us match your payment to your application.

Please include the following:

- **FIRST & LAST NAME**
- **BUSINESS NAME**
- **BOOTH SIZE**
- **WHICH BAZAAR YOU ARE PAYING FOR**

For example: Jane Smith | ABC VINTAGE | 20x10 | JUNE BAZAAR 2026

VENMO QR CODE:

Devon Chouinard

@Devon-Chouinard

venmo

PAYPAL QR CODE & LINK: ***https://www.paypal.me/heirloommarketing***

INDEMNIFICATION AGREEMENT

Vintage Bazaar New England, Crescent Farm and City of Haverhill, MA

Location: Crescent Farm 140 Willow Ave & 230 Willow Ave Haverhill MA

Dates: October 3rd & 4th 2026

This Indemnity Agreement made as of this 20 day of August, 2025 (the execution date) between Vintage Bazaar New England and City of Haverhill, Massachusetts.

The above organization (Vintage Bazaar New England) in consideration of the permit granted by the City Council of Haverhill as above requested hereby remises, releases and forever discharges the City of Haverhill, it's respectful employees, agents and attorneys from all manner of actions, causes of action, debts, dues, claims and demands both in law and in equity, more especially any and all claims as the result of issuance of this permit or use of any City Property, including but not limited to, property damage and personal injuries resulting from the same.

Licensee is solely responsible for the cost of any damage that occurs to public property or extraordinary expense necessary for the public safety as a result of the public event, exhibition, show or amuse. Licensee shall be responsible for the cost of any police or fire official(s) required by the City Council to be attendance at the event.

Date: 8/20/2026

Devon Allen

Devon Allen (Founder/Director at Vintage Bazaar New England)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Joseph Guerrero
DOXA Programs, LLC DBA R.V. Nuccio & Associates Insurance Brokers 10148 Riverside Drive Toluca Lake, CA 91602	PHONE (A/C, No, Ext): (800) 364-2433 FAX (A/C, No): (818) 980-1595 E-MAIL ADDRESS: support@rvnuccio.com
INSURED	INSURER(S) AFFORDING COVERAGE / NAIC #
Heirloom Marketing and Productions, LLC 12 Heath Road Merrimac , MA 01860	INSURER A : Fireman's Fund Insurance Company 21873 INSURER B : Axis Insurance Company 37273 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✔ COMMERCIAL GENERAL LIABILITY	✔		UST022072250	10/3/2026	10/5/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE ✔ OCCUR			NAEP140372			DAMAGE TO RENTED PREMISES	$ 50,000
	✔ Host Liquor Liability						MEDICAL EXPENSE	$
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	✔ POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Liquor Liability			UST022072250	10/3/2026	10/5/2026		1,000,000

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

Additional Insured: City of Havehill

CERTIFICATE HOLDER

City of Havehill

4 Summer Street
Haverhill , MA 01830

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joseph Guerrero

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PROPERTY CONSENT AGREEMENT

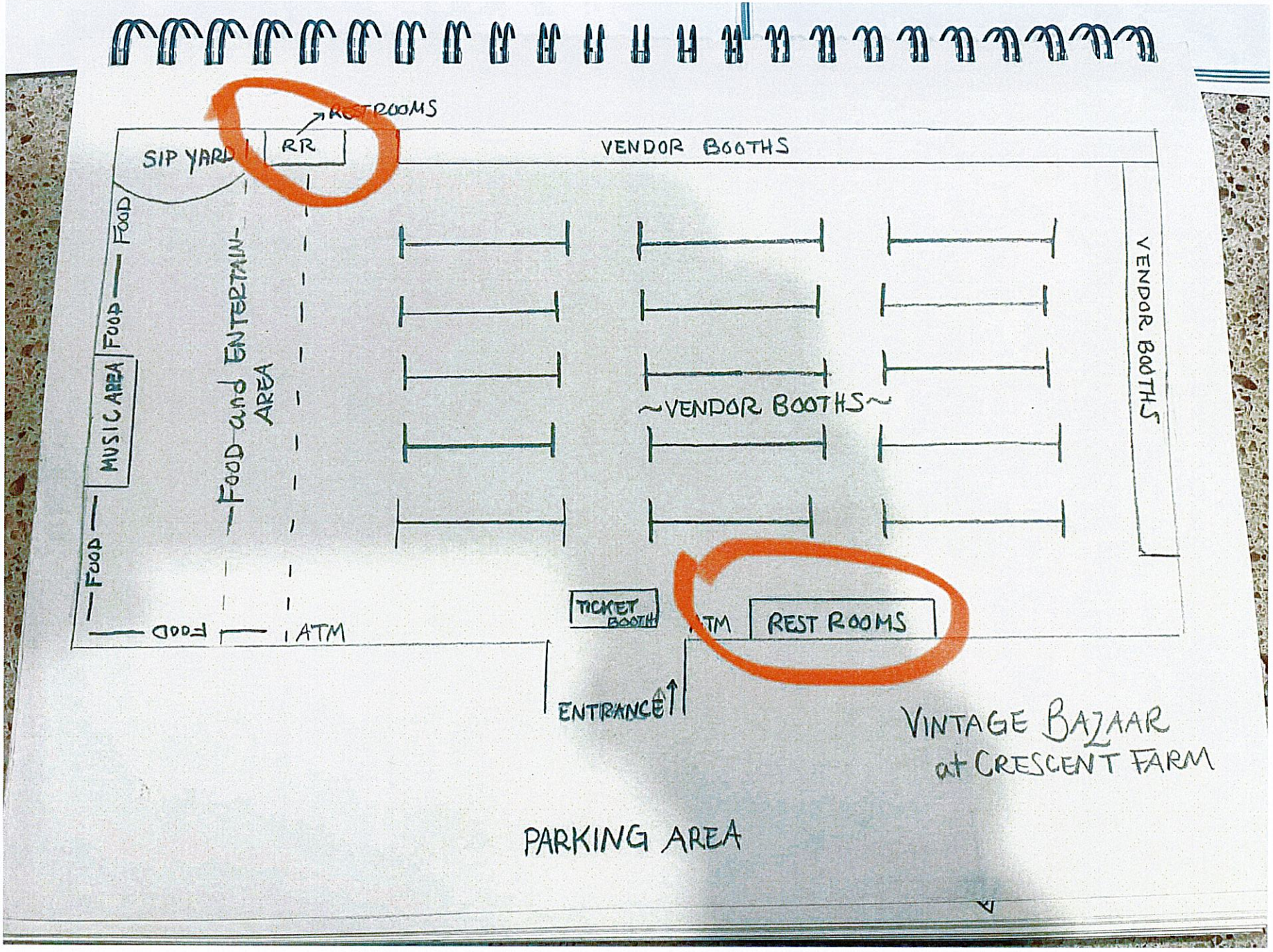
I, Charles Davidowicz, give written consent and permission to Devon Allen and the Vintage Bazaar to use a portion of my property at Crescent Farm, 230 Willow Ave in Haverhill, MA for the Vintage Bazaar event on October 3 & 4, 2026

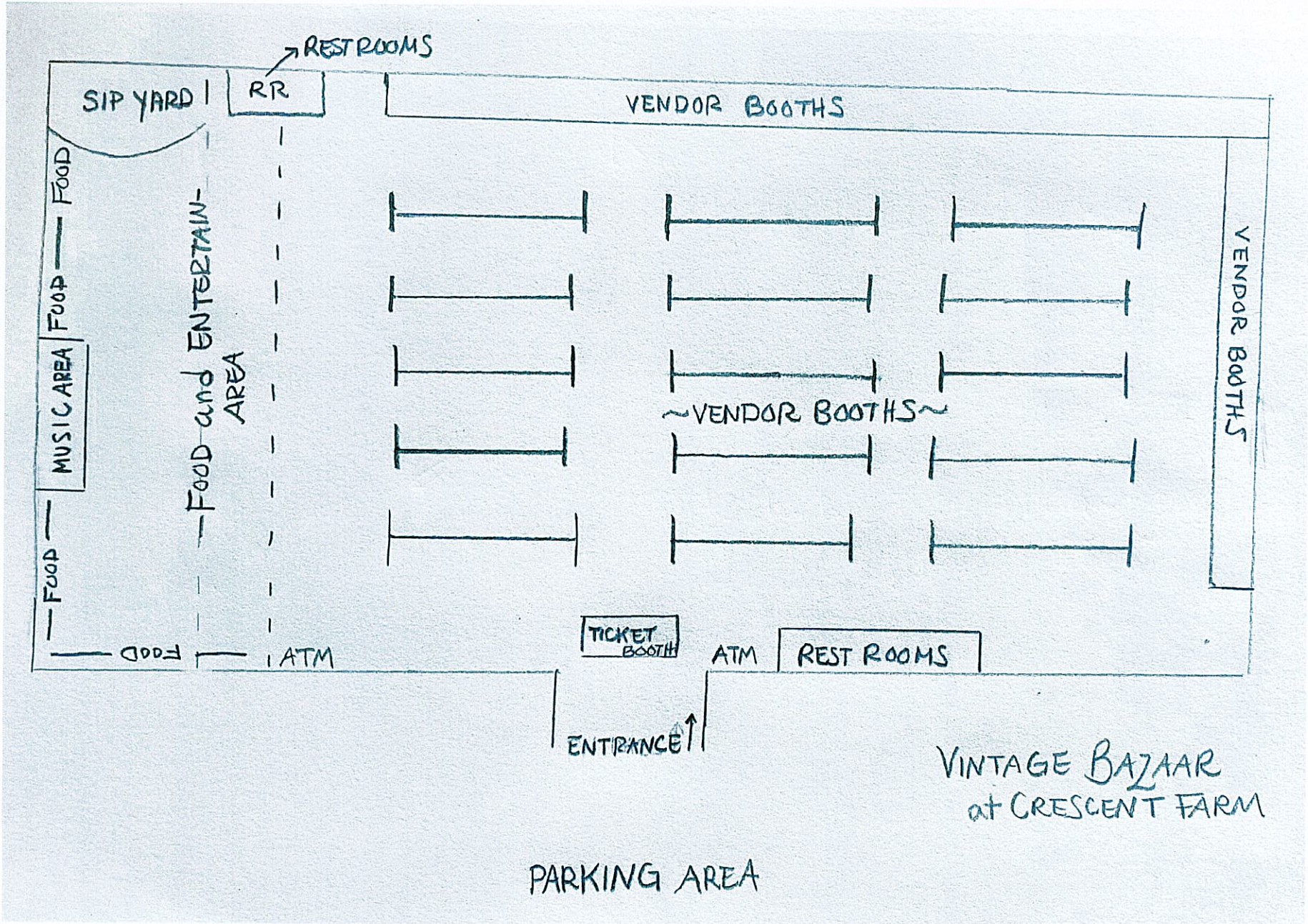
C Davidowicz

Charles Davidowicz

8/21/26

DATE


RESTROOMS
SIP YARD
RR
VENDOR BOOTHS
FOOD
FOOD
MUSIC AREA
FOOD
FOOD and ENTERTAIN-MENT AREA
VENDOR BOOTHS
~VENDOR BOOTHS~
FOOD
ATM
TICKET BOOTH
ATM
REST ROOMS
ENTRANCE
VINTAGE BAZAAR
at CRESCENT FARM
PARKING AREA


