



CITY OF HAVERHILL
CITY COUNCIL AGENDA –

Tuesday, June 2, 2026, at 7:00 PM

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

In-Person/Remote Meeting: <https://meet.google.com/xdh-ycqz-bze>

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:

MAY 29 PM1:25
HAVCITYCLERK

5.1. Mayor Barrett submits the following order:

- 5.1.1. Order -Authorizing Mayor Barrett to accept a gift of \$1,500 for the Happy Rides program at the Citizen's Center from the Breakfast Exchange Club of Haverhill to *Council on Aging Department*

5.2. Mayor Barrett submits a Memorandum Agreement for the Highway/ Park Group (LinNA Local 175)

- 5.2.1. Order- Memorandum Agreement between the City of Haverhill and the Highway/ Park Group (LinNA Local 175)

FILE 10 DAYS

5.3. Mayor Barrett submits a Memorandum Agreement for the Administrative/ Professional and Non- Union groups

- 5.3.1. Order- Memorandum Agreement between the City of Haverhill for the Administrative / Professional and Non- Union groups

FILE 10 DAYS

5.4. Mayor Barrett submits the following Order to Authorize the Taking of 309 East Broadway

- 5.4.1. Order- That the City is hereby authorized to acquire, either by purchase or eminent domain, the parcel of land located at 309 East Broadway and containing approximately 7.4 acres being all as described in a deed granted to the Owner recorded in the Essex South Registry of Deeds in Book 12514, Page 522, meaning and intending to include all rights. Title and interest extending from the top of bank to the mean low water mark of the



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Merrimack River, for water supply purposes, from Joyce E. Hill, for the amount of \$1,800,000.00

THIS REQUIRES A TWO- THIRDS MAJORITY VOTE

5.5. Mayor Barrett along with Councilor Ferreira submits an Ordinance Relating to Fixed Location vendors:

5.5.1. Order re: Fixed location Vendor: Amend Chapter 191, Article IV

FILE 10 DAYS

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

6.1. Councilors Basiliere and Ferreira would like to introduce Maria Elena Arata from Haverhill's Cultural Council to speak about their Multicultural Festival planned for June 13th

6.2. Councilor Lewandowski requests discussion regarding partial Water Street closure and related traffic and safety concerns in neighborhood following water main break and adjacent house damage.

7. PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28:

8. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:

8.1. Andrew K. Herlihy, *Community Development* Division Director, requests approval of the *Resolution* authorizing the Mayor to submit the FY2027 (Program Year 2026) Community Development Block Grant (CDBG) program for the City

8.1.1. *Resolution* – Authorize Mayor to submit the Amended CDBG Application

8.2. Angel A. Perkins, *City Auditor & Chief Financial Officer*, submits the revenue and expense reports through April 2026

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

9.1. **Doc 7-D** -- Petition from National Grid requesting a single pole location for Jackson St #31262738

Filed on May 6, 2026



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10. PUBLIC HEARINGS AND RELATED ORDERS:

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

Related communications from applicant requesting to continue the hearing until June 30th

- 10.2. **Doc 13-B** - Zoning hearing request from Attorney Paul Magliochetti on behalf of client, Haverhill STEM, LLC (Haverhill STEM) for a zoning change to allow the licensing and operation of Marijuana Social Consumption Establishments

Related communications from Planning Director, Jacki Byerley to continue the hearing until July 14th

11. APPOINTMENTS:

11.1. **Confirming Appointments:**

- 11.1.1. *Parking Commission, Angelo Asprogiannis – 326 Haven St, Reading, Ma, expires on May 31, 2027*

11.2. **Non-Confirming Appointments:**

11.3. **Constables**

11.4. **Resignations**

12. PETITIONS:

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

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

- 12.2.1. **EVNT-26-15** – Kevin Burke for *Team Haverhill* requesting to hold *Thursday Nights Live!* Summer Concert Series from 6:00 to 8:00 PM on Thursdays from July 9th to August 13th with rain dates of August 20th and August 27th *at the Bradford Common* at 10 Church St and requests any additional fees be waived

- 12.2.2. **EVNT-26-18**- Cynthia Graham for *Haverhill Firefighter Museum* requesting to hold a Fundraiser and Music Bingo from 6:00 to 10:00 PM on Saturday June 6th at 75 Kenoza Ave

12.3. **Auctioneer License:**

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



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12.5. One Day Liquor License –with HPD approval

12.6. ANNUAL LICENSE RENEWALS:

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

13. MOTIONS AND ORDERS:

13.1. Order- That as part of the fiscal year 2027 annual budget the sum of \$14,805,633 be appropriated to operate the Water Department for the items marked as appropriated as listed:

- That \$15, 040,417 come from the Water Revenue
- \$ 0 comes from available Retaining Earnings
- That \$ 234,784 be appropriated in the General Fund and funded from Water Receipts

13.2. Order- That as part of the fiscal year 2027 annual budget the sum of \$15, 967,043 be appropriated to operate the Wastewater Department for items marked as appropriated as listed:

- That \$16,666,024 come from Wastewater Revenue
- That \$ 0 comes from available Retaining Earnings
- That \$698,981 be appropriated in the General Fund and funded from Wastewater receipts



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- 13.3. Order- That the sum of \$ 274,750,725 be and hereby raised and appropriated designated as appropriation on the attached and further that said appropriation be funded in the following manner:

\$ 5,150,000	Free Cash
\$234,784	Water Receipts
\$ 698,981	Wastewater Receipts
\$125,000	Transfer from Other Available Funds
\$268,541,960	Taxation and Other Receipts

- 13.4. Order- That \$2,770,000 will be transferred from fiscal 2025- certified free cash to partially fund the snow and ice deficit and to provide for continuing appropriations

14. ORDINANCES (FILE 10 DAYS):

15. COMMUNICATIONS FROM COUNCILORS:

16. UNFINISHED BUSINESS OF PRECEDING MEETING:

- 16.1. **Doc 10-L -** Ordinance re: Vehicles and Traffic; Amend Ch 240, be further amended by ADDING the following to § 240-85 schedule B: Parking Restrictions and Prohibitions:

LOCATION	REGULATION	HOURS/ DAYS
Blossom St: In front of # 58	No Parking (except for 1 24- hour handicap parking space)	24-hours

Filed on May 13, 2026

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

LOCATION	REGULATION	HOURS/ DAYS
Lancaster St: In front of #30	No Parking (except for 1 24- hour handicap parking space)	24-Hours

Filed on May 13, 2026

- 16.3. **Doc 26-D-** Mayor Barrett submits a Loan Order for \$900,000.00 for the Acquisition of Property at 309 East Broadway

- 16.3.1. Order That the City is hereby authorized to acquire, either by purchase or eminent domain, the parcel of land located at 309 East Broadway



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identified as Assessor's Parcel ID 469-188-6, for the purpose of providing a new water supply well for City's water supply, and to take any other action incidental and related thereto

Filed on May 20, 2026

16.4. **Doc 26-C** - Mayor Barrett submits a Loan Order for the roof replacement project at Silver Hill Elementary School

16.4.1. Order- That Three Million Five Hundred Twenty-One Thousand Eight Hundred Twenty-Nine Dollars (\$3,521,829) is appropriated to pay costs of the roof replacement project at Silver Hill Elementary School located at 675 Washington St

Filed on May 13, 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

5.1

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

May 29, 2026

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

From: Mayor Melinda E. Barrett

**RE: Order Authorizing City Council to Accept a Gift of \$1,500.00 for
the Happy Rides program**

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

Please see attached an order authorizing City Council to accept a gift of \$1,500.00
dollars for the Happy Rides program at the Citizen's Center from the Breakfast
Exchange Club of Haverhill to Council on Aging Department.

I recommend approval.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em



Document

CITY OF HAVERHILL

In Municipal Council

Ordered:

2026 JUN 29 10:25 AM
CITY CLERK

GIFT ACCEPTANCE

At a regularly convened meeting of the City Council of the City of Haverhill, held on the 2nd day of June 2026, it was voted as follows:

That the City Council of the City of Haverhill duly elected, qualified, and acting as such, on behalf of the City votes to accept a gift of fifteen hundred dollars (\$1500.00) for the Happy Rides program at the Citizens Center. Consistent with the purpose of the donation, as stated in the letter from The Breakfast Exchange Club of Haverhill addressed to the City of Haverhill dated May 2026, the Gift shall be used by the Council on Aging Department.

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor

1173

THE BREAKFAST EXCHANGE CLUB OF HAVERHILL 3-7008/2113

FUNDRAISING ACCOUNT

P O BOX 1001
HAVERHILL, MA 01831

DATE

5/20/26

MP

PAY TO THE ORDER OF
Haverhill Council on Aging \$1500.00
One thousand Five Hundred Dollars 00/100 DOLLARS

Heat
Reactive
Ink



SPECIALTY MINT HIGH SECURITY



Pentucket
Bank

Happy Rides

MEMO

MP

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

5.2 File 10 days



MELINDA E. BARRETT
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
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May 29, 2026

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

From: Mayor Melinda E. Barrett

RE: MOA for Highway/Park Group (LiuNA Local 175)

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

Please find attached a Memorandum of Agreement for the Highway/Park Group (LiuNA Local 175). This item must be placed on file for 10 days after which I recommend approval.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em



Haverhill

Human Resources Department, Room 306

Phone: (978) 374-2357 Fax: (978) 374-2343

Denise McClanahan, HR Director – dmcclanahan@haverhillma.gov

Christina Carrie, HR Technician – ccarrie@haverhillma.gov

John DelRosso, HR Technician – jdelrosso@haverhillma.gov

Bridget Panniello, Head Clerk/Floater – bpanniello@haverhillma.gov

TO: Mayor Melinda Barrett
FROM: Denise McClanahan, HR Director
DATE: May 28, 2026
RE: MOA submission

As a result of recent negotiations, please find attached the MOA for the Highway/Park Group (LiUNA Local 175). Please submit this document to the next City Council meeting for action.

dIm

TO: MAYOR MELINDA BARRETT
FROM: Denise McClanahan, HR Director 
DATE: 5/28/2026
RE: COLLECTIVE BARGAINING FINANCIAL DISCLOSURE

20250528
14:49:26
DENISE M
MCCLANAHAN

NAME OF CONTRACT OR GROUP: Highway/Park Group
CONTRACT PERIOD: 7/1/2025 to 6/30/2028

% INCREASE FOR EACH CONTRACT YEAR:

Year 1 2 % Year 2 2 % Year 3 2 %
In FY 26, drop 1ST step, add new step at end st 3.5% increase
In FY 27, drop 1st step, add new step at end at 3.5% increase

Cost of COLAs for each fiscal year of contract (amounts are approximate and include contractual step increases):

Year 1 – FY <u>26</u>	Cost amount	<u>\$94,000</u>
Year 2 – FY <u>27</u>	Cost amount	<u>\$117,603</u>
Year 3 – FY <u>28</u>	Cost amount	<u>\$40,435</u>

ADDITIONAL COSTS

(i.e., OT, Hazardous Duty, Professional Development, Clothing Allowance, Holiday Pay, etc.)

Approx longevity increase FY 26-28	<u>\$20,300</u>
One time stipend allowance FY 26	<u>\$21,750</u>
Approx clothing/boot allowance FY 26-28	<u>\$6,400</u>

Total **salary** budget for this group was: \$1,701,960

Total **salary** budget at end of contract period: \$1,954,680

Percent increase in salary budget (includes contractual steps): 14% (over 3 years)

Are there any other groups or individuals that would be directly affected by this budget? No

What would be the effect? _____

Are there any other known implications to this contract? _____

Yes No

Funds are appropriated ☒ ☐

Where funds are located _____ Account #: Click or tap here to enter text.

Yes No

Funds need appropriation by council ☐ ☒

Where funds to come from _____ Account #: Click or tap here to enter text.



Auditors Office

HR Dept

Memorandum of Agreement
Between
THE CITY OF HAVERHILL and
HIGHWAY/PARK GROUP (LiUNA Local 175)

This Memorandum of Agreement sets forth the agreements of the HIGHWAY/PARK Group (the "Union") and the City of Haverhill (the "City"), for a new agreement, to supplement and supersede inconsistent terms of prior agreements in effect through June 30, 2025. The parties sign this MOA to reflect their agreements which will be integrated by the parties into the expired collective bargaining agreement.

The Agreement is subject to ratification by the membership of the Union and a funding vote by the City Council. Except as modified in this Memorandum, the terms and conditions of the old contract will be carried forward into the new contract. Unless otherwise stated, the effective date of all new language or benefits shall be following ratification and funding by the City Council. Failing such ratification, or funding, this MOA shall not be admissible in any proceeding between the parties, and both sides are free to return to their last "on-the-record" positions.

CONTRACT INTEGRATION

Upon approval, ratification and funding of the memorandum of agreement which results from these negotiations, the parties shall agree to integrate the terms thereof into the collective bargaining agreement in a timely manner within 60 days.

DURATION

July 1, 2025-June 30, 2026

July 1, 2026-June 30, 2027

July 1, 2027-June 30, 2028

COLA

Effective 7/1/2025: 2%

Effective 7/1/2026: 2%

Effective 7/1/2027: 2%

STEPS

Effective 7/1/2025, remove step 1 and add new step at end of scale at 3.5% increase.

Effective 7/1/2026, remove bottom step and add new step at end of scale at 3.5% increase

ARTICLE X SECTION 1A – Amend:

After five years of service with the City, all employees shall be entitled to sick leave in accordance with Section 1. The updated sick leave accrual will adjust starting with the month after the 5-year anniversary.

Note: no retro of accumulated time will be provided prior to 7/1/2025.

ARTICLE VIII SECTION 3A – Amend

After five years of service with the City, all employees shall be entitled to personal leave in accordance with Section 3. The updated personal leave accrual will occur on January 1st of the next calendar year.

Note: no retro of accumulated time will be provided prior to 1/1/26.

ARTICLE VII – SECTION 7 - Amend

Increase yearly boot allowance to \$200 per year.

ARTICLE VII – SECTION 7 - Amend

Increase yearly clothing allowance to \$800 per year.

ARTICLE VII SECTION 3 - Amend to read as follows:

\$1,400	5 < 10
\$1,450	10 < 15
\$1,500	15 < 20
\$1,550	20 < 25
\$1,800	25 < 30
\$2,750	30 < 40
\$3,000	40 < 50
\$4,000	50+

ARTICLE VII – SECTION 8 - Amend

All mention of a food allowance benefit shall be removed from this contract. Insert in its place, "the city will provide meals to employees who are working 24-hour snow events."

ARTICLE VII – SECTION 11 - Amend

Employees who operate loader/wing blade during snow events shall receive an additional \$3 per hour (total).

Employees who operate sidewalk snow blower/plow during snow events shall receive an additional \$3 per hour (total).

ARTICLE XXIII – EDUCATIONAL PAY – Add the following:

Professional licenses – training shall (when feasible) be completed during working hours. With prior approval of the DPW Director, training may be completed outside of work hours and paid in accordance with the contract.

CORE HOLIDAYS - Amend

Employees required to work on Thanksgiving & Christmas shall receive double-time for all hours worked.

ARTICLE VI – VARIOUS ITEMS – Amend/Add

Working 7 consecutive days:

Any employee who works all seven (7) days within the same workweek shall be compensated at double-time (2x) their regular straight-time rate for all hours worked on the seventh (7th) day of that workweek.

In addition, any employee who continues to work beyond seven (7) consecutive days due to a declared snowstorm, weather emergency, or other emergency event requiring continuous operations shall be compensated at double-time (2x) for all hours worked thereafter, until the emergency event has concluded.

For the purpose of this section:

- The work week shall be defined as Monday through Sunday.