RESTROOMS
SIP YARD
RR
VENDOR BOOTHS
FOOD
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~VENDOR BOOTHS~
FOOD
FOOD
ATM
TICKET BOOTH
ATM
REST ROOMS
ENTRANCE
VINTAGE BAZAAR
at CRESCENT FARM
PARKING AREA

SPECIAL PERMIT TO CONDUCT
LIMITED NON-AGRICULTURAL ACTIVITIES
ON LAND SUBJECT TO AN AGRICULTURAL PRESERVATION RESTRICTION

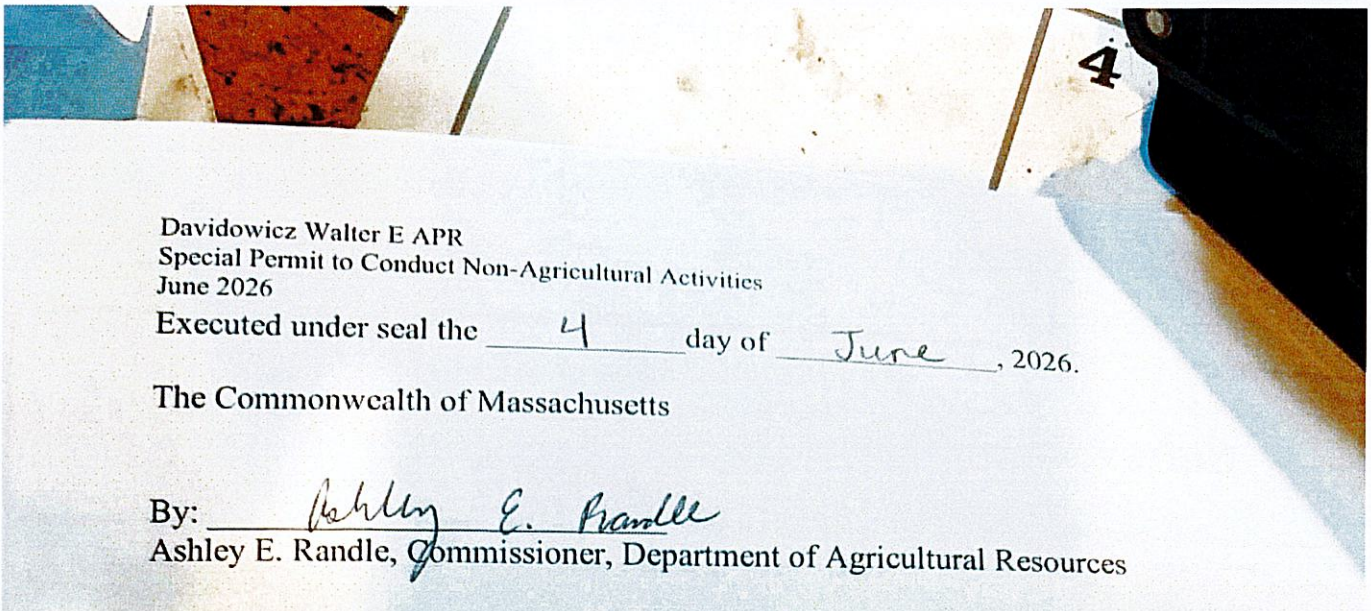
An Agricultural Preservation Restriction was granted by Walter E. Davidowicz and Blanche Davidowicz to the Commonwealth of Massachusetts and the City of Haverhill on property located at Boston Road and Willow Avenue in Haverhill, Essex County, MA (the "Premises") which was recorded on August 20, 1980 in the Essex County South Registry of Deeds (the "Registry of Deeds") in **Book 6728, Page 129** (the "APR").

e Massachusetts Department of Agricultural Resources (the "Department") received an plication for a Special Permit ("Special Permit Application") from C. Michael Davidowicz, stee of the Wallyworld Trust (the "APR Owner") dated January 10, 2026. The Special Permit plication seeks approval to conduct limited, non-agricultural activities as further described w.

Grant of Special Permit

e Department has determined that the below described non-agricultural activity meets the partment's Agricultural Preservation Restriction Program Guidelines for Special Permits (the pecial Permit Guidelines") and that the activity will not defeat nor derogate from the intent d purpose of retaining the Premises for agricultural use and preserving the natural agricultural sources of the Commonwealth. This Special Permit is not an estoppel certificate and does not ertify that the condition of the Premises nor the APR Owner are in conformance or compliance *ith the terms of the APR.* **Therefore, the Department grants a Special Permit to the APR *wner to conduct* the following "Activity" for a period of <u>five</u> years from the date herein:**

Host a craft festival with associate vendors, food, music, and parking on one weekend in October organized by Vintage Bazaar New England. The planned location event is shown on Exhibit A attached hereto.



Davidowicz Walter E APR
Special Permit to Conduct Non-Agricultural Activities
June 2026

Executed under seal the 4 day of June, 2026.

The Commonwealth of Massachusetts

By: Ashley E. Randle
Ashley E. Randle, Commissioner, Department of Agricultural Resources

COMMONWEALTH OF MASSACHUSETTS

Walker, ss June 4th, 2026

On this 4th day of June, 2026, before me, the undersigned Notar
personally appeared the above-named Ashley E. Randle who proved to me through sat
evidence of identification, namely Real Ridge, to be the person
name is signed on this document, or the preceding or the attached document, and ack
to me that she signed it voluntarily for its stated purpose as Commissioner of the De
Agricultural Resources, as the voluntary act of said Commonwealth

(official signature and seal of notary public)
Printed name of notary: Cory B. Fox
My Commission Expires: 1/29/32

CORY B. FOX
My Commission Expires
January 29, 2032
NOTARY PUBLIC
COMMONWEALTH OF MASS

Tag Day Permit

TAGD-26-13

Submitted On: Aug 25, 2026

Applicant

Kelly Nicolosi
9788048954
@ kcnicolosi@yahoo.com

AUG 31 AM 11:55
HAVCITYCLERK

Organization Information

Organization
Haverhill High Wrestling

Organization Phone
9688048954

Organization Address
137 monument st

Organization City
Haverhill

Organization State
MA

Organization Zip
01832

Is the Organization Tax Exempt?
Yes

Is the Organization Non-Profit?
Yes

Is your organization affiliated with the Haverhill Public School system?
Yes

Is the Applicant a Haverhill Resident
Yes

Off-Street Locations Information [OFF-STREET LOCATIONS NOT PERMITTED]

How Many Locations Will You Cover?
3

Location 1
Market Basket

Location 2
Duffy's

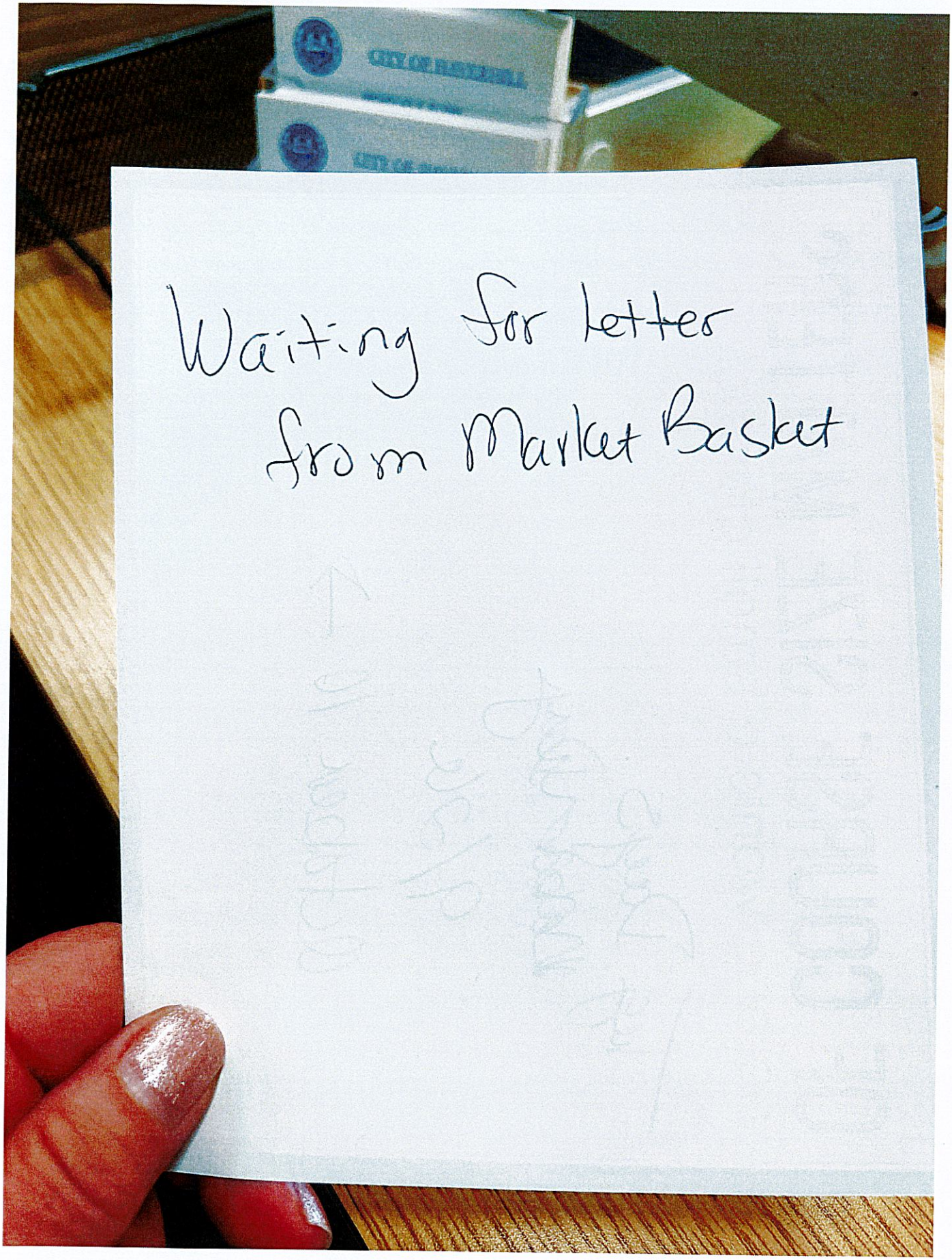
Location 3
Village square

Date Information -MAXIMUM 3 CONSECUTIVE DAYS

How Many Dates Will the Event Include?
2

Date #1
09/26/2026

Date #2
09/27/2026


Waiting for letter
from Market Basket

Tag Day Permit

TAGD-26-14

Submitted On: Sep 3, 2026

Applicant

Alicia McCracken
978-914-4485
@ aliciam0310@gmail.com

SEP 11 PM12:15
HAVCITYCLERK

Organization Information

Organization
HHS Girls Varsity Field Hockey Team

Organization Phone
978-374-3400

Organization Address
137 Monument St

Organization City
Haverhill

Organization State
MA

Organization Zip
01830

Is the Organization Tax Exempt?
Yes

Is the Organization Non-Profit?
No

Is your organization affiliated with the Haverhill Public School system?
Yes

Is the Applicant a Haverhill Resident
Yes

Off-Street Locations Information [OFF-STREET LOCATIONS NOT PERMITTED]

How Many Locations Will You Cover?
4

Location 1
Market Basket Lowell Ave

Location 2
Market Basket Lincoln Ave

Location 3
Duffys Diner Boston Rd

Location 4
Drop Cafe River St

Date Information -MAXIMUM 3 CONSECUTIVE DAYS

How Many Dates Will the Event Include?
3

Date #1
10/23/2026

Date #2
10/24/2026

Date #3
10/25/2026

September 1, 2026

Kathie Jalbert
Haverhill HS Field Hockey
Guams19@hotmail.com

Dear Kathie:

This letter is to inform you that your organization has been granted permission to hold a fund-raising event at the store listed below between the hours of 9:00AM – 3:00PM. ***However, it is the responsibility of the organization to acquire the appropriate permits if required by the town****. At the request of our customers, we have put into effect the following guidelines your volunteers are required to adhere to. Demoulas Super Markets, Inc. has the right to curtail any fund-raising events we feel necessary.*

1. *Upon arriving at the store you must check in with the store manager.*
2. *Children under the age of fourteen are required to have adult supervision with them at all times.*
3. *There should never be more than two people from your organization at the store at any given time.*
4. *Fund-raising events should take place outside the store at least 10 feet away from the entrance/exit doors. Do not interrupt the flow of traffic entering and exiting the building.*
5. *All volunteers representing your organization must be well groomed and properly attired. They should present themselves in a courteous and friendly manner at all times.*
6. *Volunteers must allow the customer to approach them.*
7. *The person representing you should be located at the entrance door only.*
8. *If a table is being set up, discuss with the store manager where it should be located.*
9. ***Due to the numerous requests we receive to fundraise, if you must reschedule the dates you were approved for you will need to resubmit a new letter with new dates at least 2 weeks in advance.***

If you have any questions pertaining to this notice, please contact Lori Page at (978) 851-8000 or fundraising@demoulasmaketbasket.com. We wish you luck in your endeavor!

Demoulas Super Markets, Inc.

STORE LOCATION: Haverhill #9 *DATE(S): October 23-24*

September 1, 2026

Kathie Jalbert
Haverhill HS Field Hockey
Guams19@hotmail.com

Dear Kathie:

This letter is to inform you that your organization has been granted permission to hold a fund-raising event at the store listed below between the hours of 9:00AM – 3:00PM. ***However, it is the responsibility of the organization to acquire the appropriate permits if required by the town****. At the request of our customers, we have put into effect the following guidelines your volunteers are required to adhere to. Demoulas Super Markets, Inc. has the right to curtail any fund-raising events we feel necessary.*

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If you have any questions pertaining to this notice, please contact Lori Page at (978) 851-8000 or fundraising@demoulasmaketbasket.com. We wish you luck in your endeavor!

Demoulas Super Markets, Inc.

STORE LOCATION: Haverhill #48 *DATE(S): October 23-24*

k Dealer/Collector License

JUNK-26-3

Submitted On: Aug 14, 2026

Applicant

Cabot Smith
978-374-4530 ext. 10
@ sgeorge@cabotcoach.com

Primary Location

99 NEWARK ST
Haverhill, MA 01832

Business Information

HAV CITY CLRK AUG21'26 11:23

Applicant's Relationship to Owner

Trustee

Business Owner Address

99 Newark Street

Business Owner State

MA

Business Owner Phone

9782288940

Type of Business

Junk Dealer

Business Owner Name

Jack Gouldsbrough

Business Owner City

Haverhill

Business Owner Zip

01832

Name of Business

T & R Salvage

Type of Business Structure

Sole Proprietor

Application Information

Type of Application

Renewal

Haverhill

Lisa E. DeMeo, City Engineer
Phone: 978-374-2335
ldemeo@haverhillma.gov

HAV CITY CLRK SEP 2'26 9:24

September 1, 2026

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

Subject: ***Blaisdell Street #12 – HPS-26-17 - Add Handicap Parking***

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

Please contact me if you have any questions.

Sincerely,

Lisa E DeMeo

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, Lt. Lynch, K. Wright, R. Kimball, L. Mead

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Blaisdell Street: **In front of #12**	**No Parking** **(except for 1 24-hour handicap parking space)**	**24 hours**

APPROVED AS TO LEGALITY

_____

City Solicitor

Outlook

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>
Date Wed 9/2/2026 10:55 AM
To CityClerk <cityclerk@haverhillma.gov>
Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

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

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:	W0147310
Business Type:	All Other Public Notices
Notice Size:	Public Notices
Notice Estimate:	$69.23
Referral Code:	Parking Ord. 12 Blaisell St.

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01473100

Thu Sep ~~10,~~ 17, 2026
Haverhill Gazette Public *All Zones*
Notices

CITY OF HAVERHILL
In Municipal Council

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

BE IT ORDAINED by the City Council of the .City of Haverhill that the Code of the City of Haverhill, Chapter 240, §35, Schedule B: Parking Restrictions and Prohibitions, as amended, is hereby further amended by ADDING the following:

Blaisdell Street: In front of #12	No Parking (except for 1 24-hour handicap parking space)	24 hours

APPROVED AS TO LEGALITY
City Solicitor
HG - Publication Dates

The North of Boston Media Group is not responsible for any false, inaccurate or omitted notices.

The North of Boston Media Group reserves the right to alter, edit and omit any notice to meet our editorial guidelines. Any additional charges or credits as a result of this process will be the responsibility of the individual or company submitting the notice.

This is an automated message, please do not reply to this e-mail. If you have any questions or concerns you may contact us toll-free at 800-681-6248.

Haverhill

Lisa E. DeMeo, City Engineer
Phone: 978-374-2335
ldemeo@haverhillma.gov

HAV CITY CLRK SEP 2'26 9:24

September 1, 2026

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

Subject: ***Forest Avenue #16 – HPS-26-16 - Add Handicap Parking***

As requested, attached is the subject Ordinance to add handicap parking. Sign will be placed in front of 16 Forest Avenue.

Please contact me if you have any questions.

Sincerely,

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, Lt. Lynch, K. Wright, R. Kimball, L. Mead

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Forest Avenue: **In front of #16**	**No Parking** **(except for 1 24-hour handicap parking space)**	**24 hours**

APPROVED AS TO LEGALITY

_____

City Solicitor

Outlook

Ad rescheduled confirmation.

From North of Boston <noreply@wave2adportal.com>
Date Wed 9/2/2026 10:56 AM
To CityClerk <cityclerk@haverhillma.gov>
Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

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

THANK YOU for your business.

This is your confirmation that your order has been rescheduled. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:	W0147309
Business Type:	All Other Public Notices
Notice Size:	Public Notices
Notice Estimate:	$69.23
Referral Code:	Parking Ord. Forest Ave

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01473090

Thu Sep 17, 2026
Haverhill Gazette Public *All Zones*
Notices

City of Haverhill
In Municipal Council

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Forest Avenue:	**No Parking**	**24 hours**
In front of #16	**(except for 1 24-hour handicap parking space)**	

APPROVED AS TO LEGALITY
City Solicitor
HG - Publication Dates

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This is an automated message, please do not reply to this e-mail. If you have any questions or concerns you may contact us toll-free at 800-681-6248.

Haverhill

Lisa E. DeMeo, City Engineer
Phone: 978-374-2335
ldemeo@haverhillma.gov

SEP 10 PM2:17
HAVCITYCLERK

September 10, 2026

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

Subject: ***Varnum Street #9 – HPS-26-19 - Delete Handicap Parking***

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

Please contact me if you have any questions.

Sincerely,

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, Lt. Lynch, K. Wright, R. Kimball, L. Mead

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Varnum Street:	**No Parking**	**24 hours**
In front of #9	**(except for 1 24-hour handicap parking space)**	

APPROVED AS TO LEGALITY

_____

City Solicitor

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

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

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

September 9, 2026

TO: President and Members of the City Council

Vice President Michitson submits the summary of minutes and recommendations of the Planning and Development Committee held on August 24, 2026 for acceptance and approval.