- A “day worked” shall mean any calendar day within the workweek on which an employee performs four (4) or more hours of work for the City. Days on which an employee works less than four (4) hours shall not be counted as a day worked.
- Authorized paid leave, holidays, or other excused absences shall not count as a day worked for the purpose of determining eligibility for double-time under this section.
- Once the employee begins a new workweek and the emergency event has concluded, the consecutive-day count resets, and all hours worked revert to the employee’s regular rate of pay.

This new language will become effective 7/1/2026. In lieu of implementation on 7/1/2025, a one-time stipend of \$750 will be paid to those employees who were employed with the city of Haverhill Highway/Park departments as of 1/1/2026.

Add

An employee working 24 continuous hours shall be paid 5 hours straight time

Add

Employees who fill in for another worker who is at higher step shall receive at least \$.50 per hour increase.

On-call Status

To provide for emergency response from April 1 through November 14, an employee shall carry a pager or cell phone and shall be on-call during all hours outside of the regular work week.

The City and union shall establish an On-Call List of qualified employees, as determined by the Highway Superintendent. The On-Call List shall be posted on or before March 1 and may be updated by the Highway Superintendent as needed.

Employees on the On-Call List shall rotate the on-call status weekly and shall be compensated twelve (12) hours of pay at their base hourly pay rate for each week of on-call status. The on-call rotation shall be determined by seniority, from highest to lowest. The on-call week shall start and end on Wednesday at 3:00 P.M.

Employees unable to serve their assigned on-call duty must notify the Superintendent or designee as soon as practicable and shall be responsible for securing a qualified replacement from the On-Call List, subject to supervisory approval. If an employee is unable to serve their assigned on-call duty, on-call compensation shall be reduced by 1½ hours for each day Monday through Friday and 2½ hours each day for being unavailable on Saturday or Sunday. The total reduction shall not exceed twelve (12) hours.

The on-call employee must always be accessible by phone or pager during the designated on-call hours and able to report to work promptly after being contacted. If contact cannot be made with the on-call employee or if that employee fails to respond to a call or page within fifteen (15) minutes, he/she is ineligible for on-call and call-in pay. Failure to respond or report when called may result in disciplinary action.

When it is necessary for the on-call employee to report to work, he/she must report within thirty (30) minutes to the Highway Garage to punch in and/or out. If the call is due to an emergency situation where time is of the essence, the on-call employee may report directly to the location of the emergency.

When an on-call employee is called and it is necessary to report he/she will be paid as per the union contract for hours worked and a minimum of 4 hours. On-call employees who report will not be compensated again if another call occurs during the minimum period. Additional compensation will occur once the total response time exceeds the initial minimum pay period.

It is understood and agreed that in planning snow removal work only, the DPW Director may reschedule starting times in the best interest of the City, provided however, any employee who is required to work at any time other than his/her regular scheduled time shall be compensated at the overtime rate of pay for those hours not included in his/her regular scheduled work day and is guaranteed eight (8) hours work or pay at the applicable rate, and all time worked in excess of eight (8) hours shall be compensated for at the applicable overtime rate. Employees assigned to snow and ice operations and on overtime shall continue to receive time-and-one-half (1.5x) pay for all hours worked until the conclusion of the snow event and related clean-up, regardless of whether the hours worked fall within the employee's regular schedule. Immediately upon the completion of the snow removal work, all employees are to be restored to their regular assigned starting times and continue to perform his/her regular duties at his/her straight rate of pay.

Eliminate

Remove compensatory time accrual language from contract

Eliminate 20-minute morning break – use new language as listed:

ARTICLE VI: HOURS OF WORK AND OVERTIME

The regular work week shall be five (5) consecutive days, Monday through Friday inclusive from 7:00 A.M. to 3:00 P.M., with a forty (40) minute lunch period generally from 12pm-12:40pm. Employees may, at their option and with the approval of the Highway Superintendent, take a ten (10) minute morning coffee break and a thirty (30) minute lunch break in lieu of the standard forty (40) minute lunch period. Employees may leave the job site during their break periods but travel time to and from the job site or work area must be within the allotted break time.

Add

Probationary employees shall not be eligible for safety and training pay.

HOUSEKEEPING ITEMS

Integrated contract

Job titles – reclassified/structured to streamline salary scale

Date:

5/21/2026

Melinda E. Barrett, Mayor

Michael Gagliardi, Business Manager

APPROVED AS TO FORM

By:

Katherine McNamara Feodoroff
City Solicitor

CURRENT (7/1/24-6/30/25)	Step 1	Step 2	Step 3	Step 4	Step 5	new title	rank
General Foreperson	\$ 32.07	\$ 33.38	\$ 34.62	\$ 35.60	\$ 36.81	General Foreman Highway	1
Working Foreperson (Garage)	\$ 30.60	\$ 31.91	\$ 33.19	\$ 34.12	\$ 35.28	Working Foreperson III	2
Working Foreperson (Traffic)	\$ 28.31	\$ 29.60	\$ 30.90	\$ 31.76	\$ 32.84	Working Foreperson II	3
Working Foreperson	\$ 27.56	\$ 28.85	\$ 30.15	\$ 30.99	\$ 32.04	Working Foreperson I	4
Welder	\$ 25.58	\$ 26.87	\$ 27.61	\$ 28.54		Craftsperson II	5
ME Repairperson	\$ 25.58	\$ 26.87	\$ 27.61	\$ 28.54		Craftsperson II	5
Mason	\$ 25.58	\$ 26.87	\$ 27.61	\$ 28.54		Craftsperson II	5
MEO B&G (Front End) Loader & BG Sweeper	\$ 23.84	\$ 25.13	\$ 25.83	\$ 26.69		MEO III w/CDL	6
MEO LHS Crane Operator	\$ 23.84	\$ 25.13	\$ 25.83	\$ 26.69		MEO III w/CDL	6
PW/Craftsperson	\$ 23.84	\$ 25.13	\$ 25.83	\$ 26.69		MEO III w/CDL	6
Yardperson/Dispatcher	\$ 23.10	\$ 24.36	\$ 25.03	\$ 25.87		MEO II w/CDL	7
MEO L&H (Sidewalk Plow)	\$ 23.10	\$ 24.36	\$ 25.03	\$ 25.87		MEO II w/CDL	7
PW Maintenance Person	\$ 23.10	\$ 24.36	\$ 25.03	\$ 25.87		MEO II w/CDL	7
Spray Painter	\$ 23.10	\$ 24.36	\$ 25.03	\$ 25.87		MEO II w/CDL	7
MEO Laborer	\$ 22.40	\$ 23.69	\$ 24.34	\$ 25.16		MEO I no CDL	8
Laborer	\$ 21.84	\$ 23.15	\$ 23.78	\$ 24.58		Laborer I	9
Highway/Park Maintenance Person	\$ 21.84	\$ 23.12	\$ 23.76	\$ 24.55		Laborer I	9
Stores Delivery Person/Houseworker	\$ 18.59	\$ 18.59	\$ 19.08	\$ 19.71		remove	
General Foreperson	\$ 32.07	\$ 33.38	\$ 34.62	\$ 35.60	\$ 36.81	General Foreman Park	1
Working Foreperson/Tree	\$ 27.56	\$ 28.86	\$ 29.80	\$ 30.63	\$ 31.67	Working Foreperson I	4
Working Foreperson/Park Mitce Craftsperson	\$ 27.56	\$ 28.86	\$ 30.15	\$ 30.99	\$ 32.04	Working Foreperson I	4
Park Maintenance Craftsperson (Skylift Operator)	\$ 23.84	\$ 25.14	\$ 25.83	\$ 26.70		MEO III w/CDL	6
Senior Groundswoker	\$ 23.10	\$ 24.36	\$ 25.03	\$ 25.87		MEO II w/CDL	7
MEO-LHS	\$ 23.10	\$ 24.36	\$ 25.03	\$ 25.87		MEO II w/CDL	7
MEO/Groundswoker/Laborer	\$ 22.39	\$ 23.69	\$ 24.34	\$ 25.16		MEO I no CDL	8
Groundswoker	\$ 21.84	\$ 23.15	\$ 23.79	\$ 24.58		Laborer I	9



MELINDA E. BARRETT
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

5.3 file 10 days

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

May 29, 2026

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

From: Mayor Melinda E. Barrett

RE: MOA for Administrative/Professional and Non-Union groups

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

Please find attached a Memorandum of Agreement for Administrative/Professional
and Non-Union groups. This item must be placed on file for 10 days after which I
recommend approval.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em



Haverhill

Human Resources Department, Room 306

Phone: (978) 374-2357 Fax: (978) 374-2343

Denise McClanahan, HR Director – dmcclanahan@haverhillma.gov

Christina Carrie, HR Technician – ccarrie@haverhillma.gov

John DelRosso, HR Technician – jdelrosso@haverhillma.gov

Bridget Panniello, Head Clerk/Floater – bpanniello@haverhillma.gov

TO: Mayor Melinda E. Barrett
FROM: Denise McClanahan, HR Director
DATE: May 28, 2026
RE: salary scale submissions

Attached are the salary ordinances for the Administrative/Professional positions and the Non-Union positions schedules. Please submit these documents to the next City Council meeting for action.

dIm



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

MAY 29 AM 9:23
HVCITYCLERK

ORDERED:

MUNICIPAL ORDINANCE
AN ORDINANCE RELATING TO SALARIES

CHAPTER
ADMINISTRATIVE & PROFESSIONAL POSITIONS

BE IT ORDAINED by the City Council of the City of Haverhill that Document 82-B of 2025 is hereby amended as follows:

EFFECTIVE 7/1/2026 2%

SEE ATTACHED PAGES

Approved as to legality:

City Solicitor

FY 27 SALARY SCHEDULE FOR ALL DEPARTMENTS (ADMINISTRATIVE/PROFESSIONAL POSITIONS) EFFECTIVE 7/1/2026 2%						
DEPARTMENT	POSITION	STEP 1		STEP 2		STEP 5
		\$	\$	\$	\$	
MAYOR	MAYOR	\$ 150,000.00				
	CHIEF OF STAFF	\$ 117,010.91	\$ 121,106.29	\$ 125,345.01	\$ 127,851.91	\$ 132,326.73
311 CALL CENTER/CONSTITUENT SERVICES	MANAGER	\$ 82,806.76	\$ 83,893.07			
CITY CLERKS	CITY CLERK	\$ 99,546.76	\$ 103,526.77	\$ 107,667.99	\$ 111,975.12	\$ 116,454.12
	ASSISTANT CITY CLERK	\$ 71,765.25	\$ 74,277.04	\$ 76,876.73	\$ 79,567.42	\$ 82,352.28
	CLERK OF COUNCIL	\$ 4,000.00				
	CLERK OF BOARD OF REGISTERS VOTERS	\$ 5,000.00				
	JUSTICE OF THE PEACE STIPEND	\$ 5,000.00				
CITY COUNCIL	PRESIDENT	\$ 18,000.00				
	COUNCILLORS (8)	\$ 15,000.00				
SCHOOL COMMITTEE	SCHOOL COMMITTEE MEMBER	\$ 12,000.00				
HUMAN RESOURCES	HR DIRECTOR	\$ 111,975.12	\$ 116,454.12	\$ 120,530.01	\$ 122,940.62	\$ 127,252.60
	HR TECHNICIAN	\$ 71,765.25	\$ 74,277.04	\$ 76,876.73	\$ 79,567.42	\$ 82,352.28
PUBLIC LIBRARY	LIBRARY DIRECTOR	\$ 123,657.05	\$ 127,985.05	\$ 130,544.75	\$ 135,113.81	
	ASSISTANT DIRECTOR	\$ 83,910.14	\$ 86,847.00	\$ 88,583.94	\$ 91,684.37	
	SYSTEMS ADMINISTRATOR	\$ 64,474.53	\$ 66,468.02	\$ 68,461.51	\$ 70,456.17	\$ 71,865.30
	LIBRARIAN I	\$ 70,212.64	\$ 74,425.40	\$ 78,638.16	\$ 80,210.92	\$ 83,018.30
AUDITORS	CHIEF FINANCIAL OFFICER (contract)	\$ 168,539.18	\$ 173,595.36			
	DEPUTY FINANCE DIRECTOR	\$ 100,340.73	\$ 103,574.20	\$ 106,920.84	\$ 110,384.61	\$ 113,969.61
	SR. ACCOUNTANT	\$ 71,765.25	\$ 74,277.04	\$ 76,876.73	\$ 79,567.42	\$ 82,352.28
RETIREMENT	AUDITOR	\$ 3,000.00				
	TREASURER/COLLECTOR	\$ 1,200.00				
INFORMATION TECHNOLOGY	NETWORK MANAGER	\$ 89,988.10	\$ 92,702.92	\$ 95,483.67	\$ 98,347.92	\$ 101,298.96
ASSESSORS	ASSESSOR	\$ 103,862.90	\$ 106,978.75	\$ 110,187.65	\$ 113,494.24	\$ 117,466.54
	ASSISTANT ASSESSOR	\$ 71,765.25	\$ 74,277.04	\$ 76,876.73	\$ 79,567.42	\$ 82,352.28
	CHAIRPERSON	\$ 3,500.00				
PURCHASING	PURCHASING AGENT	\$ 103,256.48	\$ 106,870.45			
TREASURER/COLLECTOR	TREASURER/COLLECTOR	\$ 120,179.54	\$ 123,785.04	\$ 127,497.55	\$ 131,322.87	\$ 135,261.01
	ASSISTANT TREASURER/COLLECTOR	\$ 76,058.66	\$ 79,228.01	\$ 82,525.30	\$ 85,828.41	\$ 89,261.78
	PARKING STIPEND	\$ 5,000.00				
HEALTH & INSPECTIONAL SERVICES	DIRECTOR	\$ 74,414.16	\$ 77,018.66	\$ 79,714.31	\$ 82,504.31	\$ 85,391.96
	DEPUTY DIRECTOR	\$ 80,549.25	\$ 82,964.94	\$ 85,453.90	\$ 87,162.98	\$ 90,213.68
	BUILDING INSPECTOR	\$ 100,685.40	\$ 103,707.05	\$ 106,818.25	\$ 108,954.61	\$ 112,768.02
	PLUMBING AND GASFITTING INSPECTOR	\$ 80,884.96	\$ 83,715.93	\$ 86,645.99		
	WIRE INSPECTOR	\$ 80,884.96	\$ 83,715.93	\$ 86,645.99		