John A. Michitson

Vice President John Michitson

SEP 10 PM 1:09
HAVCITYCLERK

(Meeting: 9.15.26)

CITY COUNCIL
Timthoy J. Jordan, *President*
John A. Michitson, *Vice President*
Thomas J. Sullivan
Colin F. LePage
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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

MINUTES/SUMMARY OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING

August 24, 2026

A Planning and Development Committee Meeting was held on Monday, August 24, 2026 at 6:00 PM in the City Council Chambers, Room 202

Committee Members Present: Committee Chair, John Michitson, Councilor Melissa Lewandowski, Councilor Devan Ferreira and Councilor Daniel Diodati

Committee Members Absent: Councilor Catherine Rogers

Councilors Present: Councilor LePage

City Officials: Mayor Melinda Barrett, Robert Moore, Conservation Department, Jacki Byerley, Planning Director, City Solicitor Lisa Mead, Fire Chief Chris Cesati

The following items were discussed:

- Doc. 21-B Motion by Councilor Sullivan to send for further discussion Chapter 255-Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS) (review the objective site comparison before selecting a battery energy system overlay to understand how each candidate area performs from the perspective of public safety, environmental protections, infrastructure capacity, emergency response, water resources, surrounding land usage and municipal operations)

Planning Director Jacki Byerley presented maps and departmental reviews of potential Battery Energy Storage System (BESS) zoning areas, including Computer Drive, Hilldale Avenue, Neck Road, Groveland Road, Amesbury Road, and Cross Road. She explained that departments applied the evaluation criteria differently based on their operational needs, so the scores were not directly comparable. Conservation favored Hilldale Avenue, while Engineering and Water/Wastewater favored Computer Drive, followed by Hilldale Avenue and Neck Road. Planning identified Amesbury Road as the strongest option among the business districts, and the Fire Department supported Amesbury Road for zoning purposes. Councilor Ferreira and City Solicitor Lisa Mead discussed whether clean energy projects could instead be addressed through special permit requirements, with City Solicitor Mead explaining that a zoning framework would provide the Council greater control over where projects are located. Councilor Lewandowski discussed the favorable characteristics of Hilldale Avenue, while Fire Chief Cesati noted concerns regarding site size, water flow, and access requirements. Chief Cesati stated that larger parcels would help avoid stacking and that all sites would require adequate fire access and water availability. Resident Christine Kwitchoff (14 Colby's Lane) clarified the minimum lot sizes for the three BESS tiers, and Conservation Agent Robert

CITY COUNCIL
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Ralph T. Basiliere

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also raised environmental and water-supply concerns regarding Amesbury Road, including Blanding's turtle habitat, wetlands, and its proximity to Kenoza Lake and the Millvale Reservoir. Councilor Diodati expressed concerns about locating the district at the airport and the Groveland Road site due to new fields, while Councilor Lewandowski discussed the possibility of including the tractor-trailer facility with Hilldale Avenue to meet the 20-acre requirement.

Corey O'Neill (Haverhill resident) questioned whether October 1 is a deadline for the City to establish a BESS overlay district. City Solicitor Lisa Mead clarified that the City is not required to create an overlay, but without zoning in place, BESS facilities could potentially be proposed anywhere in the City. Corey O'Neill stated that he believed additional time was needed to review the proposed locations, departmental assessments. He expressed concern about rushing the decision and raised questions regarding potential agreements between companies and City officials. Corey O'Neill stated that he is not opposed to BESS technology but wants the City to find a balance that protects residents and the community.

Christine Kwitchoff, 14 Colby's Lane, thanked the City departments for conducting the additional site reviews. She stated that it was a significant oversight at the May 19 meeting to present only one potential site and expressed appreciation for the opportunity for further public review.

Anita Toscano, Corliss Hill Road, asked about the potential impacts of BESS facilities on the City's natural resources. She raised concerns regarding the amount of water that may be needed to address a battery fire and the potential environmental impacts and cleanup requirements in the event of a battery leak.

City Solicitor Lisa Mead explained that BESS facilities do not require water for normal operations, but water is needed for emergency fire response, and the zoning ordinance requires an impervious catchment area beneath the facility. Fire Chief Cesati stated that battery fires require significant amounts of water to cool the batteries and prevent the fire from spreading, noting that a runaway battery must ultimately discharge its energy. Councilor Ferreira expressed support for the Hilldale Avenue site and suggested reducing the minimum acreage from 20 to 15 acres. She also asked about potential host agreements or PILOT payments. City Solicitor Mead explained that such agreements could be pursued but could not be made a special permit requirement. Councilor Lewandowski asked about additional Fire Department training and equipment, and Chief Cesati stated that some equipment would need upgrading, training would be required and funded by the developer, and the department would meet applicable NFPA standards. Councilor Diodati discussed including the tractor-trailer facility with the Hilldale Avenue site to maintain the 20-acre requirement. City Solicitor Mead confirmed that the City Council's role is to ensure the use is permitted somewhere, not to determine whether a specific amount of available acreage exists. Chair Michitson stated that the committee could move forward with one site, recommend multiple sites, or seek additional information before making a decision.

Motion by Councilor Lewandowski to propose Hilldale Avenue as the recommended site for the district. Second by Councilor Diodati

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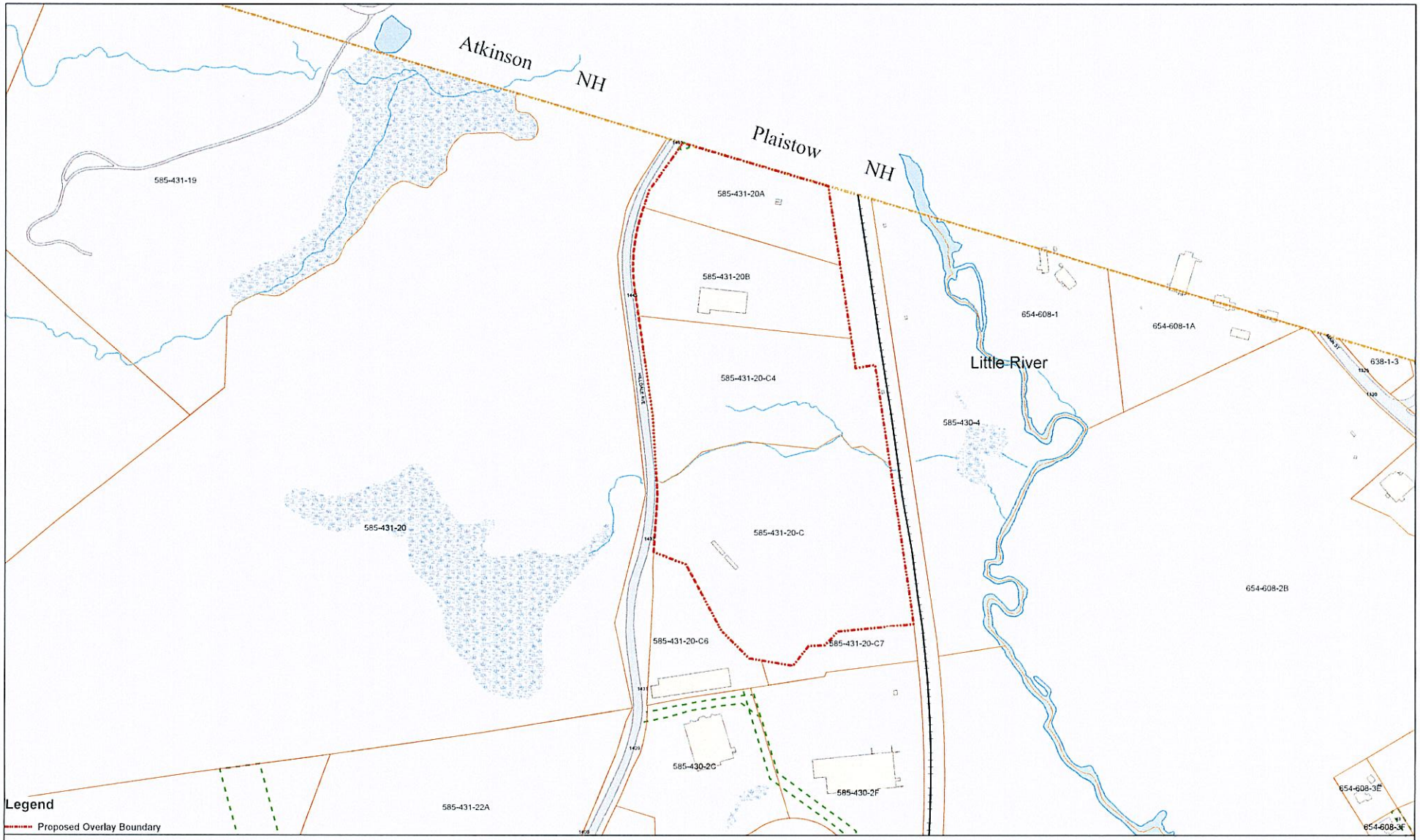
Jacki Byerley stated would you want a change made to the regulations requiring it to be 15 acres or do you want us to work on adding it so the total acreage of the area is 20 or more. Councilor Diodati stated I would like to see 20 acres. Jacki stated I will work with our GIS department. Chair Michitson stated that is part of the motion. Councilor Lewandowski stated sure.

Motion by Councilor Lewandowski to propose Hilldale Avenue as the recommended site for the district. The total acreage of the area will be 20 acres. Second by Councilor Diodati.
PASSED *4 YEAS, 0 NAYS*

City Solicitor Mead stated when you do bring it up, we will have to readvertise so the sooner you bring it up the better. It's a 21-day advertisement period.

Motion by Councilor Diodati to adjourn. Second by Councilor Lewandowski.
PASSED *4 YEAS, 0 NAYS*

Respectfully submitted,
John A. Michitson
John A. Michitson
Chairperson



City Of Haverhill

Proposed Battery Energy Storage Systems Overlay

This plan is for the Proposed Battery Energy Storage Systems Overlay purposes only. Site graphics, images and data displayed on this plan shall not be construed to be the actual metes and bounds location of such.