FY 27 SALARY SCHEDULE FOR ALL DEPARTMENTS (ADMINISTRATIVE/PROFESSIONAL POSITIONS) EFFECTIVE 7/1/2026 2% DEPARTMENT							STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
FIRE SAFETY SERVICES	FIRE CHIEF (contract)						\$ 214,200.00				
	ASSISTANT FIRE CHIEF (contract)						\$ 181,050.00				
	EMERGENCY MANAGEMENT STIPEND						TBD				
LAW	ASST CITY SOLICITOR						\$ 48,709.45				
	POLICE CHIEF (contract)										
	DEPUTY POLICE CHIEF (contract)						\$ 248,387.34				
LAW ENFORCEMENT	HARBORMASTER STIPEND						\$ 214,200.00				
	5th/6th WEEK (CHIEF/DEPUTY CHIEF)						TBD				
							\$ 5,000.00				
ECONOMIC DEVELOPMENT	ECONOMIC DEVELOPMENT DIRECTOR						\$ 118,962.97	\$ 122,927.86	\$ 127,884.85	\$ 131,720.64	\$ 135,672.73
	ASST. ECON DEV. DIRECTOR						\$ 69,783.92	\$ 72,575.15	\$ 75,478.02	\$ 78,497.73	\$ 81,637.64
	PLANNING DIRECTOR/GRANTS COORDINATOR						\$ 106,242.53	\$ 109,293.25	\$ 112,469.58	\$ 116,965.99	\$ 121,648.49
PUBLIC WORKS	DPW DIRECTOR						\$ 142,800.00	\$ 154,000.00	\$ 166,000.00	\$ 178,000.00	\$ 190,343.97
	DEPUTY DPW DIRECTOR						\$ 136,546.20	\$ 140,642.51	\$ 144,862.11	\$ 149,208.49	\$ 153,683.96
	CITY ENGINEER						\$ 130,259.61	\$ 134,818.70			
	ASST. DPW DIRECTOR/HIGHWAY-PARK						\$ 112,200.00	\$ 120,000.00	\$ 127,800.00	\$ 135,600.00	\$ 142,000.00
	SOLID WASTE/RECYCLING COORDINATOR						\$ 87,234.55	\$ 90,723.72	\$ 97,723.64	\$ 98,126.94	\$ 102,052.10
	ENVIRONMENTAL HEALTH TECHNICIAN						\$ 85,234.74	\$ 88,648.18	\$ 92,191.87	\$ 95,418.58	\$ 98,758.24
	SNOW STIPEND						\$ 5,000.00				
PUBLIC HEALTH	PUBLIC HEALTH DIRECTOR						\$ 100,471.35	\$ 103,987.85	\$ 106,067.61		
HUMAN SERVICES	HUMAN SERVICES DIRECTOR						\$ 74,316.39	\$ 77,412.47	\$ 80,510.87	\$ 83,730.24	\$ 87,079.86
	WOOD SCHOOL STIPEND						\$ 1,500.00				
	COA STIPEND						\$ 1,000.00				
	VETERANS' MEM. RINK COORDINATOR						\$ 5,000.00				
	RECREATION DIRECTOR						\$ 58,153.27	\$ 61,787.12	\$ 67,404.13	\$ 73,021.14	\$ 75,576.88
VETERANS SERVICES	DIRECTOR/AGENT						\$ 75,829.65	\$ 78,638.16			



Document 82-B

CITY OF HAVERHILL

In Municipal Council June 24 2025

16112

Ordered:

MUNICIPAL ORDINANCE
AN ORDINANCE RELATING TO SALARIES

CHAPTER
ADMINISTRATIVE & PROFESSIONAL POSITIONS

BE IT ORDAINED by the City Council of the City of Haverhill that Document 15-D of 2024 is hereby amended as follows:

EFFECTIVE 7/1/2025 2%

SEE ATTACHED PAGES

Approved as to legality:

City Solicitor

PLACED ON FILE for at least 10 days

Attest:

City Clerk

**FOR BACK UP
REFERENCE ONLY**

FOR BACK UP REFERENCE ONLY

FY 26 SALARY SCHEDULE FOR ALL DEPARTMENTS (ADMINISTRATIVE/PROFESSIONAL I			TIME 7/1/2025 2%				
DEPARTMENT	POSITION		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
MAYOR	CHIEF OF STAFF		\$ 150,000.00				
			\$ 110,837.27	\$ 114,716.58	\$ 118,731.66	\$ 122,887.27	\$ 125,345.01
311 CALL CENTER/CONSTITUENT SERVICES	MANAGER		\$ 81,183.10	\$ 82,248.10			
CITY CLERKS	CITY CLERK		\$ 97,594.86	\$ 101,496.84	\$ 105,556.85	\$ 109,779.53	\$ 114,170.71
	ASSISTANT CITY CLERK		\$ 70,358.09	\$ 72,820.62	\$ 75,369.35	\$ 78,007.27	\$ 80,737.53
	CLERK OF COUNCIL		\$ 4,000.00				
	CLERK OF BOARD OF REGISTERS VOT		\$ 5,000.00				
CITY COUNCIL	PRESIDENT		\$ 18,000.00				
	COUNCILLORS (8)		\$ 15,000.00				
SCHOOL COMMITTEE	SCHOOL COMMITTEE MEMBER		\$ 12,000.00				
HUMAN RESOURCES	HR DIRECTOR		\$ 105,556.85	\$ 109,779.53	\$ 114,170.71	\$ 118,166.68	\$ 120,530.01
	HR TECHNICIAN		\$ 70,358.09	\$ 72,820.62	\$ 75,369.35	\$ 78,007.27	\$ 80,737.53
PUBLIC LIBRARY	LIBRARY DIRECTOR		\$ 121,232.40	\$ 125,475.54	\$ 127,985.05		
	ASSISTANT DIRECTOR		\$ 82,264.84	\$ 85,144.11	\$ 86,847.00		
	SYSTEMS ADMINISTRATOR		\$ 63,210.32	\$ 65,164.73	\$ 67,119.13	\$ 69,074.68	\$ 70,456.17
	LIBRARIAN I		\$ 64,705.76	\$ 68,835.92	\$ 72,966.08	\$ 77,096.23	\$ 78,638.16
AUDITORS	CHIEF FINANCIAL OFFICER		\$ 165,234.49				
	DEPUTY FINANCE DIRECTOR		\$ 90,573.27	\$ 93,743.33	\$ 97,024.35	\$ 100,420.20	\$ 103,934.91
	SR. ACCOUNTANT		\$ 70,358.09	\$ 72,820.62	\$ 75,369.35	\$ 78,007.27	\$ 80,737.53
RETIREMENT	AUDITOR		\$ 3,000.00				
	TREASURER/COLLECTOR		\$ 1,200.00				
INFORMATION TECHNOLOGY	NETWORK MANAGER		\$ 88,223.62	\$ 90,885.22	\$ 93,611.44	\$ 96,419.53	\$ 99,312.70
ASSESSORS	ASSESSOR		\$ 98,860.55	\$ 101,826.37	\$ 104,881.13	\$ 108,027.10	\$ 111,268.86
	ASSISTANT ASSESSOR		\$ 70,358.09	\$ 72,820.62	\$ 75,369.35	\$ 78,007.27	\$ 80,737.53
	CHAIRPERSON		\$ 3,500.00				
PURCHASING	PURCHASING AGENT		\$ 101,231.84				
TREASURER/COLLECTOR	TREASURER/COLLECTOR		\$ 117,823.08	\$ 121,357.89	\$ 124,997.60	\$ 128,747.91	\$ 132,608.83
	ASSISTANT TREASURER/COLLECTOR		\$ 74,567.31	\$ 77,674.52	\$ 80,907.16	\$ 84,145.50	\$ 87,511.54
	PARKING STIPEND		\$ 5,000.00				
HEALTH & INSPECTIONAL SERVICES	DIRECTOR		\$ 72,955.06	\$ 75,508.49	\$ 78,151.29	\$ 80,886.58	
	DEPUTY DIRECTOR		\$ 76,668.81	\$ 78,969.86	\$ 81,338.18	\$ 83,778.33	\$ 85,453.90
	BUILDING INSPECTOR		\$ 95,836.58	\$ 98,711.18	\$ 101,673.58	\$ 104,723.77	\$ 106,818.25
	PLUMBING AND GASFITTING INSPECTOR		\$ 79,298.98	\$ 82,074.44	\$ 84,947.05		
	WIRE INSPECTOR		\$ 79,298.98	\$ 82,074.44	\$ 84,947.05		

FY 26 SALARY SCHEDULE FOR ALL DEPARTMENTS (ADMINISTRATIVE/PROFESSIONAL POSITIONS) EFFECTIVE 7/1/2025 2%
DEPARTMENT POSITION

		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
FIRE SAFETY SERVICES	FIRE CHIEF	\$ 243,517.00				
	ASST CITY SOLICITOR	\$ 47,754.36				
LAW						
	POLICE CHIEF	\$ 276,392.33				
	DEPUTY POLICE CHIEF	\$ 237,430.02				
	EMERGENCY MANAGEMENT STIPEND	\$ 8,000.00				
ECONOMIC DEVELOPMENT	5th/6th WEEK (CHIEF)	\$ 5,000.00				
	ECONOMIC DEVELOPMENT DIRECTOR	\$ 116,630.37	\$ 120,517.51	\$ 125,377.30	\$ 129,137.88	\$ 133,012.48
	ASST. ECON DEV. DIRECTOR	\$ 68,415.61	\$ 71,152.11	\$ 73,998.06	\$ 76,958.56	\$ 80,036.90
	PLANNING DIRECTOR/GRANTS COOR	\$ 104,159.34	\$ 107,150.24	\$ 110,264.30	\$ 114,672.54	\$ 119,263.23
PUBLIC WORKS	CDBG STIPEND					
	DPW DIRECTOR	\$ 180,301.20				
	DEPUTY DPW DIRECTOR	\$ 133,868.82	\$ 137,884.82	\$ 142,021.68	\$ 146,282.83	\$ 150,670.55
	ASST. DPW DIRECTOR/CITY ENGINEER	\$ 127,705.50				
	ASST. DPW DIRECTOR/HIGHWAY-PARK	\$ 115,644.35				
	SOLID WASTE/RECYCLING COORDINATOR	\$ 85,524.07	\$ 88,944.82	\$ 95,807.49	\$ 96,202.88	\$ 100,051.08
	ENVIRONMENTAL HEALTH TECHNICIAN	\$ 80,222.19	\$ 83,563.48	\$ 86,909.98	\$ 90,384.19	\$ 93,547.63
	SNOW STIPEND	\$ 5,000.00				
PUBLIC HEALTH	PUBLIC HEALTH DIRECTOR	\$ 98,501.33	\$ 101,948.87	\$ 103,987.85		
HUMAN SERVICES						
	HUMAN SERVICES DIRECTOR	\$ 72,859.20	\$ 75,894.57	\$ 78,932.23	\$ 82,088.47	\$ 85,372.42
	WOOD SCHOOL STIPEND	\$ 1,500.00				
	COA STIPEND	\$ 10,000.00				
	VETERANS' MEM. RINK COORDINATOR	\$ 5,000.00				
	RECREATION DIRECTOR	\$ 57,013.01	\$ 60,575.61	\$ 66,082.48	\$ 71,589.36	
VETERANS SERVICES	DIRECTOR/AGENT	\$ 74,342.79	\$ 77,096.23			

FOR BACK UP
REFERENCE ONLY



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

MUNICIPAL ORDINANCE
AN ORDINANCE RELATING TO SALARIES

CHAPTER
NON-UNION POSITIONS

BE IT ORDAINED by the City Council of the City of Haverhill that Document 82-C of 2025 is hereby amended as follows:

EFFECTIVE 7/1/2026 2%

SEE ATTACHED PAGES

Approved as to legality:

City Solicitor

2027 SALARY SCHEDULE FOR ALL DEPARTMENTS (NON-UNION POSITIONS) EFFECTIVE 7/1/2026 - 2%							
DEPARTMENT/DIVISION	POSITION	STEP 1		STEP 2	STEP 3	STEP 4	STEP 5
MAYOR	ADMINISTRATIVE ASSISTANT	\$ 68,978.52	\$ 71,392.77	\$ 73,891.52	\$ 76,477.72	\$ 79,154.44	
	DEPUTY CHIEF OF STAFF	\$ 81,713.02	\$ 84,572.97	\$ 87,533.03	\$ 90,596.68	\$ 93,767.57	
CITY CLERK	WARDENS & CLERKS	\$ 275.00					
	INSPECTORS	\$ 245.00					
	Election Worker	\$ 17.00					
	Administrative Assistant	\$ 54,121.61	\$ 55,745.26	\$ 57,417.61			
	Election Administrator	\$ 71,765.25	\$ 74,277.13	\$ 76,877.09	\$ 79,567.25	\$ 82,351.86	
CITY COUNCIL	EXECUTIVE SECRETARY/ADM. ASSISTANT	\$ 1,093.51	\$ 1,126.32	\$ 1,274.08	\$ 1,318.67	\$ 1,364.82	
	CALL OPERATOR/REPRESENTATIVE	\$ 50,328.16	\$ 52,341.29	\$ 54,434.94	\$ 55,523.64	\$ 57,466.97	
PURCHASING	Administrative Assistant (PT)						
	Jr. Systems Engineer	\$ 57,222.00	\$ 59,224.77				
INFORMATION TECHNOLOGY							
INSPECTIONS & HEALTH REG.	ANIMAL INSPECTOR						
	PUBLIC HEALTH NURSE	\$ 70,329.95	\$ 72,439.85	\$ 73,888.65			
PUBLIC HEALTH	SOCIAL WORKER	\$ 57,412.20	\$ 59,134.57	\$ 60,317.26			
	ADMINISTRATIVE ASST	\$ 50,235.67	\$ 51,742.74	\$ 52,777.61			
MUN. PARKING AREAS & DECK	GARAGE ATTENDANT	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
	ELDER MEALS AIDE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
COUNCIL ON AGING	MOW DRIVER	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
	BENEFITS AIDE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
	LEGAL AIDE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
	SENIOR AIDE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
	DATA TRANSCRIBER	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
	OUTREACH AIDE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
	SUBSTITUTE MOW DRIVER	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
RECREATION/PARK COMMISSION	SITE DIRECTOR	\$ 28.00	\$ 29.00	\$ 30.00			
	ASST PROGRAM DIRECTOR	\$ 23.00					
	SECURITY GUARD	\$ 23.00					
	LIFEGUARD	\$ 20.00	\$ 21.00	\$ 22.00	\$ 23.00		
	PARK AMBASSADOR	\$ 16.00	\$ 17.00	\$ 18.00			
	ASSISTANT SUPERVISOR	\$ 16.00	\$ 17.00	\$ 18.00			
	TENNIS COURT ATTENDANT	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
	TENNIS INSTRUCTOR	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
	COMFORT STATION ATTENDANT	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		
	SKILLED LABORER	\$ 932.87	\$ 970.18	\$ 1,008.99	\$ 1,044.31	\$ 1,080.86	
	SKILLED LABORER (TEMP)	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00		

27 SALARY SCHEDULE FOR ALL DEPARTMENTS (NON-UNION POSITIONS) EFFECTIVE 7/1/2026 - 2%																										
DEPARTMENT/DIVISION		STEP 1					STEP 2					STEP 3					STEP 4					STEP 5				
POSITION		\$ 15.00 \$					\$ 16.00 \$					\$ 17.00 \$					\$ 18.00 \$									
YOUTH ACTIVITIES SUPERVISOR																										
M. SKATING RINK	LABORER																									
	LABORER (PT)																									
	LIBRARY PAGE																									
	LIBRARY CLERK (PT)																									
POLICE	ASST. NETWORK SPECIALIST/CRIME ANALYST	\$ 82,822.92 \$					\$ 86,392.92 \$					\$ 89,962.92 \$														
	DIRECTOR OF OFFICER WELLNESS	\$ 62,621.46																								
	BEHAVIORAL RESPONSE CLINICIAN i	\$ 74,460.00																								
	BEHAVIORAL RESPONSE CLINICIAN ii	\$ 86,700.00																								
	EVIDENCE TECHNICIAN/FIREARMS LICENSING COORDINATOR	\$ 28.58 \$					\$ 29.67 \$					\$ 30.77 \$					\$ 31.95									
	DOMESTIC VIOLENCE ADVOCATE	\$ 24.75 \$					\$ 27.06																			
	RESERVE POLICE OFFICER	\$ 26.25																								
	DETENTION ATTENDANT																									
FIRE	CALL FIREFIGHTER	\$ 20.00																								
	CALL SUPERIOR OFFICER	\$ 30.00																								
	ASSISTANT HARBORMASTER	\$ 25.50																								
	INTERN	\$ 18.00 \$					\$ 19.00 \$					\$ 20.00 \$														
ALL DEPARTMENTS	SEASONAL EMPLOYEES	\$ 15.00 \$					\$ 16.00 \$					\$ 17.00 \$					\$ 18.00 \$									
	AMBASSADOR	\$ 15.00 \$					\$ 16.00 \$					\$ 17.00 \$					\$ 18.00 \$									
ENGINEERING	ENGINEERING INTERN	\$ 15.00 \$					\$ 16.00 \$					\$ 17.00 \$					\$ 18.00 \$									
	DPW SEASONAL WORKER	\$ 26.97 \$					\$ 28.19 \$					\$ 29.42 \$					\$ 30.64 \$									
PUBLIC WORKS	WASTE REDUCTION COORDINATOR	\$ 15.00 \$					\$ 16.00 \$					\$ 17.00 \$					\$ 18.00 \$									
	RECYCLING ATTENDANT (PT)																									
WATER	IPP CONSULTANT																									
	TEMPORARY WATER METER READER	\$ 15.00 \$					\$ 16.00 \$					\$ 17.00 \$					\$ 18.00 \$									
PARK	SEASONAL GROUNDSWORKER	\$ 15.00 \$					\$ 16.00 \$					\$ 17.00 \$					\$ 18.00 \$									