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Proposed Battery Energy Storage Systems Overlay: 08/26/2026

MUNICIPAL ORDINANCE CHAPTER 255 Zoning

AN ORDINANCE RELATING TO AMENDING CHAPTER 255, ZONING BY ADDING A NEW SECTION 7.9 BATTERY ENTERGY STORAGE SYSTEMS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 255, Zoning, of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows by inserting the following new section 7.9 entitled "Battery Energy Storage Systems";

§7.9 BATTERY ENERGY STORAGE SYSTEMS

§7.9.1. Purpose.

The purpose of this Section is to advance and protect the public health, safety, welfare, and quality of life by creating regulations for the installation and use of free-standing battery energy storage systems ("BESS"), with the following objectives:

A. To provide a regulatory scheme for the location, construction and operation of free-standing BESS consistent with best practices and safety protocols;
B. To ensure compatible land uses in the vicinity of the areas affected by BESS and to mitigate any potential impacts on abutting and nearby properties; and
C. To mitigate the impacts of BESS on environmental resources such as agricultural lands, forests, wildlife, wetlands and other natural resources.

This Section shall be construed to be consistent with state law, including but not limited to the provisions of General Laws chapter 40A, section 3, and state regulations, including but not limited to the provisions of the State Building Code, State Fire Code, and State Electrical Code. In the event of any conflict between the provisions of this section and the provisions of state law or regulations, the state law and regulations shall prevail.

§7.9.2. Establishment of the BESS Overlay District
The BESS Overlay District is an overlay district superimposed over the underlying district set forth in this Zoning Ordinance. Within the BESS, the requirements of the underlying district continue to apply, except when the following uses are proposed then the following provisions of this section 7.9 shall apply:

Tier 1 BESS

Tier 2 BESS and

Tier 3 BESS

§7.9.3 Applicability.

A. The requirements of this ordinance shall apply to BESS permitted, installed, decommissioned or modified after the effective date of this ordinance, excluding general maintenance and repair. BESS subject to this ordinance are only those that exceed the following capacities:

- Lead-acid with a capacity of greater than 70 kW
- Nickel with a capacity of greater than 70 kW
- Lithium-ion with a capacity of greater than 30 kW
- Sodium nickel chloride with a capacity of greater than 20 kW
- Flow with a capacity of greater than 20 kW
- Other battery technologies with a capacity of greater than 20 kW

B. Only BESS that meet the criteria herein shall be permitted under this ordinance. BESS permitted under and subject to this ordinance shall be classified either as a Tier 1, Tier 2 or Tier 3 BESS as set forth herein. All sizes noted in this section shall include the total capacity of the proposed facility and not refer solely as a limitation on total export. For avoidance of doubt, a proposed system which has an export capacity of 50 MW but has a total storage or redundance capacity of 100 MW shall be treated as a 100 MW system.

1. Tier 1 BESS have an aggregate energy capacity less than or equal to 500 kWh, derive 51% or more of their power from Solar Energy Systems as defined herein, and, if in a room or enclosed area, consist of only a single energy storage system technology.

2. Tier 2 BESS consist of those which meet one or more of the following criteria;

    a. have an aggregate energy capacity greater than 500kWh and less than 10 MWh, but no greater than 10 MWh;

    b. are comprised of more than one storage battery facility in a room or enclosed area;

    c. derive less than 51% of their power from Solar Energy Systems as defined herein.

3. Tier 3 BESS consist of those which meet one or more of the following criteria;

    a. have an aggregate energy capacity greater than 10 MWh, but no greater than 350MWh;

    b. are comprised of more than one storage battery facility in a room or enclosed area;

c. derive less than 51% of their power from Solar Energy Systems as defined herein.

§ 7.9.4. General Requirements

A. All permits required by state codes, including but not limited to building permit, an electrical permit, and a fire department permit shall be required for installation of all BESS.

B. All BESS, all Dedicated Use Buildings, and all other buildings or structures that (a) contain or are otherwise associated with a battery energy storage system; and (b) subject to the requirements of the State Building Code, shall be designed, erected, and installed in accordance with all applicable provisions of the State Building Code 780 CMR, State Fire Code 527 CMR 1.00, and State Electrical Code 527 CMR 12.00. All BESS shall comply with NFPA 855, Standard for the Installation of Stationary Energy Storage Systems or subsequent standard.

C. Energy storage system capacities, including array capacity and separation, are limited to the thresholds contained in NFPA 855 or subsequent standard.

§ 7.9.5. Permitting Requirements for Tier 1 BESS

Tier 1 BESS are allowed by right in all zoning districts, including the BESS Overlay District, subject to applicable provisions of the State Building Code, Electrical Code, Fire Code, and other applicable codes, and are subject to site plan review in accordance with section 10.8 hereof and such provisions of this ordinance as are applicable.

Tier 1 BESS and appurtenances shall be prohibited in the Zone A and Zone 1 public water supply protection areas.

§ 7.9.6. Permitting Requirements for, Tier 2 and Tier 3 BESS shall be permitted by Special Permit in the BESS Overlay District in accordance with the requirements below.

§ 7.9.6.1 Special Permit Required. Tier 2 and Tier 3 BESS subject to this ordinance require the issuance of a Special Permit in the BESS Overlay District and are subject to Major Site Plan Review pursuant to Section 10.8. Tier 2 and Tier 3 BESS shall comply with the applicable requirements set forth in this ordinance including the General Special Permit Criteria set forth in section 10.4.2, as well as this Section 7.9 , and the Haverhill General Ordinances. The City Council shall be the Special Permit Granting Authority ("SPGA"). The Applicant shall be required to submit all materials required in accordance with the SPGA Rules and Regulations, in addition to any other materials necessary or as may be required in order to support that the Application meets the Design Requirements set forth in section 7.9.6.2 herein.

§ 7.9.6.1.1 Development Review Required As Part of Hearing Process: For the purpose of a Special Permit filed hereunder, the Applicant shall be required to submit a complete application for a Special Permit in accordance with the Requirements hereunder. Following the opening of the Public Hearing by the SPGA, the Application shall be referred to the Development Review Committee as set forth in

§10.1.4 hereof. The Development Review Committee shall meet with the Applicant who shall be required to provide any additional information as the Committee may reasonably request and the Development Review Committee shall provide the SPGA with its recommendations within ninety (90) days of the date upon which the application was thereto referred.

§ 7.9.6.1.2 Prohibitions: Notwithstanding the foregoing, Tier 2 and Tier 3 BESS and appurtenances shall be prohibited in the Zone A and Zone I public water supply protection areas.

§ 7.9.6.2 Design Requirements. The following requirements apply to all BESS subject to this ordinance, except where it is specifically noted to apply only to Tier 2 or Tier 3BESS:

A. Site Plan Drawings. The Applicant shall provide a full set of Site Drawings stamped by a Massachusetts Registered Professional Engineer inclusive of items set forth in section 7.9.7.K.1 hereof.

B. Utility Lines and Electrical Circuitry. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles.

C. Signage. Signage shall comply with the requirements of Section 6.2 of this Zoning Ordinance and the following additional requirements; in the event of a conflict between the provisions of Section 6.2 and this section, the requirements of this section shall control.

    1. The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the BESS, any special hazards associated, the type of suppression system installed in the area of BESS, and 24-hour emergency contact information, including reach-back phone number.

    2. As required by the state electrical code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

    3. Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.

D. Lighting. Lighting of the BESS shall be limited to that minimally required for safety, security and operational purposes, shall be shielded from abutting properties, shall be directed downward, shall incorporate full cut-off fixtures to reduce light pollution and shall otherwise be consistent with local, state and federal law. A photometric plan shall be required.

E. Vegetation and tree cutting. Areas within ten feet on each side of Tier 2 and Tier 3 BESS shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible. No tree or vegetation clearing shall be permitted within the Setbacks as noted below except for the

purposes of the area of ingress and egress to the site. Vegetation control in the Water Supply Protection Overlay District (WSPOD) shall be by mowing or other mechanical means. The use of synthetic pesticides, herbicides, and fertilizers shall be prohibited for BESS facilities within the WSPOD.

F. Setbacks. Tier 2 and Tier 3 BESS shall be set back a minimum of 150 feet from all side, rear, and front lot lines; except that Tier 2 and Tier 3 BESS shall be set back a minimum of 300 feet from side, rear, and front lot lines that abut or are across a street from residential zoning districts or existing single, two-family, or multi-family structures. The minimum setback areas shall include a Buffer Area at least fifty feet wide along all property lines. Access drives and parking are allowed in the setback areas, except emergency access as noted below, but shall not intrude into the required setback areas except where necessary to provide access or egress to the property. In addition, a minimum of 50 feet must be maintained between BESS components and all buildings, stored combustible materials, hazardous materials, high-piled storage, personnel means of egress, and other exposure hazards not associated with electrical grid infrastructure. The Special Permit Granting Authority may waive these setback requirements so long as the approved setbacks protect the health and safety of nearby abutters.

G. Emergency Access: There shall be a 60-foot-wide paved emergency access road around the complete perimeter of the facility but inside the required setback area which may not exceed a 7% grade at any time. Ongoing maintenance of the access road including snow removal after 3 inches of snow shall be included as part of the Operations and Maintenance Plan required herein.

H. Lot Size. The minimum lot size for Tier 1 BESS shall not be less than 1 acre. The minimum lot size for a Tier 2 BESS shall be not less than 10 acres and the minimum lot size for a Tier 3 BESS shall be no less than 20.

I. Dimensional. All BESS shall comply with the dimensional limitations for principal structures of the underlying zoning district as provided in Appendix B, Table 2, of this Zoning Ordinance, unless otherwise provided in this ordinance. No BESS shall exceed 15 feet in height and there shall be no vertical stacking of BESS units.

J. Fencing Requirements. Tier 2 and Tier 3 BESS, including all mechanical equipment, shall be enclosed by a minimum eight-foot high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building. All gates shall accomodate a knox box or other accessible means to allow access to public safety personnel. Security barriers, fences, landscaping, and other enclosures must not inhibit required air flow to or exhaust from the BESS and components. Electrical equipment greater than 1,000V require a separate and additional means to restrict access. NFPA 855 requires specialty safety systems to be provided based on the BESS chemistry and installed location.