Document 82-C

CITY OF HAVERHILL

In Municipal Council

June 24 2025

16,1,3

gjc

Ordered:

MUNICIPAL ORDINANCE
AN ORDINANCE RELATING TO SALARIES

CHAPTER
NON-UNION POSITIONS

BE IT ORDAINED by the City Council of the City of Haverhill that Document 15-E of 2024 is hereby amended as follows:

EFFECTIVE 7/1/2025 2%

SEE ATTACHED PAGES

Approved as to legality:

City Solicitor

PLACED ON FILE for at least 10 days

Attest:

City Clerk

**FOR BACK UP
REFERENCE ONLY**

FY 26 SALARY SCHEDULE FOR ALL DEPARTMENTS (NON-UNION POSITIONS) EFFECTIVE 7/1/2025 - 2%						
DEPARTMENT/DIVISION	POSITION	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
MAYOR	ADMINISTRATIVE ASSISTANT	\$ 67,626.00	\$ 69,992.91	\$ 72,442.66	\$ 74,978.16	\$ 77,602.39
	DEPUTY CHIEF OF STAFF	\$ 80,110.80	\$ 82,914.68	\$ 85,816.69	\$ 88,820.28	\$ 91,928.99
CITY CLERK	WARDENS & CLERKS	\$ 275.00				
	INSPECTORS	\$ 245.00				
	Election Worker	\$ 17.00				
	Administrative Assistant	\$ 53,060.40	\$ 54,652.21	\$ 56,291.78		
	Election Administrator	\$ 70,358.09	\$ 72,820.72	\$ 75,369.70	\$ 78,007.11	\$ 80,737.12
CITY COUNCIL	EXECUTIVE SECRETARY/ADM. ASSISTANT	\$ 1,072.07	\$ 1,104.24	\$ 1,249.09	\$ 1,292.81	\$ 1,338.06
311 CALL CENTER/CONSTITUENT SERVICES	CALL OPERATOR/REPRESENTATIVE	\$ 47,336.76	\$ 49,341.34	\$ 51,314.99	\$ 53,367.59	\$ 54,434.94
PURCHASING	Administrative Assistant (PT)					
INFORMATION TECHNOLOGY	IT Consultant	\$ 44.00				
	Systems Analyst (PT)	\$ 35.15				
INSPECTIONS & HEALTH REG.	ANIMAL INSPECTOR	\$ 3,000.00				
PUBLIC HEALTH	PUBLIC HEALTH NURSE	\$ 68,950.93	\$ 71,019.46	\$ 72,439.85		
	SOCIAL WORKER	\$ 56,286.47	\$ 57,975.07	\$ 59,134.57		
	ADMINISTRATIVE ASST	\$ 49,250.66	\$ 50,728.18	\$ 51,742.75		
MUN. PARKING AREAS & DECK	GARAGE ATTENDANT	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
COUNCIL ON AGING	ELDER MEALS AIDE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	MOW DRIVER	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	BENEFITS AIDE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	LEGAL AIDE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	SENIOR AIDE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	DATA TRANSCRIBER	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	OUTREACH AIDE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	SUBSTITUTE MOW DRIVER	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
RECREATION/PARK COMMISSION	SITE DIRECTOR	\$ 28.00	\$ 29.00	\$ 30.00		
	ASST PROGRAM DIRECTOR	\$ 23.00				
	SECURITY GUARD	\$ 23.00				
	LIFEGUARD	\$ 20.00	\$ 21.00	\$ 22.00	\$ 23.00	
	PARK AMBASSADOR	\$ 16.00	\$ 17.00	\$ 18.00		
	ASSISTANT SUPERVISOR	\$ 16.00	\$ 17.00	\$ 18.00		
	TENNIS COURT ATTENDANT	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	TENNIS INSTRUCTOR	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	COMFORT STATION ATTENDANT	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	SKILLED LABORER	\$ 914.58	\$ 951.16	\$ 989.21	\$ 1,023.83	\$ 1,059.67
	SKILLED LABORER (TEMP)	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
YOUTH ACTIVITIES	YOUTH ACTIVITIES SUPERVISOR	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	

FOR BACK UP
REFERENCE ONLY

FY 26 SALARY SCHEDULE FOR ALL DEPARTMENTS (NON-UNION POSITIONS) EFFECTIVE 7/1/2025 - 2%						
DEPARTMENT/DIVISION	POSITION	STEP 1				
			STEP 2	STEP 3	STEP 4	STEP 5
V.M. SKATING RINK	LABORER	\$ 600.54	\$ 634.00	\$ 641.39		
	LABORER (PT)	\$ 16.82	\$ 17.76	\$ 18.65		
LIBRARY	LIBRARY PAGE	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	LIBRARY CLERK (PT)					
POLICE	ASST. NETWORK SPECIALIST/CRIME ANALYST	\$ 63,165.25	\$ 65,060.55	\$ 67,013.13	\$ 69,022.97	\$ 71,092.92
	DIRECTOR OF OFFICER WELLNESS	\$ 62,621.46				
	DOMESTIC VIOLENCE ADVOCATE	\$ 24.26	\$ 26.53			
	RESERVE POLICE OFFICER	\$ 25.74				
	DETENTION ATTENDANT					
	WEBMASTER	\$ 7,500.00				
FIRE	CALL FIREFIGHTER	\$ 20.00				
	CALL SUPERIOR OFFICER	\$ 30.00				
	ASSISTANT HARBORMASTER	\$ 25.50				
ALL DEPARTMENTS	INTERN	\$ 18.00	\$ 19.00	\$ 20.00		
	SEASONAL EMPLOYEES	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	AMBASSADOR	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
ENGINEERING	ENGINEERING INTERN	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
PUBLIC WORKS	DPW SEASONAL WORKER	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
	WASTE REDUCTION COORDINATOR	\$ 26.44	\$ 27.64	\$ 28.84		
	RECYCLING ATTENDANT (PT)	\$ 18.00	\$ 19.00	\$ 20.00		
	IPP CONSULTANT					
WATER	TEMPORARY WATER METER READER	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	
PARK	SEASONAL GROUNDWORKER	\$ 15.00	\$ 16.00	\$ 17.00	\$ 18.00	

FOR BACK UP
REFERENCE ONLY

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

5.4
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

May 29, 2026

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

From: Mayor Melinda E. Barrett

Re: Order to Authorize the Taking of 309 East Broadway

Dear Mr. President and Members of the City Council:

I respectfully submit the attached Order to Authorize the Taking of 309 East Broadway.

A two-thirds majority vote is required to adopt the Order of Taking.

I recommend approval.

Very truly yours,

Melinda E. Barrett
Mayor



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700

www.mtclawyers.com

TO: CITY COUNCIL

FROM: JOSEPH RUOTOLO, JR., CITY SOLICITOR
LISA MEAD, CITY SOLICITOR

CC: MELINDA E. BARRETT, MAYOR

RE: EMINENT DOMAIN ON A PORTION OF 309 EAST BROADWAY

DATE: MAY 29, 2026

Reference is made to the above-referenced matter. In that connection, I have attached the relevant City Council Vote authorizing the Mayor to act on behalf of the City and to execute the Order of Taking for a portion of the land located at 309 East Broadway. Please note, there is only one vote (Order). The Vote as written is the language for the vote. It should be read as:

"authorize the Mayor to acquire, purchase, take by eminent domain or otherwise a certain parcel of land located at 309 East Broadway, Haverhill, Massachusetts 01830, and containing approximately 7.4 acres being all as described in a deed granted to the Owner recorded in the Essex South Registry of Deeds in Book 12514, Page 522, meaning and intending to include all rights, title and interest extending from the top of bank to the mean low water mark of the Merrimack River, for water supply purposes, from Joyce E. Hill, for the amount of One Million Eight Hundred Thousand and 00/100 DOLLARS (\$1,800,000.00); And further to authorize the Mayor to execute any and all documents and to take any other action necessary or convenient to carry out this vote."

A two-thirds majority vote is required to adopt the Order of Taking.

Also, if approved by City Council, included hereto is the Order of Taking for the Mayor's signature.

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

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

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

	Document CITY OF HAVERHILL In Municipal Council	MAY 29 AM 9:30 HVCITYCLERK
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ORDERED:

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

CITY OF HAVERHILL

**HAVERHILL CITY COUNCIL ORDER TO AUTHORIZE THE TAKING OF 309 EAST
BROADWAY**

At a regularly convened meeting of the City Council of the City of Haverhill, held on the ____ day of April, 2026, it was voted as follows:

That the City Council of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City votes to authorize the Mayor to acquire, purchase, take by eminent domain or otherwise a certain parcel of land located at 309 East Broadway, Haverhill, Massachusetts 01830, and containing approximately 7.4 acres being all as described in a deed granted to the Owner recorded in the Essex South Registry of Deeds in Book 12514, Page 522, meaning and intending to include all rights, title and interest extending from the top of bank to the mean low water mark of the Merrimack River, for water supply purposes, from Joyce E. Hill, for the amount of One Million Eight Hundred Thousand and 00/100 DOLLARS (\$1,800,000.00);

And further to authorize the Mayor to execute any and all documents and to take any other action necessary or convenient to carry out this vote.

YEAS: _____

NAYS: _____

ABSENT: _____

PASSED IN COUNCIL: _____

A True Record, Attest:

Date Approved

Kaitlin M. Wright, City Clerk

Melinda E. Barrett, Mayor

7942691.1

ORDER OF TAKING FOR MAYOR'S EXECUTION

	Document CITY OF HAVERHILL In Municipal Council	
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ORDERED:

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

CITY OF HAVERHILL

ORDER OF TAKING

The Mayor of the of the City of Haverhill, duly elected, qualified, and acting as such, on behalf of the City and by virtue of and in accordance with the authority provisions of Massachusetts General Laws Chapter 79 and 40, Section 14, and every other power and authority which is hereunto in any way enabling, does hereby take, on behalf of the City of Haverhill and under the care, custody and control of the Department of Public Works, Water Division, for water supply purposes, the fee ownership in the land with the buildings thereon, if any, in a certain parcel of land located at 309 East Broadway, Haverhill, Massachusetts 01830, and containing approximately 7.4 acres being all as described in a deed granted to the Owner recorded in the Essex South Registry of Deeds in Book 12514, Page 522, meaning and intending to include all rights, title and interest extending from the top of bank to the mean low water mark of the Merrimack River;

All of said land identified above is owned or supposed to be owned by Joyce E. Hill by a deed recorded in the Essex South Registry of Deeds in Book 12514, Page 522.

Any and all trees and structures located upon the property to be taken are included in this taking, except as may be specifically excluded herein.

Excepted from the rights herein taken by the City are all easements of record for wires, pipes, conduits, poles, and other appurtenances for the conveyance of water, sewage, gas, oil, electricity, cable television transmission, and telephone communications lawfully in or upon said land. Except as noted herein, this taking includes any and all interest in the lands described above, as may be currently held by the owners of the abutting lots.

Except as noted herein, this taking includes any and all interest in the lands described above, as the City Council voted to award damages sustained by the owner of said property, to Joyce E. Hill in accordance with the provisions of G. L. c. 79, Section 6, as amended in the amount of

One Million Eight Hundred Thousand and 00/100 DOLLARS (\$1,800,000.00), the current record owner of the property that is the subject of this taking.

End of Text

Signature Page Follows

Approved as to form.

Grantor: City of Haverhill

City Solicitor

By: _____
Name: Melinda E. Barrett, Mayor
City of Haverhill

Essex, ss

COMMONWEALTH OF MASSACHUSETTS

On this _____ day of _____, 2026 before me, the undersigned notary public, personally appeared Melinda E. Barrett, as Mayor of the City of Haverhill Massachusetts, to this notary personally known to be the person whose names is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, in the capacity indicated, and has the authority to sign in that capacity.

Notary Public:
My Commission Expires:



Haverhill

Robert E. Ward, DPW Director
Phone: 978-374-2382 Fax: 978-521-4083
rward@haverhillma.gov

Date: May 28, 2026

To: The Honorable Melinda E. Barrett
Mayor of Haverhill

From: Robert E. Ward *REW*
DPW Director

Subject: City Council Order to Authorize the Acquisition of 309 East Broadway

Attached for your review and consideration is a proposed City Council Order authorizing the Mayor to acquire by purchase, eminent domain, or otherwise the property located at 309 East Broadway for water supply purposes. The proposed acquisition includes the entire parcel, consisting of approximately 7.4 acres, shown on the attached location plan, together with the existing residence and improvements, for the amount of \$1,800,000.00.

This acquisition will provide the City with a suitable location to site and construct a municipal well to augment the City's public water supply, strengthen long-term water system reliability, improve resiliency during periods of drought and seasonal supply constraints, and support the City's long-term water supply planning efforts. The property was identified through extensive geological investigations, including hydrogeologic analysis, soil testing, and test well installations.

As you are aware, some members of the City Council did not support proceeding with an eminent domain taking of a portion of the parcel necessary for the well construction for \$937,000 as originally proposed at the City Council meeting on February 10, 2026.

This proposed approach represents a negotiated acquisition, utilizing the City's eminent domain authority with the cooperation and agreement of the property owner. Under this approach, the City and property owner have entered into a mutually agreed-upon Taking Agreement establishing the compensation, terms, and conditions of the acquisition, thereby avoiding contested eminent domain proceedings. The parties have memorialized these terms in a Taking Agreement (attached) providing for an agreed acquisition price of \$1.8 million, plus limited relocation reimbursement.

The agreed compensation amount of \$1.8 million represents the appraised value of the property and is proposed to be funded through a combination of a \$900,000 borrowing authorization and \$900,000 from an existing capital fund account in the Water Enterprise Fund. The proposed loan

order authorizing the borrowing is scheduled to be on the City Council agenda for June 2, 2026 for consideration and approval.

If acceptable, I respectfully request that you submit the attached City Council Order to the City Council for consideration and approval. The proposed Order Authorizing the Taking, together with the related loan order scheduled for the June 2, 2026 City Council agenda, will provide the authority and funding necessary to complete the acquisition and advance the final design and construction of the proposed municipal well project.

Please let me know if you need any additional information.

Attachments:

1. Proposed City Council Order
2. Order of Taking
3. Taking Agreement
4. Location Map
5. Appraisal for 309 East Broadway

Cc: Christine Lindberg, Chief of Staff, clindberg@haverhillma.gov
Lisa Mead, Mead, Talerman & Costa, LLC, lisa@mtclawyers.com
Joseph Ruotolo, Mead, Talerman & Costa, LLC, joe@mtclawyers.com
John D'Aoust, Water Treatment Plant Manager, jdaoust@HaverhillMa.gov
Mathew Snell, Nutter, McClennen & Fish, LLP, MSnell@nutter.com
Michael Leon, Nutter, McClennen & Fish, LLP, mleon@nutter.com

TAKING AGREEMENT
BETWEEN THE CITY AND THE PROPERTY OWNER

TAKING AGREEMENT

This Taking Agreement (this "Agreement") is made as of the ____ day of May, 2026, by and between Joyce E. Hill, of 309 East Broadway, Haverhill, Massachusetts (the "Seller") and the City of Haverhill, a municipal corporation, with a mailing address of 4 Summer Street Haverhill, Massachusetts 01830 ("Buyer")

In consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Buyer hereby agree as follows:

1. Agreement to Transfer Title; Premises. On the terms and conditions set forth herein, Buyer agrees to take title by mean of eminent domain and Seller agrees not to challenge the eminent domain proceeding with respect to the following items of Real Property:
 - a. The land located at 309 East Broadway in Haverhill, Massachusetts, being more particularly described in a deed granted to the Seller recorded in the Essex South Registry of Deeds in Book 12514, Page 522 and described on Exhibit A annexed hereto and made a part hereof, together with all buildings and improvements situated thereon and meaning and intending to include all rights, title and interest extending from the top of bank to the mean low water mark of the Merrimack River (the "Premises").
2. Title; Deed. The Premises are to be conveyed by virtue of an Order of Taking by Eminent Domain running to Buyer.
3. Eminent Domain Award Amount. The amount to be awarded to the Seller for the taking of Premises (the "Award Amount") is One Million Eight Hundred Thousand (\$1,800,000) Dollars. In addition to the Award Amount, Buyer shall (i) reimburse the Seller on account of Seller's moving expenses in an amount not to exceed Fifteen Thousand (\$15,000) Dollars; and (ii) subject to Paragraph 11(a), reimburse the real property taxes incurred by Seller for any portion of the Fiscal Year ending June 30, 2027.

*Seller acknowledges if there is a mortgage of record, the Buyer is legally required to pay the damages to the mortgagee, up to the outstanding amount of the mortgage loan, unless the mortgagee consents to payment to the Seller.
4. Closing Date. The Order of Taking by Eminent Domain shall be recorded by Buyer within the statutory period once approved by the City of Haverhill and the Award Amount shall be available to the Seller (the "Closing") after the recording of the Order of Taking by Eminent Domain on July 31, 2026, provided the Seller have executed the Release attached hereto as Exhibit B.
5. Condition of Premises; As Is. Full possession of the Premises, free of all tenants and occupants is to be delivered on the Closing Date, the Premises to be then (a) substantially in the same condition as they were at the time of execution of this Agreement, with all personal

property removed, including any vehicles, and (b) in compliance with the provisions of any instrument referred to in Section 2 hereof. Buyer shall be entitled to inspect the Premises at a mutually agreeable time within three (3) business days prior to the Closing Date in order to determine whether the condition thereof complies with the terms of this Section 5. Seller may remove the fixtures listed in Exhibit C from the Premises but any removal shall be repaired so as to leave the Premises in a safe condition (i.e. no bare electrical wires) and protect the Premises from the elements (i.e. replacement of windows). Notwithstanding Buyer's right to inspect the Premises pursuant to this Section 5, Buyer otherwise represents and agrees that Buyer has been provided ample opportunity to conduct any and all due diligence and inspections of the Premises and/or has fully and knowingly waived the opportunity to fully and completely inspect the Premises and that Buyer is fully satisfied with the results of the same and Buyer acknowledges and understands that the Premises will be conveyed "AS IS," "WHERE IS" and with all faults. Buyer hereby agrees that Seller shall have no responsibility or liability for compliance with any code, ordinance, statute or regulation, including without limitation, those which relate to building, lead paint, asbestos, radon, mold, and septic system serving the Premises, Buyer hereby assuming any and all such responsibility and liability. Seller has not made, and Buyer has not relied on, any representation or warranty with respect to the Premises except as expressly set forth in this Agreement. The provisions of this Section 5 shall survive the recording of the Order of Taking.

6. Extension to Perfect Title or Make Premises Conform: Election to Accept Title.
INTENTIONALLY OMITTED.

7. Due Diligence. INTENTIONALLY OMITTED.

8. Title Review. At the time of Closing, Seller shall have good and clear record and marketable title to the Premises, insurable by a nationally recognized title insurance company.

9. Seller's Representations. As an inducement to Buyer to enter into this Agreement and recognizing that all such representations are material, Seller represents, and agrees that, to the best of her knowledge and belief, and without independent investigation:

- a. There are no unrecorded leases, subleases, licenses or other rental or occupancy agreements (written or oral) in force or effect which grant any possessory interest in or to the Real Property.
- b. There is no litigation, arbitration, or other legal proceedings pending or administrative proceedings pending, or, threatened in writing, against Seller, which will have a material adverse effect on the Premises. Seller is not in default in any respect of any order, decree or rule of any court or governmental authority which will materially and adversely affect the transaction contemplated hereby.
- c. Seller has not filed any petition seeking or acquiescing in any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any law relating to bankruptcy or insolvency, nor to the best of Seller's actual knowledge, has any such petition been filed against Seller. Seller is not

insolvent, and the consummation of the transactions contemplated by this Agreement shall not render Seller insolvent.

- d. Seller has not received any written notice of any special taxes or assessments for roadway, sewer or water improvements or other public improvements pending or threatened in writing with respect to the Real Property.
- e. Seller is not a "foreign person," as defined under Internal Revenue Code Section 1445.
- f. The Seller has disclosed to Buyer and Buyer's engineering firm that there are two buried oil tanks on the Premises (in the front of the house and under the driveway) and Buyer shall assume all responsibility with respect thereto under Massachusetts Oil and Hazardous Material Release Prevention and Response Act, M.G.L. c.21E, the Massachusetts Hazardous Waste Management Act, M.G.L. c.21C, the Comprehensive Environmental Response, Compensation and Liability Act, as amended, 42 U.S.C. Sec. 9601 et seq. and the Resource Conservation and Recovery Act, as amended, 42 U.S.C. Sec 6901 et seq. Buyer acknowledges that Buyer previously removed an underground gas tank which had been located on the Premises near the bank of the Merrimack River. Seller represents that no hazardous material has been released, disposed of or otherwise deposited on the Premises.
- g. With the exception of the representations in Paragraphs 9(a) and 9(b), which shall survive the Closing for one year, the recording of the Order of Taking shall be deemed to confirm full performance and discharge of the remaining covenants and obligations in this Paragraph 9.

10. Additional Covenants of Seller. Seller covenants and agrees that from and after the date hereof until the Closing, Seller shall:

- a. not accept an offer to purchase or any other agreement to dispose of the Premises, or any portion thereof, and not list for sale or offer for sale or disposition, or permit any broker or other person to offer for sale or disposition the Premises, or any portion thereof;
- b. not lease, license, or enter into any other occupancy agreement with respect to the Premises or any portion thereof, and not grant any easement, covenant, restriction or other interest in the Real Property or any portion thereof;
- c. inform Buyer of any written notice of a taking or other action of any governmental agency or authority or any other party affecting the Premises;
- d. maintain property insurance with respect to the Real Property in the same amount as is maintained on the date hereof and provide evidence of such insurance to Buyer upon request;

- e. maintain the Real Property in the same condition as it is on the date hereof, reasonable wear and tear and damage by casualty excepted;
- f. perform all material obligations with respect to the Real Property under all easements, covenants, restrictions, and contracts of record;
- g. promptly give notice to Buyer of actual litigation commenced against Seller and relating to the Premises (including, without limitation, the sale thereof to Buyer), or any portion thereof, between the date of this Agreement and the Closing, whether or not covered by insurance; and
- h. not, without the prior written consent of Buyer, apply for, consent to, or process any applications for zoning, re-zoning, variances, site plan approvals, subdivision approvals or development with respect to the Premises or any portion thereof.
- i. Notwithstanding the language of Subparagraph (e) hereof, it is understood and agreed that Seller shall have no obligation to drain, clean or open the swimming pool on the Premises, shall have no obligation to maintain the fields and meadows on the Premises, but shall only be responsible for mowing the grass in the immediate vicinity of the house on the Premises.
- j. The recording of the Order of Taking shall be deemed to confirm full performance and discharge of the covenants and obligations in Paragraph 5 and this Paragraph 10.

11. Adjustments.

- a. Water and utility charges shall remain the responsibility of the Seller through the Closing Date. Seller shall be responsible for paying at Closing the real property taxes for the Property through the ensuing fiscal year, i.e., from the Closing Date through June 30, 2026 (or, if the Closing Date occurs on or after July 31, 2026, through fault of Seller, the portion of the fiscal year ending June 30, 2027 from July 31, 2026 until Closing), pursuant to M.G.L. c. 79, §12. If the Closing Date occurs on or after July 31, 2026, through fault of Buyer, the Seller shall have no responsibility for real property taxes after Fiscal Year 2026.

12. Closing Deliveries. On the Closing Date, Seller shall deliver or cause to be delivered to or at the direction of Buyer, the following documents, duly and validly executed, attested, notarized, and acknowledged, as appropriate:

- a. Application for Eminent Domain Damages Payment; and
- b. Owner Release and waiver of damages by Seller (**Exhibit B**). Seller shall execute the Owner Release and waiver of damages at the time this Agreement is executed and Seller's counsel shall hold the executed release in escrow to be released at

Closing. The provisions of this Owner Release and waiver of damages shall survive the recording of the Order of Taking.

13. Brokers. Seller and Buyer each warrant and represent that it has not dealt with any real estate broker or agent in connection with the transactions contemplated hereby. Each party shall indemnify and hold harmless the other from any cost, expense, or liability (including costs of suit and reasonable attorney's fees) for any compensation, commission or fees claimed by any other real estate broker or agent in connection with this transaction.

14. Default.

- a. Buyer's Default; Damages. In the event this Agreement is terminated through no fault of Seller, the City shall reimburse the Seller for costs and expenses incurred by Seller in connection with the preparation of this Agreement.
- b. Seller's Default, Buyer's Remedies. If Seller shall fail to fulfill the Seller's agreements herein, other than by reason of Buyer's fault or other reasons beyond Seller's control (a "Seller Default"), then, as Buyer's sole and exclusive remedy in such event, Buyer shall have the right to take the Premises, and in addition, Seller shall pay to Buyer upon demand, Buyer's Transaction Costs, as hereinafter defined. The term "Buyer's Transaction Costs" shall mean the actual reasonable legal fees incurred by Buyer in connection with the preparation of this Agreement.

15. Conditions to Closing. Buyer's obligation to take the Premises by eminent domain and consummate the transaction contemplated by this Agreement shall be contingent upon the City Council's Approval and Appropriation of funds, as contemplated hereunder, on, or before, twenty-eight (28) days from the date of execution of this Agreement, failing which, Seller may terminate this Agreement by notice to the Buyer. Should the City of Haverhill not approve the taking within such twenty-eight (28) days, this Agreement may be terminated by notice to the Seller, given within forty-eight (48) hours of the expiration of such period, and shall have no further force and effect.

16. Notices. Any notice required or permitted to be given hereunder shall be in writing and shall be effective when actually received if delivered by hand between the regular business hours of the City as disclosed on the City's website, or sent by reputable overnight courier, or when confirmed by receipt, or upon refusal to accept delivery, if sent by certified mail, postage prepaid, the certification receipt therefore being deemed the date of such receipt, or by confirmed email transmission and addressed to the parties as follows:

To Buyer: City of Haverhill
 4 Summer Street
 Haverhill, MA 01830
 Attn: Mayor's Office

With a copy to: Lisa L. Mead, Esq.

Joseph Ruotolo Jr., Esq.
Mead, Talerman & Costa, LLC
30 Green Street
Newburyport, Massachusetts 01950
lisa@mtclawyers.com
joe@mtclawyers.com

To Seller: Joyce E. Hill
309 East Broadway
Haverhill, MA 01830
Email: sisteract1015@gmail.com

With a copy to: Mark B. Glovsky, Esq.
8 Washington Street
Beverly, MA 01915
Email: mglovsky@glovsky.com

17. Amendments; Construction of Agreement. This Agreement, executed in multiple counterparts, shall be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective permitted successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both Seller and Buyer. This Agreement has been negotiated by the parties and any ambiguity in any provision shall not be construed against either party as drafter. This Agreement supersedes all prior agreements and understandings between the parties hereto relating to the subject matter hereof. Facsimile and pdf (portable document format) signatures shall be deemed originals for all purposes. The attorneys for the parties shall be deemed duly authorized to execute on behalf of their respective client all extensions, if any. No person or entity other than a party to this Agreement shall be entitled to rely on this Agreement, and this Agreement is not made for the benefit of any person or entity not a party hereto. Buyer shall have the right to waive any condition to its obligation to Close. No such waiver shall be binding upon Buyer unless in writing and signed by Buyer's duly authorized representative. The captions of the various Sections in this Agreement are for convenience only and do not, and shall not be deemed to, define, limit, or construe the contents of such Sections.

18. Access and Permitting Cooperation.

- a. In addition to the inspection rights in Paragraph 5, prior to Closing, Buyer may (1) enter onto the exterior of the Premises following one (1) days written notice to Seller to conduct inspections, samplings, well testing and complete any other necessary assessments necessary for the use of the Premises for a public water supply, without the making of any permanent improvements or completing any construction thereon; shall (2) inspect the interior of the existing house at the Premises at 1:00pm on April 29, 2026, to determine the

condition of the house and any maintenance or management items necessary following the Closing; and (3) may, along with its consultants, enter onto the exterior of the Premises beginning the week of May 18, 2026 to complete a 30-day continuous pump test on an existing 10-in well to evaluate water quality characteristics from the test well. Buyer shall maintain, and shall assure that its contractors maintain, commercial general liability and property damage insurance in amounts and in form and substance adequate to insure against all liability of Buyer and its agents, employees or contractors, arising out of any entry or inspections of the Property pursuant to the provisions hereof, and Buyer shall, prior to entry, provide Seller with evidence of such insurance coverage, with reasonable and customary limits of coverage and including listing Seller as an additional insured on such insurance. Buyer shall, to the extent permitted by law, indemnify and hold Seller harmless from and against any costs, damages, liabilities, losses, expenses, liens or claims (including, without limitation, court costs and reasonable attorneys' fees and disbursements) arising out of or relating to any entry on the Premises by Buyer, its agents, employees or contractors in the course of performing the inspections, samplings or well testing, including, without limitation, any release of hazardous materials or any material damage to the Property caused by Buyer or Buyer's agents; provided, however, that this obligation shall not extend to matters arising from the negligent acts or omissions of the Seller and any conditions existing on the Premises prior to such entry, except to the extent such matters are exacerbated by Buyer or Buyer's agents.

- b. Prior to Closing, Seller agrees to cooperate with Buyer's efforts to permit the Premises for use as a public water supply and shall execute applications or authorizations as the owner of the Premises within five (5) days of receiving such request from the City to allow for the submission of permit applications by the City, including but not limited to applications to the Massachusetts Department of Environmental Protection for the permitting and registration of the proposed public water supply at the Premises, M.G.L. c. 91 licensing and wetlands approvals.