K. Screening and Visibility. Tier 2 and Tier 3 BESS shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. Such features may not inhibit required air flow to or exhaust from the BESS and components and must comply with the setbacks established in paragraph G above.

L. Failure Protection. All Tier 2 and Tier 3 BESS shall include an impenetrable layer beneath the

surface and no closer than four (4) feet to the closest water table which will cause any discharge to flow into a basin located on site which will then capture and/or treat any runoff as a result of a failed battery or fire or other destruction. The Application shall include details of the proposed catchment system along with a detailed stormwater report and stamped detailed engineering plans from a Massachusetts Registered Professional Engineer depicting the stormwater system. All BESS facilities located within the WSPOD shall have full containment to capture all releases, either intentionally from maintenance or accidental in nature. Release and runoff shall not be allowed.

M. Batteries. Failed battery cells and modules shall not be stored on the site and shall be removed no later than 30 days after deemed failed by the BESS operator or cell/module manufacturer. The operator shall notify the Haverhill Fire Chief in advance if the type of battery or batteries used onsite is to be changed. All failed battery cells and modules shall not be stored outdoors and must be protected from further damage and potential release of contaminants to the environment.

N. Storage. No equipment or hazardous materials, in liquid, dry, or gas form, shall be stored onsite of the BESS other than those items in quantities necessary for the proper operation of the facility. Any storage for materials deemed necessary shall be properly labeled, covered and contained to protect from release to the environment.

O. Acoustical Impacts. No system shall cause an increase in acoustical levels over ambient at the Property line. An acoustical study prepared by a Massachusetts Registered Acoustical Engineer shall be provided.

P. Water Source. A municipal water source shall be provided including a FDC within 100 feet before the entrance to the Hazard Area on the Property. The Applicant shall present evidence including a hydraulic analysis in accordance to the City standard to support that there is adequate volume and pressure for fire suppression on the Property and not have a detrimental impact on the surrounding neighborhood. The applicant shall be required to make any related offsite improvement to achieve the required standard to alleviate any impact on the adjacent users.

Q. Stormwater Management. The applicant shall submit a stormwater management plan consistent with the Massachusetts Stormwater Management Policy.

R. Decommissioning Plan. The applicant shall submit with its application a decommissioning plan for all BESS to be implemented upon abandonment and/or in conjunction with removal of the facility. The owner or operator of the BESS shall notify the Building Commissioner in writing at least twenty days prior to when a BESS will be decommissioned. Decommissioning of an abandoned or discontinued BESS shall be completed within six months after the facility ceases operation. The decommissioning plan shall include:

    1. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all BESS components, structures, equipment, security barriers, and transmission lines from the site;

    2. Disposal of all solid and hazardous waste in accordance with local, state, and

federal waste disposal regulations;

3. The anticipated life of the BESS;

4. The estimated decommissioning costs and how said estimate was determined, including an allowance for annual cost of living increases or increases due to inflation;

5. The method of ensuring that funds will be available for decommissioning and restoration;

6. The method by which the decommissioning cost will be kept current;

7. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the BESS, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and

8. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

S. Decommissioning Fund. The owner and/or operator of the energy storage system, shall continuously maintain a fund or other surety acceptable to the City, in a form approved by the City Council and City Solicitor, for the removal of the BESS, in an amount to be determined by the City, and which includes the City as loss payee, for the period of the life of the facility. All costs of the financial security shall be borne by the Applicant.

T. Proof of Liability Insurance. The applicant or property owner shall provide evidence of commercial liability insurance in an amount and type generally acceptable in the industry and approved by the Planning Board prior to the issuance of a building permit, and shall continue such insurance in effect until such facility has been decommissioned, removed, and the site restored in accordance with this ordinance.

§ 7.9.6.3 Special Permit Criteria. In addition to the general Special Permit criteria set forth in section 10.4.2 of this Ordinance, an application for Tier 2 or Tier 3 BESS shall meet the following criteria:

A. The project protects the ground water and surrounding properties from catastrophic failure of one or more of the batteries or cells by implementing appropriate catchment and filtration systems for water run off or run off from the system.

B. The project appropriately attenuates sound intrusion beyond the property lines onto adjacent properties so that there is no change in ambient sound after construction and during operations of the system.

C. The project includes only dark sky compliant down lighting which does not intrude beyond the property lines onto adjacent properties.

D. The project is secure and addresses possible trespass or other intrusion by individuals not affiliated with the project.

E. The project meets the public safety needs of the City.

F. The project minimizes visual impacts from utility infrastructure for interconnection.

F. The project is minimally visible from adjacent properties.

§ 7.9.7. Site Plan application.

For all BESS the Site Plan application shall include the following information, in addition to that required by Section 10.8 of this Zoning Ordinance and the applicable Planning Board requirements governing Site Plan Applications:

A. Utility Infrastructure information requirements:

1. A one- or three-line electrical diagram detailing the BESS layout, associated components, and electrical interconnection methods, with all State Electrical Code compliant disconnects and over current devices.

2. The Applicant shall provide certified verification that there is a fully executed Interconnection Services Agreement ("ISA") with the local utility distribution company. Said certification shall include the cover and signature pages of the ISA.

3. If the ISA has not been issued, the Applicant shall be required to provide a full copy of the Application for Interconnection filed with the local utility distribution company.

B. Preliminary equipment specification sheets that document the proposed BESS components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.

C. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the BESS. Such information of the final system installer shall be submitted prior to the issuance of building permit.

D. Large-scale fire test data, evaluation information, and calculations, and modeling data. For any of the following, UL 9540A fire test data must be made available to the Planning Board for review:

- BESS systems with a capacity of greater than 50 kW
- BESS systems with spacing between arrays of less than 3 feet

E. Commissioning Plan. The system installer or commissioning agent shall prepare a commissioning plan prior to the start of commissioning. Such plan shall be compliant with NFPA 855 and document and verify that the system and its associated controls and safety

systems are in proper working condition per requirements set forth in applicable state codes. Where commissioning is required by the Building Code, BESS commissioning shall be conducted by a Massachusetts Licensed Professional Engineer after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required by applicable state codes shall be provided to Zoning Enforcement Officer prior to final inspection and approval and maintained at an approved on-site location.

F. Fire Safety Compliance Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with state codes, including documentation that BESS components comply with the safety standards set forth in subsection 7.9.9. Such plan shall also include a detailed training plan for public safety personnel.

G. Operation and Maintenance Manual. Such plan shall describe continuing BESS maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth state codes and NFPA 855. Maintenance provisions will be driven by manufacturer requirements for the specific listed system. It shall address maintenance of the access and perimeter roadways, perimeter fencing, and shall include a snow removal plan and 24 hours access requirements by public safety officials. There shall be an annual; acoustical review to assure ongoing compliance with the requirement of no change from ambient at the property line and fire department inspection.

H. Depending on the location of the BESS in relation to and its interaction with the electrical grid, interconnection will be completed per 527 CMR 12.00. System interconnections into utility grids shall be in accordance with NFPA 855 and the local distribution company standards for interconnection of distributed energy resources. An accessible disconnect is required per 527 CMR 12.00.

I. Prior to the issuance of the building permit, As Built engineering documents must be signed and sealed by a Massachusetts Licensed Professional Engineer and provided to the Building Commissioner and Planning Department .

J. Emergency Operations Plan. An Emergency Operations Plan compliant with NFPA 855 is required. A copy of the approved Emergency Operations Plan shall be given to the system operator, the local fire department, local fire code official and police department. For so long as the BESS is operational, the operator shall provide the Fire Department, Police Department, Building Commissioner, and Mayor's office with contact information for personnel that can be reached 24 hours per day every day, and this contact information shall be updated by the operator whenever there is a change in the information. The operator shall also be required to have an official representative be present onsite not later than two hours after notification by the Fire Chief, Police Chief, or their designee. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:

1. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.

2. Procedures for inspection and testing of associated alarms, interlocks, and controls, including time intervals for inspection and testing.

3. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.

4. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.

5. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.

6. Procedures for safe disposal of BESS equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged BESS equipment from the facility.

7. Other procedures as determined necessary by the City to provide for the safety of occupants, neighboring properties, and emergency responders.

8. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

K. Each Application shall be accompanied by the following information:

1. A certified plot plan at a minimum scale of one inch equals 40 feet and a maximum scale of one inch equals 20 feet. The site plan shall contain:
   a. Date of site plan with all revisions noted and dated. Title of development, North arrow, scale, map and lot number, name and address of record owner, name and address of person preparing the site plan.
   b. The names of all owners of record of adjacent properties, and the map and lot number of the properties and all buildings.
   c. Zoning district boundaries and flood zone boundaries shall be shown as they affect the property including limits of the WSPOD and public water supply Zone A and Zone I on the overall site plan.
   d. Boundaries of the property and lines of existing street, lots, easements and

areas dedicated to public use, including rights of way.

e. A locus map showing the location of the property with reference to surrounding area.
f. A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations.
g. Square footage of property to the nearest 10 square feet.

2. All plans must include the location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways.

   a. Location and dimensions of utilities, gas, telephone, electrical, communications, water drainage, sewer and other waste disposal.

   b. Location, type and dimensions of landscaping and screening.

   c. Location of existing rock outcroppings, high points, vistas, ponds, depressions, wetlands, major trees (twelve-inch caliper and over) and any other significant existing features.

   d. Two-foot contours where slopes are less than 15% and five-foot contours when 15% or more. Existing contours shall be indicated by dashed line. Proposed contours shall be indicated by solid line.

   e. Dimensioned schematic drawings of all proposed buildings. Scale shall not exceed ¼ inch equals one foot nor less than 1/8 inch equals one foot.

   f. A narrative describing the proposal and addressing the foregoing requirements.

   g. Location of street numbers indicated on the schematic drawings and/or site plan.

   h. Surface and water pollution. A report on the impact of Stormwater runoff on adjacent and downstream surface water bodies, subsurface groundwater and the water table.

   i. Soils. The potential dangers of erosion and sedimentation caused by the operation and maintenance of the proposed development.

   j. General environmental impact. A report on the relationship of the proposed development of the major botanical, zoological, geological and hydrological resources of the site, and compatibility of the proposed development with adjacent or surrounding land uses and neighborhoods.

   k. Traffic impact. A report on existing street capacities, estimated average

daily traffic generation, composition, peak hour levels and directional flows resulting from the proposed development, proposed methods to mitigate the estimated traffic impact and methodology and sources used to derive existing data and estimations.

l. Renderings showing the proposed project in relationship to its surroundings.