- 19. Reclamation. Seller agrees to promptly refund any overpayments in accordance with M.G.L. Ch.79 Sec 7G.
- 20. Upon the recording of the Order of Taking, this Agreement shall serve as the Seller's waiver of right to an appraisal under MGL Ch 79 Sec 7A and Seller acknowledges to be full compensation for all damages sustained by the Seller on account of an eminent domain taking to be made by Buyer. Further, as detailed in **Exhibit B**, upon the recording of the Order of Taking, the Seller shall waive, release and forever discharge the Buyer, its successors and assigns from all debt, demands, actions, reckonings, bonds, covenants, contracts, agreements, promises, damages, liabilities, and any and all other claims of every kind, nature and description whatsoever, both in law and equity, from or in consequence of any past acts by the City related to the Premises or said taking, consents to said taking, and shall waive all rights to an appraisal and damages, except as

otherwise set forth herein, for said taking under M.G.L. c. 79 and to relocation benefits under M.G.L. c. 79A.

21. Saturdays, Sundays, and Holidays. If the time period by which any right, option or election provided under this Agreement must be exercised, or by which any act required hereunder must be performed or by which the Closing must be held expires on a Saturday, Sunday, federal holiday or legal bank holiday in the Commonwealth of Massachusetts, then such time period shall be automatically extended to the close of business on the next business day.
22. No Personal Liability. In no event shall any officer, director, trustee, manager, shareholder, member, employee, elected official or agent of Seller or Buyer have any personal liability hereunder.
23. Waiver. Except as expressly provided herein, no waiver by any party of any failure or refusal of the other party to comply with its obligations under this Agreement shall be deemed a waiver of any other subsequent failure or refusal to so comply by such other party of the same or any other provision of this Agreement. No waiver shall be valid unless in writing signed by the party to be charged and then only to the extent specifically stated therein.
24. Severability. If any term or provision of this Agreement or application thereof to any person or circumstance shall, to any extent, be found by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each other term or provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
25. Legal Representation. The Parties hereunder understand that this is a legal document and that they have both had an opportunity to engage legal counsel in review of same.

[Signature Page Follows]

EXECUTED as a sealed instrument as of the date and year first written above.

SELLER:



Joyce E. Hill

BUYER:

CITY OF HAVERHILL,
a municipal corporation

By: _____
Name: Melinda E. Barrett
Title: Mayor

EXECUTED as a sealed instrument as of the date and year first written above.

SELLER:

Joyce E. Hill

BUYER:

CITY OF HAVERHILL,
a municipal corporation

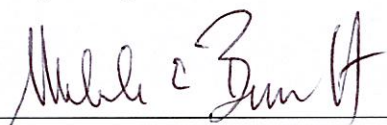
By: 
Name: Melinda E. Barrett
Title: Mayor

Exhibit A

Legal Description of 309 Broadway, Haverhill

Two certain parcels of land with the buildings thereon, situated in Haverhill, Essex County, Massachusetts, bounded and described as follows:

FIRST PARCEL

A certain parcel of land with the buildings thereon situated on East Broadway in said Haverhill and shown on "Plan of Land Conveyed by Charles W. Eaton to Charles P. Ellis, Haverhill, Mass., March 1921, John T. Desmond, Civil Engineer," and bounded and described as follows:

Beginning at the Northwestern corner thereof at a bound on the Easterly side of said East Broadway by land now or formerly of Kenneth C. Latham; thence running Southeasterly four hundred twenty-eight (428) feet; thence running Southwesterly by Parcel #2 on said plan, fifty (50) feet to a point; thence running Southeasterly by said parcel ninety-four (94) feet, more or less, to the Merrimack River; thence running Southwesterly by said River about five hundred twelve (512) feet to land of Nettie N. Bemis three hundred sixty-one feet, more or less, to said East Broadway; thence running Northeasterly by said East Broadway about four hundred thirteen and two-tenths (413.2) feet to the point of beginning.

SECOND PARCEL

The land situated on the easterly side of East Broadway in the City of Haverhill, containing 2.4 acres, and being Lot 5, Block 188, Plan 450 in the Assessor's Office in said City of Haverhill, in accordance with the Assessors' Map 1942 and 1945, and being more particularly described on Plan prepared by Harry V. Bailey, City Engineer dated July 1954 and recorded in said Registry. Said Lot being further bounded and described as follows:

Beginning at the Northwestern corner thereof at a bound on the Easterly side of said East Broadway by land described in the above parcel; thence running

SOUTHEASTERLY 361 feet more or less, to the Merrimack River; thence running

SOUTHWESTERLY by said River about 258 feet more or less to land now or formerly
of Ada Langlois; thence running

NORTHWESTERLY by land of Ada Langlois 343 feet more or less to said East
Broadway; thence running

NORTHEASTERLY by said East Broadway 200.16 feet more or less to the point of beginning.

Exhibit B

Owner Release and Waiver of Appraisal and Damages

City of Haverhill

Waiver of Appraisal and Damages

Joyce E. Hill (the “Owner”) is the owner of property located at 309 East Broadway, Massachusetts, being certain land, with improvements thereon (the “Property”) all as described in a deed granted to the Owner recorded in the Essex South Registry of Deeds in Book 12514, Page 522. The City of Haverhill (hereinafter “City”) has taken or intends to take a fee interest in the Property and all of the Owner’s rights and interests.

The Owner, and for its successors and assigns, acknowledges receipt of the sum of \$1,800,000.00 paid by the City as a FULL AND FINAL AWARD OF DAMAGES sustained by Owner on account of the eminent domain taking by the City dated _____, 2026 and recorded on _____, 2026 with the Essex South County Registry of Deeds at Book ____, Page _____. Further, the Owner, and for its successors and assigns, acknowledges such consideration to be full compensation for all damages sustained by the Owner on account of any past acts by the City related to the Property or the eminent domain taking to be made by the City in the Property, and hereby waives, releases and forever discharges the City, its successors and assigns from all debt, demands, actions, reckonings, bonds, covenants, contracts, agreements, promises, damages, liabilities, and any and all other claims of every kind, nature and description whatsoever, both in law and equity, from or in consequence of the City’s past acts related to the Property or said taking, consents to said taking, and waives all rights to an appraisal and damages, except as otherwise set forth herein, for said taking, including under M.G.L. c. 79 and to relocation benefits under M.G.L. c. 79A. The Owner acknowledges that the Owner has received a copy of the proposed Order of Taking.

[Signature Page Follows]

Executed under seal on this _____ day of _____, 2026.

Joyce E. Hill

By: _____

Name: _____

COMMONWEALTH OF MASSACHUSETTS

County of _____

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared Joyce E. Hill, who proved to me through satisfactory evidence of identification, which was a _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed said document voluntarily for its stated purpose, as the voluntary act of said limited liability company.

Notary Public

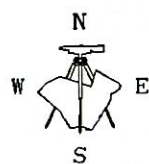
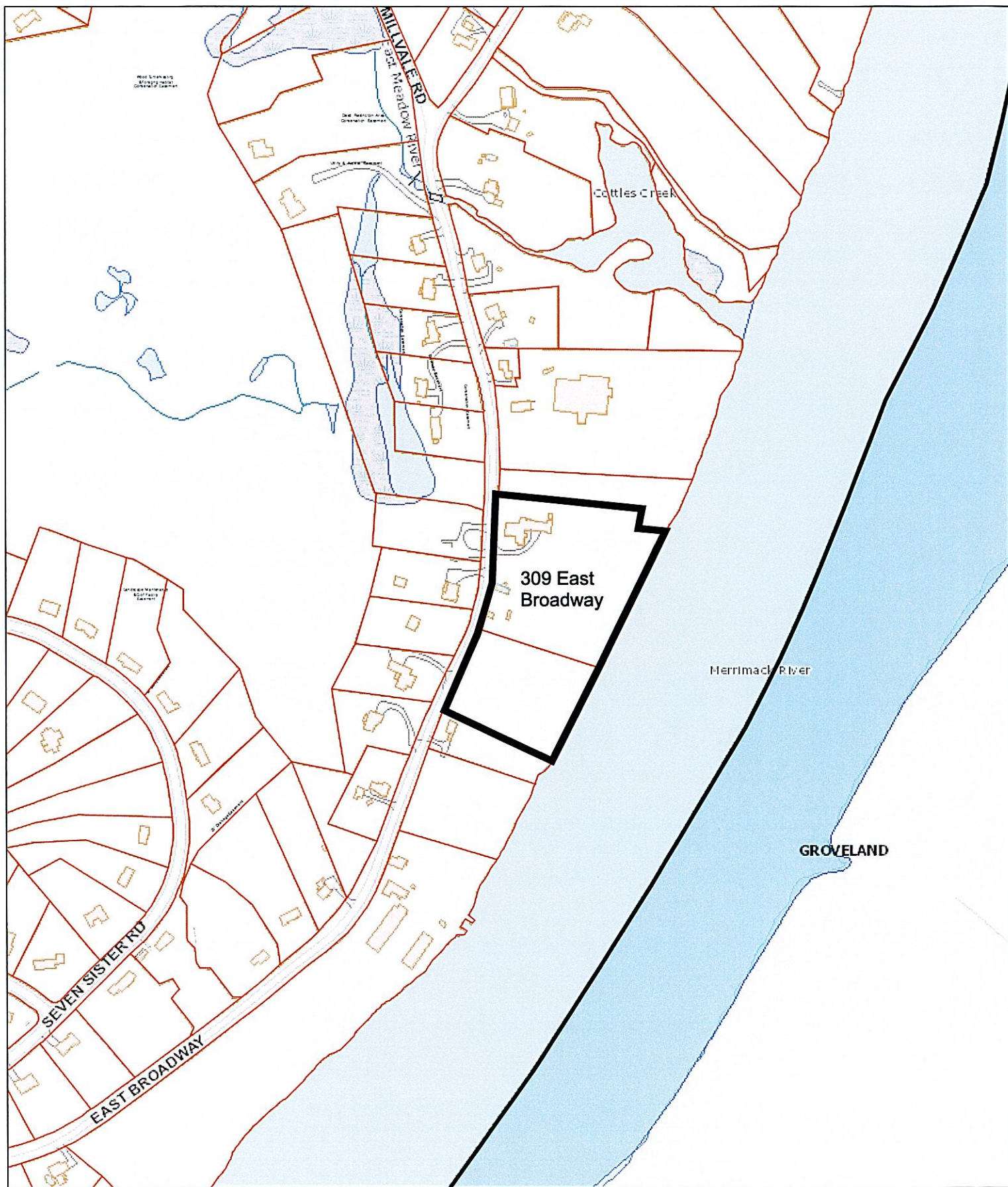
My Commission Expires:

Exhibit C

FIXTURES

1. Two (2) “candle” sconces above living room fireplace (not anchored down and not electric);
2. Lantern fixtures in family room (also not anchored down);
3. Two (2) stained glass fixtures in attic;
4. Chandelier in dining room;
5. Garden bell;
6. Lantern fixture by downstairs bathroom;
7. Light by living room stairs;
8. Light fixtures (2) in front bedrooms;
9. Chandelier in playroom;
10. Lantern fixtures outside playroom and garage (3);
11. Small chandelier in coach house; and
12. Bathroom mirror, towel rack, and towel hangers in large bathroom.

LOCATION MAP SHOWING 309 EAST BROADWAY



City Of Haverhill, MA
Engineering -- Division
Date produced: 5/27/2026

309 East Broadway

0 260 520 1,040 Feet

1 inch = 380 feet



This map was produced from the City Of Haverhill's Geographic Information System. The City expressly disclaims any liability that may result from use of this map.

Petersen LaChance Regan Pino, LLC
Real Estate Services

**REAL ESTATE
APPRAISAL REPORT**

A Dwelling on 7.3± Riverfront Acres

LOCATED AT

309 East Broadway
Haverhill, Massachusetts

PREPARED BY

William A. LaChance, MAI, SRA

Petersen LaChance Regan Pino, LLC

Real Estate Services

John G. Petersen, MAI, SRA
William A. LaChance, MAI, SRA
John A. Regan, MAI
Richard K. Pino, MAI

May 7, 2025

Mathew Snell, Esquire
Nutter, McClennen & Fish LLP
155 Seaport Boulevard
Boston, Massachusetts 02110

Re: Approximately 7.3± riverfront acres with improvements that include a single-family dwelling, located at 309 East Broadway in Haverhill, Massachusetts.

Dear Mr. Snell:

At your request, I respectfully submit the attached Appraisal Report, which sets forth my opinion of the market value of the above-referenced subject property, also referred to as the larger parcel, before and after a taking by the City of Haverhill for a public well project.

The subject is a large dwelling in generally poor condition on a large riverfront parcel having the potential for division into three riverfront lots, one of which could contain the dwelling. The taking consists of 5.3 acres in fee less a permanent river access easement retained by the remainder property that consists of a potential two-acre lot improved by the dwelling and subject to a permanent water main easement across 2,000 square feet (SF) of the remainder lot.

After conducting the necessary research and analysis, as of April 28, 2025, it is my opinion that the market value of the larger parcel in fee simple before the taking is \$1,800,000 and the market value of the remainder property after the taking is \$885,000. Damages to the subject as a result of the taking are \$917,019 as the difference between the values before and after are rounded. There is no special benefit to the remainder.

Petersen LaChance Regan Pino, LLC

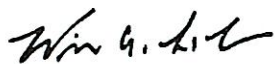
Real Estate Services

John G. Petersen, MAI, SRA
William A. LaChance, MAI, SRA
John A. Regan, MAI
Richard K. Pino, MAI

Summary of Damages	
Value Before the Taking	\$1,800,000
Value of the Taking	
Fee less 1,650 SF easement in 5.3 Acres	\$864,872
Permanent Easement	\$4,147
Improvements (fence and ramp)	\$3,000
Sub-Total	\$872,019
Severance	\$45,000
Special Benefits	\$0
Damages	\$917,019
Value After-Calculated	\$882,981
Value of the Remainder, Called	\$885,000

My opinion of value and the attached Appraisal Report are intended for use solely by my clients, Matthew Snell and the City of Haverhill, and if necessary, the court. The values expressed herein are subject to the assumptions and conditions listed within this report.

Respectfully submitted,



William A. LaChance, MAI, SRA
Petersen LaChance Regan Pino, LLC
Massachusetts Certified General Appraiser
License No. 497

Petersen LaChance Regan Pino, LLC

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Addenda

Qualifications of Appraiser

Subject Deed and Recorded Plans

Soils Map

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Summary of Important Facts and Conclusions

Property Description

Address	309 East Broadway, Haverhill
Type	Two abutting deeded parcels comprising a larger parcel of 7.3± riverfront acres with improvements that include a 5,467 SF dwelling whose original portion was constructed in 1921, with additions made in 1970-1980.
Ownership	Joyce E. Hill
Zoning	99%± RS-Rural Special Residential and 1%± RR-Rural Density Residential

Appraisal Assignment

Purpose	To provide my opinion of the subject's market value before and after a taking.
Intended Use	In conjunction with the taking.
Intended Users	My clients, Matt Snell and the City of Haverhill, and the court if necessary.
Interest Appraised	Fee simple, as encumbered before and after the taking.
Effective Valuation Date	April 28, 2025, the date of my personal inspection of the subject property made from on-site and at the dwelling's exterior.

Highest and Best Use

Before: As if vacant, development as three riverfront house lots. As improved, repair and use of the dwelling on one lot and dwelling development of the two additional riverfront house lots.

After: - As if vacant, development as one house lot. As improved, capital repair and continued use of the dwelling on one lot.

Valuation Approach

Sales Comparison Approach

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Final Opinion of Damages	\$917,019
Estimated Exposure Period	This is the time necessary to have passed to achieve a sale at my opinion of value. I estimate this period as less than one year.
Extraordinary Assumptions	1. The plans of the subject and the taking, the description of the rights to be taken, and the method and timing of construction described herein were provided to me by the client and the city's contract engineers. I assume this information to be reasonably accurate. 2. I relied partially upon my inspection of the building's interior in April of 2018, and also my current building exterior observations, site inspection, and building permit research. 3. The assessing map indicates the subject is 8.0 acres and the assessing record card and assessment indicate 6.82 acres. I relied on enclosed 2025 plan of The Morin-Cameron Group, Inc. that indicates 7.3 acres, including a narrow swath of land under the river.
Hypothetical Conditions	In order to develop the value opinion "after" I assumed that the taking had occurred on the valuation date. This condition is necessary to the valuation process.
Non-Realty Components of Value	None.

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Appraisal Problem and Scope of Analysis

The problem in this assignment was finding sales of riverfront dwellings that were sufficiently comparable to the subject to be useful in support of an opinion of the dwelling's value. The subject is a large dwelling for Haverhill and it is unusual in its design as it has sections of different ages and architectural styles. Also, the dwelling is in disrepair and most sale dwellings are in superior condition. Ultimately, I was able to find adequate data to support my opinion.

In April of 2018 in the presence of Jill and Meredith Hill, I made an appraisal inspection of the subject that included the interior of the dwelling. The city attempted to make a negotiated acquisition of the sought-after real property rights several years. In 2020 and 2023 I appraised the subject relying on inspections made from off-site, public information, and some description and photographs drawn from a client-provided report by LandVest. After receipt of permission from my client as authorized by the owner's counsel, I made a personal inspection of the site and an exterior inspection of the dwelling on April 28, 2025. An interior inspection was not allowed. I was informed that there was agreement between the parties regarding the size and shape of the remainder lot. However, there is no agreement on a sale and I have been informed that there may be a taking, which is the cause of this report.

I viewed the subject's neighborhood, read the subject's outstanding deed, and reviewed its recorded plans and municipal data including building permits. I viewed client-provided project information and plans and discussed the project with the City's Deputy DPW Director Water/Wastewater Division, its Conservation Agent, and an engineer at Wright-Pierce. I examined pertinent sections of the Zoning Ordinance, the FEMA, Zoning, NRCS (soils), and MassMapper maps, and aerial photographs on Google Earth. I relied upon current project plans prepared by Wright-Pierce and on a Plan of Land of Joyce E. Hill prepared by The Morin-Cameron Group, Inc., dated 1/8/2025.

I evaluated general market demand, performed highest and best use analyses, and established the subject property's relation to competitive properties. The valuation methodology applied is the Sales Comparison Approach, and I inspected the comparable sales, reviewed their deeds, plans or assessing maps, and confirmed the data with knowledgeable participants

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to the transactions such as a participating broker, grantor, or grantee. I developed an opinion of the subject's market value before the taking and of the part taken, severance, and special benefits. I also developed an opinion of the subject's market value after the taking as test of reasonableness for my concluding opinion of damages. This Appraisal Report is intended to conform to Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) as established by the Appraisal Standards Board.

Real Property Rights Appraised

The property rights appraised consist of the fee simple interest in the larger parcel, as encumbered in the outstanding deed and described herein "before", and, for its two-acre remainder "after" as additionally affected and encumbered by the taking.

Fee Simple Estate - "A fee simple estate represents an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

Easement - "The right to use another's land for a stated purpose."²

Market Value - "The highest price which a hypothetical willing purchaser would pay to a hypothetical willing vendor in an assumed free and open market."³ In this report, the value estimate is in US dollars.

Larger Parcel - "That tract or those tracts of land that possess a unity of ownership and have the same, or an integrated, highest and best use."⁴

Extraordinary Assumptions and Hypothetical Conditions

This appraisal is subject to the Extraordinary Assumptions and Hypothetical Conditions listed next and the Assumptions and Limiting Conditions presented after the Final Opinion of Damages. The USPAP defines an extraordinary assumption as: An assignment-specific assumption as of the effective date regarding uncertain information used in analysis which, if found to be false, could alter the appraiser's opinions or conclusions." The extraordinary assumptions made herein are as follows.

¹ *The Appraisal of Real Estate*, 14th Edition, (Chicago: Appraisal Institute, an Illinois Not for Profit Corporation, 2013), p. 59.

² *The Dictionary of Real Estate Appraisal*, 6th Edition, (Chicago: Appraisal Institute, 2015), p.71.

³ *Epstein v. Boston Housing Authority* (1945) 317 Mass. 297.

⁴ *Uniform Appraisal Standards for Federal Land Acquisitions*, (The Appraisal Foundation, 2016), p.16.

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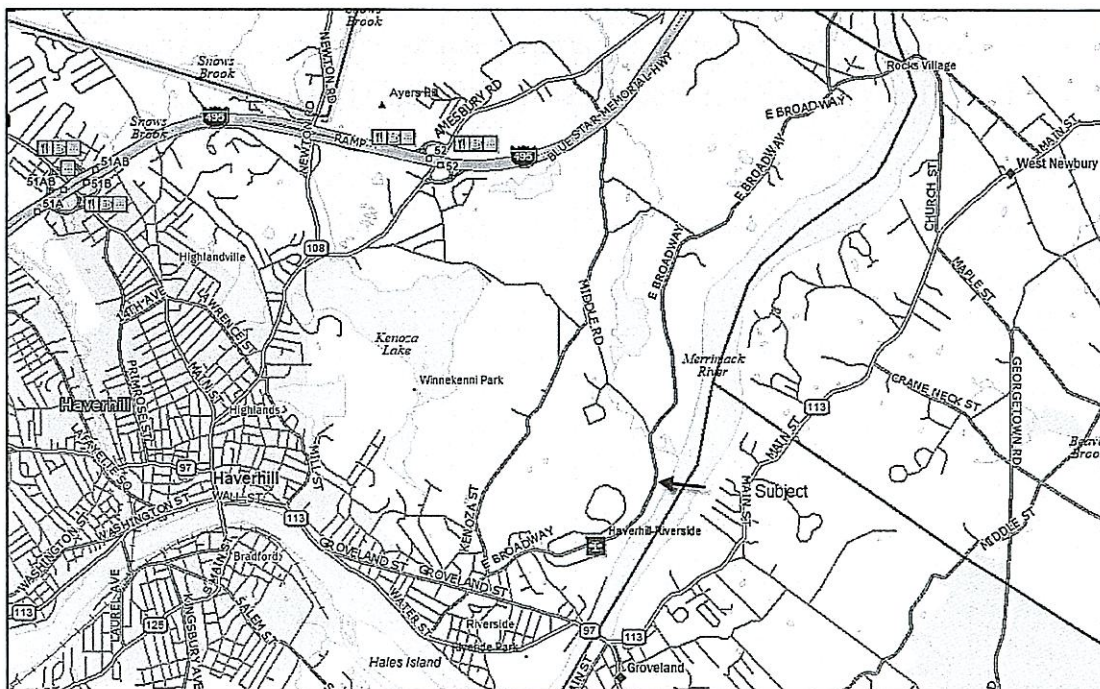
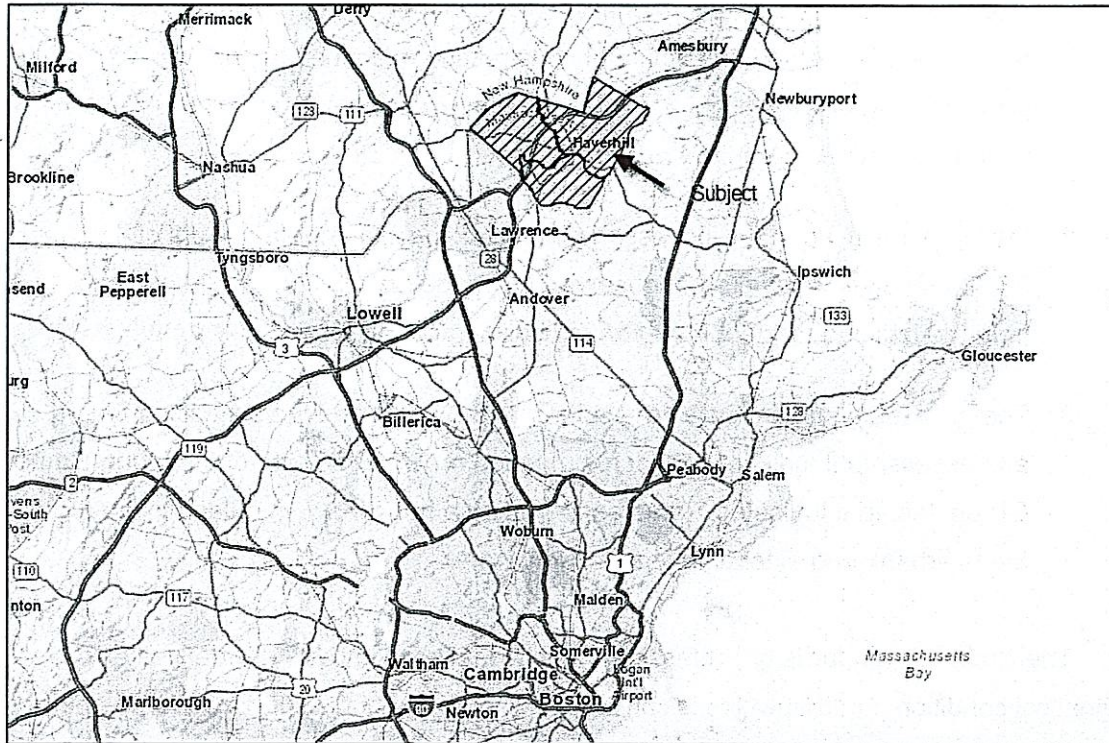
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1. The plans of the subject and the taking, the description of the rights to be taken, and the method and timing of construction described herein were provided to me by the client and the City's contract engineers. I assume this information to be reasonably accurate.
2. I relied partially upon my inspection of the building's interior from April of 2018, and also on my current observations made from my on-site inspection, from the building's exterior, and on my building permit research.
3. The assessing map indicates the subject is 8.0 acres and the assessing record card and assessment indicate 6.82 acres. I relied on 1/8/2025 plan of the Morin-Cameron Group, Inc. that indicates 7.3 acres, including a narrow swath of land located east of the riverbank and extending to mean low water.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines a hypothetical condition as: "that which is contrary to what exists but is supposed for the purpose of analysis". In this report, one hypothetical condition was necessary.

1. My valuation "after" assumes the taking occurred on the effective valuation date. This condition is a necessary step in developing the value.

Location Maps



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Economic and Market Area Descriptions

In order to curb a spike in inflation during the pandemic, interest rates that were at historic lows prior to July 2022 were doubled and the 2024 inflation rate declined to 2.9%. GDP, which is about 70% consumer spending, has increased steadily since Quarter 3 of 2020. The national unemployment rate is low, at 4.1%. The US economy was strong in early 2025. However, there is growing uncertainty regarding the full impact of federal job layoffs and tariffs recently imposed by the U.S. The result to date has been a 6.8% decline in the DJIA from its all-time peak and a larger decline in consumer confidence in current business and labor market conditions. If uncertainty persists, especially given the historically negative impact of tariffs, economic conditions could worsen.

Massachusetts exhibits a more stable than average economic base due to its diversified industries (i.e. financial, health care, biotech, education), and high barriers to entry. Despite higher mortgage rates, because the North Shore market has performed well over the long term, builders and users are continuing to seek residential real estate for development or occupancy.

The following chart reveals the historic movement of key rates.

Current and EOY Economic Indicators					
	4/28/25	2024	2023	2022	2021
Prime Rate	7.50%	7.50%	8.50%	7.50%	3.25%
U.S. 10-Yr T-Note	4.20%	4.60%	3.88%	3.80%	1.60%
U.S. 5-Yr T-Note	3.80%	4.40%	3.84%	4.00%	1.30%
Corporate Bonds (Baa)	6.10%	5.78%	5.48%	5.50%	3.40%
Dow Jones Ind. Avg.	40,228	42,534	37,700	33,147	36,629
30-Year Res. Mortgage	6.25%	6.50%	6.63%	6.00%	3.10%
Consumer Confidence	86.0	109.5	110.7	106	115.2
Source: Appraisal Institute, FRED, Wall Street Journal, Institution for Savings					

Municipality

The city of Haverhill is located in Essex County along the border with New Hampshire, approximately 37 miles north of Boston. Access to Haverhill via Route 495 is good as there are multiple interchanges located within the city. Public transportation includes two commuter rail stations with service to Boston's North Station and several regional bus routes provided by the Merrimack Valley Regional Transit Authority.

Haverhill's income and demographic profile by ESRI is presented in the following chart.

Summary	Census 2010	Census 2020	2024	2029
Population	60,879	67,787	68,744	70,773
Households	24,150	26,696	26,862	27,431
Families	15,177	16,833	16,472	16,734
Average Household Size	2	3	3	3
Owner Occupied Housing Units	14,884	15,728	16,003	16,608
Renter Occupied Housing Units	9,266	10,968	10,859	10,823
Median Age	38.4	39.7	40.2	41.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.58%	0.22%	0.38%
Households	0.42%	0.44%	0.64%
Families	0.32%	0.34%	0.56%
Owner HHs	0.74%	0.80%	0.97%
Median Household Income	2.42%	2.10%	2.95%

Median Household Income			\$82,370	\$92,811
Average Household Income			\$108,174	\$124,767
Per Capita Income			\$42,300	\$48,388

The city's population is 68,879±, a 12% increase since 2010, which is a rate similar to Essex County as a whole. The median household income (MHI) is \$82,370, versus \$97,800 for the county and \$99,644 for the state. The labor force is approximately 32,000 with an unemployment rate of 5.4%, which is above the 4.3% and 4.4% rates for the county and state. Published rates⁵ at which public students are at least proficient in math and reading are 27%± versus 43%± for Amesbury and 51%± for Pentucket Regional, which serves West Newbury, Groveland, and Merrimack.

Haverhill has a significant industrial base comprised of modern buildings located in industrial parks accessed from its I-495 interchanges. The downtown area has a handful of shopping and dining options and multiple old factories have been converted to loft apartments; however, some old buildings are still underutilized.

⁵ Niche

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The approximately 26,000 housing units in Haverhill exhibit a 96%± occupancy rate, with 62% of occupied units being owner-occupied. Approximately 10% of the housing units are “affordable.” Detached single-family dwellings account for approximately 40% of total housing units. The following exhibit presents summary data for new and used single family home sales in Haverhill.

Haverhill New & Used Single Family Sales		
Year	No. of Sales	Median Price
<4/25	36	\$565,000
2024	300	\$560,000
2023	283	\$525,000
2022	412	\$480,000
2021	520	\$450,750

Source: MLS

Median single-family price climbed strongly during the pandemic and slower more recently, while transaction volume declined. Using data from properties sold through the MLS, the median price from 2023 through 4/2025 increased just 7.6%, or an average of 2.5% per year. Using data from Banker & Tradesman, which includes all sales in Haverhill, the median price increase averaged 6.9% for three most recent years, with a higher rate in 2021. It is noteworthy that in the first quarter of last year the appreciation rate was low at about 1% as it is this year, yet it ended higher form the year.

Haverhill New & Used Dwelling Sales		
Year	Median Price	Change
2024	\$550,000	+5.8%
2023	\$520,000	+8.3%
2022	\$480,000	+6.5%
2021	\$450,750	+12.7%
2020	\$400,000	

Source: Banker & Tradesman

The following chart presents the average price solely for new homes in Haverhill. As shown, the city-wide average price in 2025 has been \$839,296. Because the average dwelling size was similar, the trend in sale price per SF is a good indicator, and it increased an average of approximately 6.2% per year from 2022 to 2025. Based upon the data, I estimate prices of single-family dwellings in Haverhill have been increasing at an average of 7.0%± per year from 2023 to 2025.