§ 7.9.8. Ownership Changes.

If the owner of the BESS changes or the owner of the property changes, the Special Permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the Special Permit, Site Plan approval, and decommissioning plan. A new owner or operator of the BESS shall notify the Building Commissioner of such change in ownership or operator within 14 days of the ownership change. A new owner or operator must provide such notification to the Building Commissioner in writing.

§ 7.9.9. Safety

System Certification. BESS and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for BESS and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:

A. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),
B. UL 1642 (Standard for Lithium Batteries),
C. UL 1741 or UL 62109 (Inverters and Power Converters),
D. Certified under the applicable electrical, building, and fire prevention codes as required.
E. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

Site Access. BESS shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local fire department.

BESS, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.

§ 7.9.11. Abandonment

The BESS shall be considered abandoned when it ceases to operate consistently for more than one year. If the owner and/or operator fails to comply with decommissioning upon any abandonment, the City may, after compliance with any applicable state and federal constitutional requirements, enter the property and utilize the available bond and/or security for the removal of any BESS and restoration of the site in accordance with the decommissioning plan.

And further add the following new definition to § 11.1 of Chapter 255

§ 11.1

AGGREGATE ENERGY CAPACITY: Total amount of energy stored that can be stored in all batteries that are a part of the BESS measured in kilowatt-hours (kWh) or megawatt-hours (MWh).

BATTERY or BATTERIES: A single cell or group of cells connected electrically in series, in parallel, or combination of both, which can charge, discharge and store energy electrochemically. For the purpose of this Ordinance, batteries utilized in consumer products are excluded from these requirements.

BATTERY ENERGY STORAGE SYSTEM ("BESS") – A system containing one of more battery modules for storing electrical energy, any equipment needed to support the safe and proper function or usage of the battery modules, and one or moe physical container(s) providing secondary containment to any of the above. It may be a primary use or an Accessory Use to a solar generating facility, power generation facility, electrical substation, or other similar uses. For the purposes of this bylaw, BESS are comprised of three (3) types as further described in § 7.9.3.B. of this bylaw; Tier 1 BESS, Tier 2 BESS and Tier 3 BESS.

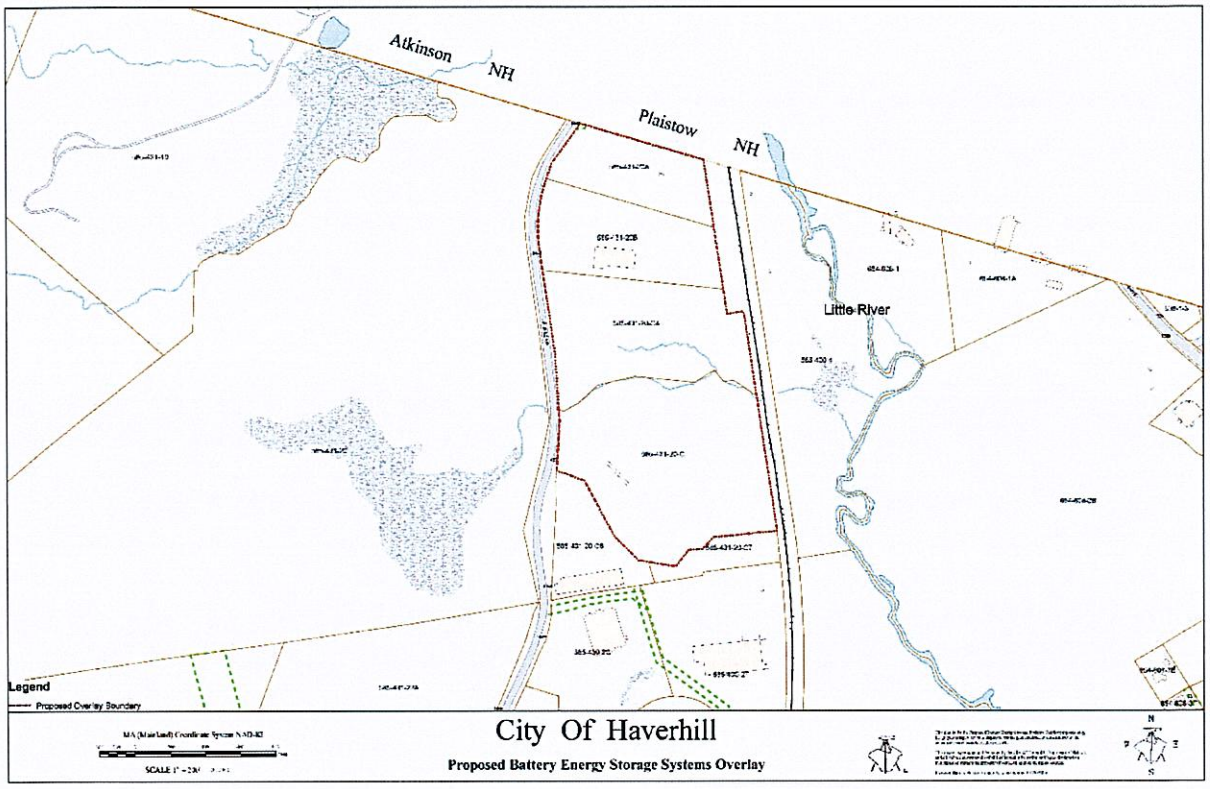
And further to amend section 3.1.3, Table of Use and Parking regulations by allowing Tier 1, Tier 2 and Tier 3 BESS in the districts as follows:

BESS Overlay District - OD

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	BESS OD	PC
I. MISCELLANEOUS COMMERCIAL USES (cont'd)																
22. Kennel or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	BA	BA	N	N	N	N	N	BA	N	N	N	N	N	N		D
23. Commercial communications and/or television tower, provided that it shall be at least 500 feet from any R District	BA	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA		None
24. Battery Energy Storage Systems: Tier 1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None

25. Battery Energy Storage Systems: Tier 2	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CC	None
26. Battery Energy Storage Systems: Tier 3	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CC	None

And further to amend the City of Haverhill Zoning Map to include the BESS Overlay District as set forth below:



Document # 32-N

Order- That Twenty-Six Million One Hundred and Ninety Thousand Dollars ($26,190,000) is appropriated for the purpose of financing the costs of engineering and construction of improvements to the South Mill Street Pumping Station and Force Main, including the payment of all costs incidental or related thereto, and including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended ("Chapter 29C")

IN CITY COUNCIL: August 25, 2026

File 10 Days

10 YEAS, 0 NAYS, 1 ABSENT

Attest: Kaitlin M. Wright Esposito

Kaitlin M. Wright Esposito, CMC
City Clerk

MELINDA E BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

August 21, 2026

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

From: Mayor Melinda E. Barrett

RE: Loan Order - South Mill Street Pumping Station and Force Main Improvements

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

Please see attached loan order appropriating $26,190,000.00 for the engineering and construction of improvements to the South Mill Street Pumping Station and Force Main. This item must be placed on file for 10 days after which I recommend approval.

Sincerely,

Melinda E. Barrett

Melinda E. Barrett
Mayor

MEB/em

City of Haverhill
Massachusetts
Department of Public Works
Water and Wastewater Divisions

Date: August 20, 2026

To: The Honorable Melinda E. Barrett
Mayor of Haverhill

From: Robert E. Ward
Director of Public Works – Water/Wastewater

Subject: Loan Order – South Mill Street Pumping Station and Force Main Improvements

Attached for your review and approval is a proposed loan order appropriating $26,190,000 for the engineering and construction of improvements to the South Mill Street Pumping Station and Force Main. The loan order amount is based on preliminary cost estimates and cannot wait for final design; securing funding now is essential to ensure work can proceed without delay once engineering is complete.

Preliminary recommendations for the project include installing two new 36-inch parallel force mains between the South Mill Street Pump Station and the Wastewater Treatment Facility (WWTF). MassDEP has made clear that the permanent solution must include redundancy in the force main system—hence the requirement for two parallel mains rather than a single replacement—so the City can maintain conveyance capacity during maintenance or emergency events.

Because the station is already operating under an emergency bypass due to the June 26 force main failure, this project also includes replacement of the aging interior pump station piping, originally planned for the future WWTF upgrade. Completing that work now avoids a second bypass operation, reduces long-term disruption, and consolidates improvements into one coordinated project.

The attached cost estimate reflects a preliminary total project cost of approximately $26.19 million, which includes final design and permitting, the construction of dual 36-inch force mains, interior pump station piping, engineering during construction, a 10% construction contingency (higher than typical due to the fast-tracked nature of the project), temporary bypass pumping estimated at $380,000 per month, utility allowances, and materials testing.

These costs are very early in development and will continue to evolve as Wright-Pierce refines the alternatives, completes final design, evaluates easement needs, and determines requirements for hazardous soils disposal and environmental permitting. Early funding authorization is critical so that design and procurement can proceed without delay, and so that construction can begin as soon as regulatory approvals and easements are finalized. Any unused borrowing authority would simply not be utilized.

The loan order authorizes the City to finance the project through borrowing, including the Massachusetts Clean Water Trust, and to pursue any available state and federal grant funding to reduce the City's borrowing obligation.

Because this is a borrowing authorization, the loan order must be placed on file for ten days by the City Council before it can be acted upon at a subsequent meeting. I respectfully recommend forwarding the attached loan order to the City Council so it may be placed on file and subsequently considered for adoption.

Please let me know if you have any questions or require any additional information.

Sincerely,

Robert E. Ward
Director of Public Works – Water/Wastewater

Attachment:
Loan Order
Estimated Cost

cc:
Christine Lindberg, Chief of Staff, clindberg@haverhillma.gov
Lisa Mead, Mead, Talerman & Costa LLC, lisa@mtclawyers.com
Angel A. Perkins, Chief Financial Officer & City Auditor, aperkins@haverhillma.gov
Isaiah Lewis, WWTP Facility Manager, ilewis@haverhillma.gov
Shaun Burrier, Water/Wastewater Engineer, sburrier@haverhillma.gov
Allana McOsker, Water/Wastewater Business Manager, amcosker@haverhillma.gov

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

AUG 21 A10:55
HAV CITY CLERK

Loan Order – South Mill Street Pumping Station and Force Main Improvements

ORDERED: That Twenty-six Million One Hundred and Ninety Thousand Dollars ($26,190,000) is appropriated for the purpose of financing the costs of engineering and construction of improvements to the South Mill Street Pumping Station and Force Main, including the payment of all costs incidental or related thereto, and including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended ("Chapter 29C"); that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws and/or Chapter 29C, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that such bonds or notes shall be general obligations of the City unless the Treasurer, with the approval of the Mayor, determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust established pursuant to Chapter 29C ("the Trust"); and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into any agreements with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project.

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. The Mayor is authorized to apply for and except any and all grants that may be available to pay costs of this project, and the total borrowing authorized by this order shall be reduced to the extent of any such grants received by the City for this project.

City of Haverhill MA
Emergency PS & FM Projects
W-P Project No. 22696
AACE Class 3 Estimate

ENR Index # 14307

Date: 8/18/2026

TOTAL PROJECT COST ESTIMATE SUMMARY

Project	PS Header[1]	FM & Site Piping[2]	Total All	Comments
Construction Bid Price	$ 2,620,000	$ 15,200,000		
Construction Contingency[3]	$ 265,000	$ 1,520,000		
Design Under Contract	$ -	$ -		$500,000 under contract
Final Design Fee & Permitting	$ 125,000	$ 300,000		
Construction Engineering/Inspection	$ 410,000	$ 900,000		
Utility Allowance (Elec/Gas)	$ -	$ 500,000		
Materials Testing Allowance	$ 20,000	$ 150,000		
Emergency Bypass[4]	$ -	$ 4,180,000		
Engineer's Estimate of Project Cost	**$ 3,440,000**	**$ 22,750,000**	**$ 26,190,000**	

Notes:

1. Vendor costs updated, additional scope includes: 24" pipe/fittings, 36" valve on header, new wall pipe, concrete work
2. Assumes dual 36" FM & (16) 36" Gate Valves. DNI brook crossing
3. 10% of bid price assumed, note it is higher than typical construction contingency due to fast tracked project and level of unknowns
4. $380k/mo. assumed for 11 months
5. Peabody Brook Crossing not included, placeholder $1.2M
6. Hazardous Soil Disposal not included in cost. High range of disposal costs could be up to $800/TN ($8M)
7. Easements not included in cost.

Kaitlin Wright Esposito

From: North of Boston <noreply@wave2adportal.com>
Sent: Friday, August 21, 2026 5:18 PM
To: CityClerk
Cc: cmacdonald@northofboston.com; Kaitlin Wright Esposito; Natalia Hernandez
Subject: Thank you for placing your order with us.

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

THANK YOU for your notice submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number:
W0147002
Business Type:
All Other Public Notices
Notice Size:
Public Notices
Notice Estimate:
$190.39
Referral Code:
Loan Order for South Mill St.

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA □ 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01470020

Thu Aug 27, 2026
Haverhill Gazette Public Notices
All Zones

CITY OF HAVERRILL
In Municipal Council
Loan Order- South Mill Street Pumping Station and Force Main Improvements

ORDERED: That Twenty-six Million One Hundred and Ninety Thousand Dollars ($26,190,000) is appropriated for the purpose of financing the costs of engineering and construction of improvements to the South Mill Street Pumping Station and Force Main, including the payment of all costs incidental or related thereto, and including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended ("Chapter 29C"); that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws and/or Chapter 29C, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that such bonds or notes shall be general obligations of the City unless the Treasurer, with the approval of the Mayor, determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section I of Chapter 29C; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trnst established pursuant to Chapter 29C ("the Trnst"); and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into any agreements with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project.

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. The Mayor is authorized to apply for and except any and all grants that may be available to pay costs of this project, and the total borrowing authorized by this order shall be reduced to the extent of any such grants received by the City for this project.

HG - Publication Dates

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Document # 10-P

Ordinance re: Vehicles and Traffic; Amend Ch 24; be further amended by **ADDING** the following to § 240-85 Schedule B: Parking Restrictions and Prohibitions:

LOCATION	REGULATION	HOURS/ DAYS
MOHAWK TRAIL	NO PARKING	24 HRS
Both sides, entire length		

IN COUNCIL: August 25, 2026

File 10 Days

10 YEAS, 0 NAYS, 1 ABSENT

Attest: Kaitlin M. Wright Esposito

Kaitlin M. Wright Esposito, CMC

City Clerk

Haverhill

Lisa DeMeo, City Engineer
Phone: 978-374-2335
ldemeo@haverhillma.gov

August 6, 2026

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

Subject: ***Mohawk Trail – No Parking Ordinance***

As requested by Traffic & Safety, attached is an Ordinance for No Parking on either side of Mohawk Trail for its entire length (Lake Street to dead end). The street is too narrow to support parking on the street. Please contact me if you have any questions.

Sincerely,

Lisa DeMeo

Lisa DeMeo
City Engineer

C: Mayor Barrett, K. Wright, R. Ward, R. Kimball

AUG 13 AM11:05
HAVCITYCLERK

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

MUNICIPAL ORDINANCE **CHAPTER 240**

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Mohawk Trail **both sides, entire length**	**No Parking**	**24 hrs**

APPROVED AS TO LEGALITY:

_____

City Solicitor

AUG 13 AM11:06
HAVCITYCLERK

Outlook

Order modified confirmation.

From North of Boston <noreply@wave2adportal.com>
Date Wed 8/19/2026 10:21 AM
To CityClerk <cityclerk@haverhillma.gov>
Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

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

THANK YOU for your business.

This is your confirmation that your order has been changed. Below are the details of your transaction. Please save this confirmation for your records.

Job Details

Order Number: W0146912
Business Type: All Other Public Notices
Notice Size: Public Notices
Notice Estimate: $69.23
Referral Code: Mohawk Trail Parking Ord.

Account Details

Haverhill Clerk
4 SUMMER ST STE 118
HAVERHILL, MA 01830
978-374-2312
cityclerk@cityofhaverhill.com
HAVERHILL CITY CLERK

Schedule for notice number W01469120

Thu Aug 27, 2026
Haverhill Gazette Public *All Zones*
Notices

CITY OF HAVERHILL
In Municipal Council

ORDERED:

MUNICIPAL ORDINANCE **CHAPTER 240**

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Mohawk Trail both sides, entire length	No Parking	24 hrs

APPROVED AS TO LEGALITY:
City Solicitor
HG - August 27 2026

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

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

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

SEP 10 PM 1:49
HAVCITYCLERK

DOCUMENTS REFERRED TO COMMITTEE STUDY

Document Number	Motion Details	Committee	Date Sent
103-HH	Motion by Councilor Michitson to send the Home Rule Petition – *An Act Establishing Guidelines for the Installation and Use of Electric Vehicle Charging Stations in the City of Haverhill* to committee in order to coordinate with condominium associations.	A&F	12/23/23
40	Motion by Councilor Lewandowski to send updated *Cannabis Social Equity Best Practices* for the Cannabis Control Commission to A&F for further review.	A&F	4/2/24
12-S	Motion by Councilor Ferreira to send the City's Swimming Ordinance (Chapter 193, Article III) and related items at Lake Saltonstall (Plug Pond) to NRPP for further discussion.	NRPP	6/18/24
33-F	Motion by Councilor Basiliere to send resident winter parking concerns and offer suggestions for improvements to the Public Health & Safety Committee.	Public Health & Safety	3/11/25
33-L	Motion by Councilor Lewandowski to send Bill 3360 (vacancy tax on residential properties) for review, along with further review of the Massachusetts Vacant Storefront Program (MVSP).	Planning & Development	6/24/25
33-P	Motion by Councilor Ferreira to send for review the City's local strategies regarding traffic and safety, including evaluation of intersections at Amesbury Line Road and Merrimac Road for public safety improvements.	Public Health & Safety	9/16/25
94-B	Motion by Councilor Ferreira to review and update standards of Chapter 250, Article VI of the Haverhill Zoning Code regarding water use restrictions established in 2016.	Planning & Development	9/16/25
33-T	Motion by Councilor Lewandowski to establish a working group, as previously discussed, to implement a control management plan for vegetation in Riverside Park / Edible Avenue along the river.	NRPP	9/30/25
85-E	Motion by Councilor Michitson to send Judi Barrett's progress report on the fiscal impact analysis prepared for the Council for further discussion.	Planning & Development	12/9/25
1-F	Motion by Councilor Lewandowski to send for discussion the establishment or formalization of an ordinance regarding a water conservation program.	Planning & Development	1/27/26
1-Q / 1-QQ	Motion by Councilor Lewandowski to send for further discussion amendments to Chapter 216 – Snow and Ice Removal, including changes to Sections 1-16, Article 1, Chapter 1 (General Provisions), to increase fines for violations.	Public Health & Safety	3/17/26

CITY COUNCIL
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CITYCOUNCIL@HAVERHILLMA.GOV

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

Document Number	Motion Details	Committee	Date Sent
21-B	Motion by Councilor Sullivan to send for further discussion Chapter 255-Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)	Planning & Development	5/19/26
32-C	Motion by Councilor McGonagle to send for further discussion fixed vendor locations	NRPP	6/16/26
33-F	Motion by Councilor Lewandowski to refer matter of e-bike safety for further review and discussion	Public Safety	6/30/26
32-K	Motion by Vice President Michitson to work the Administration and appropriate departments on initial risk based assessment of the city's critical infrastructure beginning with Wastewater and Drinking water systems	Planning & Development	7/14/26
32-l	Motion by Councilor Ferreira to send Flock Cameras to Public Safety committee for further discussion and recommendation back to council.	Public Safety	8/11/26
31-a	Motion by Councilor Ferreira to send for review the city's vegetation management plan	NRPP	8/25/26