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Haverhill New Single Family Sales				
Year	No.	Avg. Price	Avg. SF	Avg. \$/SF
<4/25	7	\$839,296	2,408	\$362
2024	8	\$825,067	2,315	\$359
2023	7	\$748,433	2,281	\$331
2022	20	\$718,571	2,393	\$305
2021	17	\$672,151	2,550	\$271

Source: MLS

Currently, there are 26 new and used detached single-family homes listed for sale in Haverhill. The average list price is \$793,408 or \$350 per SF. The average dwelling size is 2,397 SF, and the typical lot size is 0.45± acres. There are four new dwellings listed for sale in the MLS; the average size is 2,230 SF, and the average asking price is \$963,450, or \$444 per SF. The days on market have increased since 2024.

The following summary of house lot sales data excludes those sold as “potential” lots and others that were large tracts. From 2021 through 4/2025, the average lot price increased 35+%. While the upward trend is clear, the small number of sales means the resulting percentage could have been influenced by one or two odd sales and is considered less reliable than the rates drawn from the greater number of dwelling sales. There are four house lots in Haverhill currently listed for sale in Multiple Listing Service, and their asking prices are \$94,000 to \$350,000. There is also a 20-acre parcel with two dwellings listed at \$1,200,000.

Haverhill House Lot Sales			
Year	No. of Sales	Avg. Acres	Avg. Price
<4/25	1	2.10	\$250,000
2024	7	0.76	\$268,200
2023	6	0.32	\$235,000
2022	5	0.85	\$223,800
2021	7	0.71	\$184,500

Source: MLS

In conclusion, Haverhill is distant from Boston and Route 128, which are the region's prime locations for high wage jobs. Haverhill also lacks a strong presence in faster growing industries such as technology, biotech, and financial services that support higher median incomes at other communities in the state. Haverhill exhibits above average unemployment during economic downturns and a lower median household income than Essex County and

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Massachusetts. While there are dramatic differences in its neighborhoods and prices, much of the city's real estate is rated as having somewhat below average desirability for Essex County.

Neighborhood

The subject's location is removed from downtown Haverhill and accessing Routes 495 or 95 takes about 15 to 20 minutes. The area is a rural-residential neighborhood in east Haverhill, whose most homogeneous portion extends along East Broadway from a point north of the Riverside neighborhood to historic Rocks Village. A small horse riding and boarding facility is located immediately north of the subject. Other dominant neighborhood features are the Merrimack River, scattered acres of unimproved land, the 18-hole Renaissance golf course (private) and its attached Overlook hilltop subdivision of single-family homes at Seven Sisters Road, the Meadowbrook Conservation Area, and the handful of estate-size riverfront homes located ¼ mile north of the subject. There are also two marinas, one large and one small located south of the subject. Although the Merrimack River is navigable to the ocean, it is a long distance partially having a posted speed of 5 miles per hour.

East Broadway is a public way with a 20' wide paved travel surface allowing a single lane of traffic each way, and it is improved with electricity, storm drains, and overhead lighting. The closest municipal sewer to the subject is 9/10 of a mile away at Old Ferry Road. There are bridges at Riverside and Rocks Village that cross the Merrimack River into the substantially residential towns of Groveland and West Newbury.

There have been 10 used single family dwellings located along East Broadway sold through the MLS in the past three years; prices were \$499,900 to \$1,240,000. Homes selling for up to \$775,000 exhibited a mix of styles and ages and had an average lot size of about one acre. The two highest price sales were 4±-acre lots with large Colonials built in 1978 and 1994, in good condition and having a boat dock. Sale prices in the subject's neighborhood were higher than in the city as a whole.

There have been three house lots sold through the MLS in this neighborhood in the last three years. Prices ranged from \$245,000 to \$265,000 for well-located 1±-acre lots to \$310,000 for a riverfront lot.

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In general, the size, quality, and pricing of lots and homes increases as one travels northward along East Broadway from Riverside to a point about ¼ mile north of the subject where over the past 20± years several estate-size dwellings have been constructed on oversize riverfront lots. Lot sizes along the river can be large as they often contain a substantial amount of land in the flood plain. The subject's area of East Broadway contains the neighborhood's highest price dwellings. Continuing northward the neighborhood returns to having more typical size homes and sale prices.

Subject Location and Neighborhood Aerial



Source: Google Earth

Conclusions

Throughout Essex County, single-family dwelling demand has surpassed supply for at least the past five years. Housing prices in Essex County spiked during COVID (2020-early 2022) as mortgage rates were low and buyers relocating from in and near Boston added to demand. Current economic conditions are less favorable as mortgage rates have essentially doubled since their historic lows in 2022. The rate of residential real estate price increase is

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slowing yet remains substantial and marketing periods remain short. Listing volume is low as sellers are not generally under pressure to sell; they do not want to exit a sub-4% mortgage, and they are having difficulty finding replacement property. Overall, the subject's residential real estate market has changed, yet local residential property brokers report continued strong demand and rising prices coupled with a general undersupply.

The combination of rural municipal characteristics, superior school ratings, and superior ocean and Route 95 access contribute to the riverfront neighborhoods in Amesbury, Merrimack, West Newbury, and Groveland being generally regarded by market participants as superior to riverfront locations in Haverhill. West Newbury in particular has the greatest market appeal of all the nearby municipalities. While high price (\$1,000,000+) single-family dwellings in Haverhill appeal to a narrower market than in most nearby municipalities, the subject's neighborhood is among the best in the city, and the river frontage, view, and low development density are favorable influences. The subject neighborhood's characteristics are not anticipated to materially change in the foreseeable future.

Project Overview

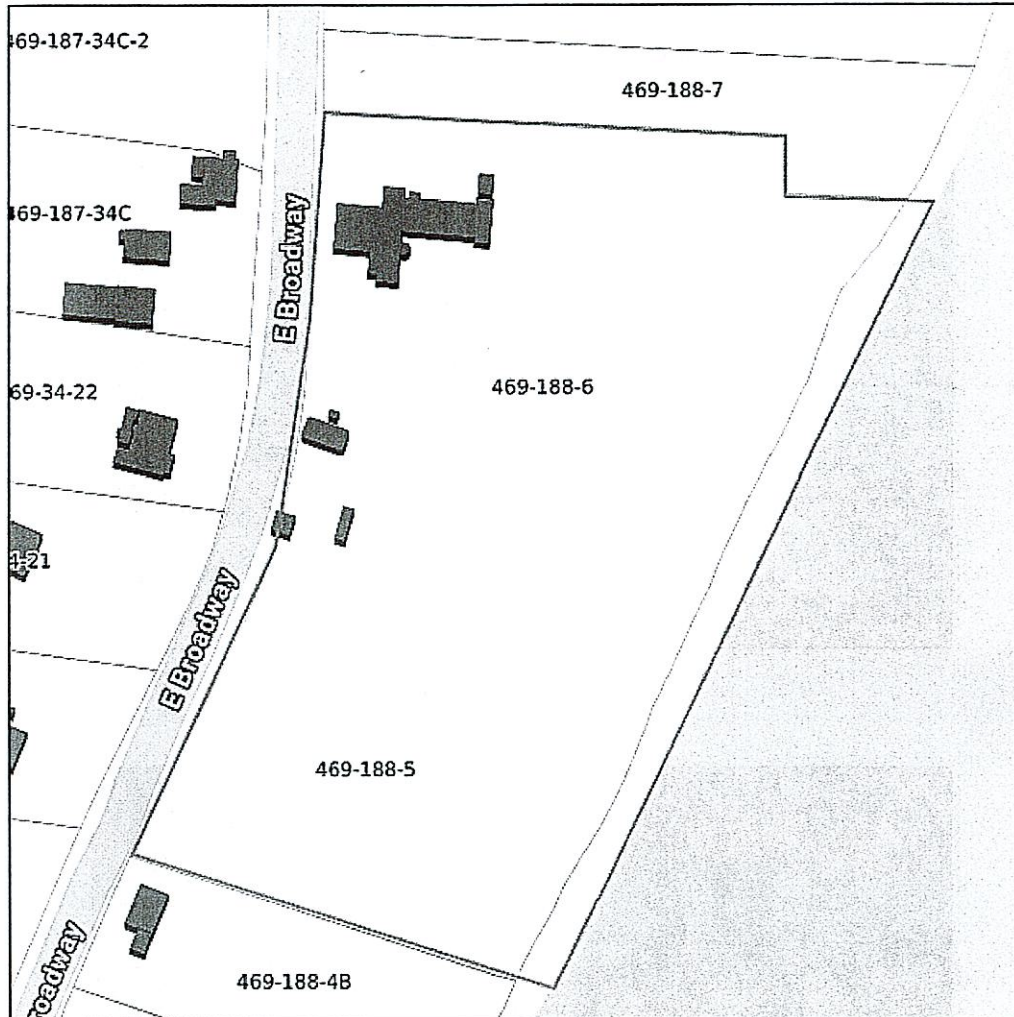
Haverhill currently obtains its public drinking water from multiple surface water sources. The city proposes to construct a well on the subject in order to harvest river water from 50' beneath the abutting Merrimack River via deep subsurface lateral pipes. According to the city's web site, "Preliminary water supply study efforts have concluded that the most feasible and cost-effective option is to develop a high yielding ground water supply. Since 2012 the city has been working on exploring various sites along the riverbank and is in the process of preparing to construct a large diameter test well that can eventually be transitioned to a public water supply well once all applicable testing and permitting is complete. This new ground water supply would be incorporated into the city's existing primary water supply reservoir system and eventually be utilized to increase the daily withdrawal limit of 7.1 million gallons per day."

It is this project that resulted in the request for this appraisal. The web site information is old, and this project has evolved over the years. More current and specific project design information is presented later in this report's Description of the Taking. I found no favorable or unfavorable influence on local real estate from the public's knowledge of this project.

Subject Aerial



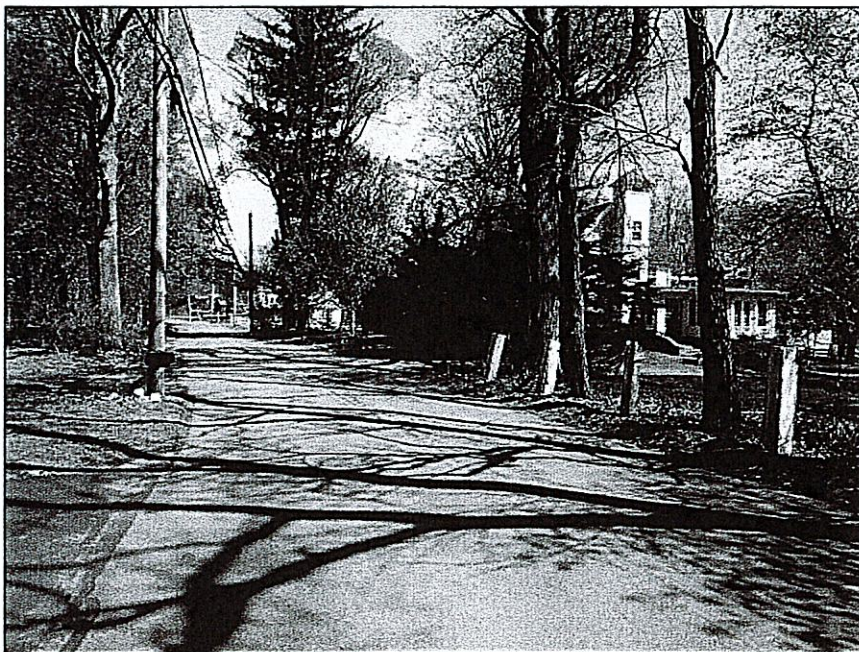
Assessing Map
(Subject outlined in blue.)



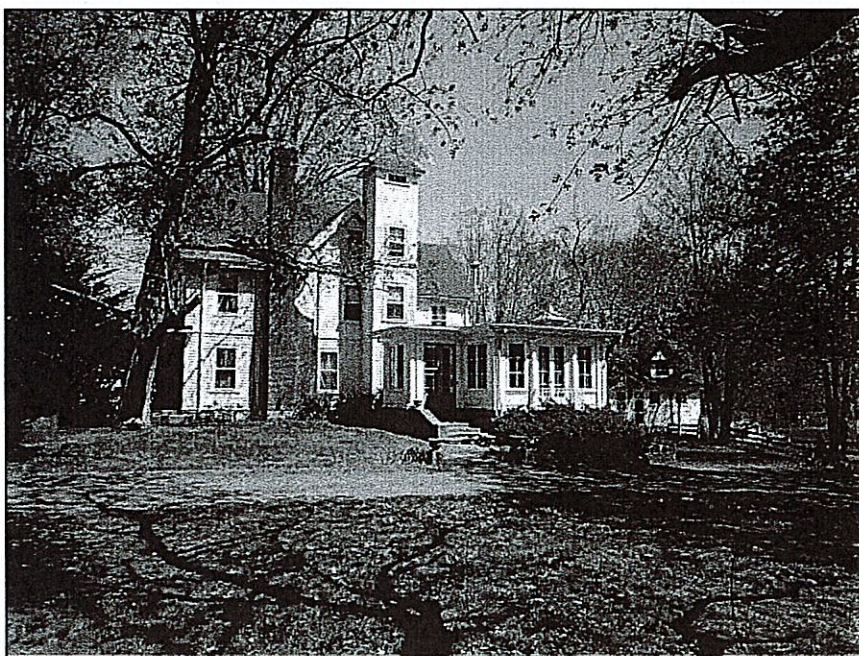
The following subject photographs were taken on two different dates; the exterior photos of the dwelling and those of the site were taken on May 28, 2025, and as an interior inspection was not allowed more recently, the interior photographs were taken on 4/6/2018 as part of an earlier appraisal of the subject.

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Subject Photographs – Taken by William LaChance - 4/28/2025



Looking north at subject.

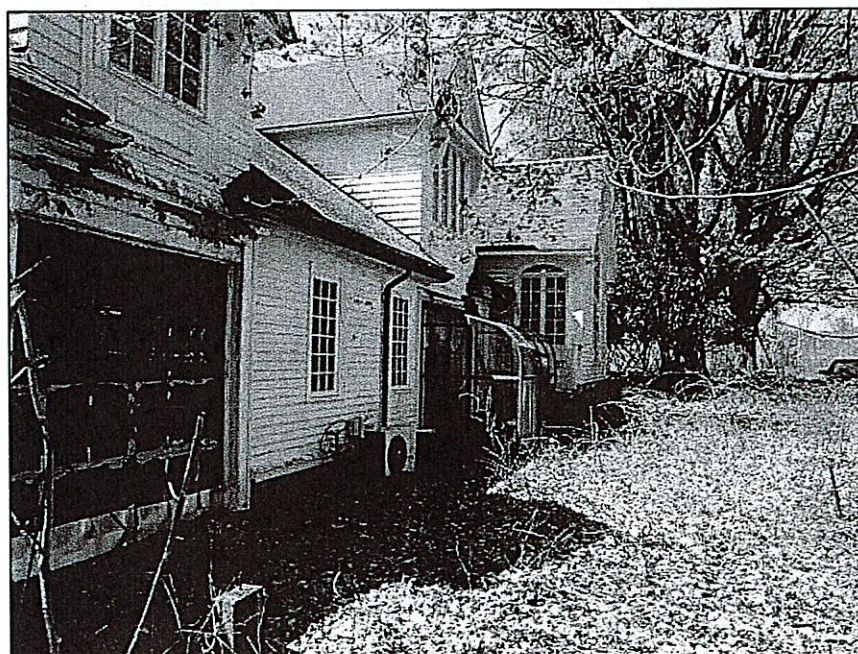


Facing north from the front yard.

Subject Photographs – Taken by William LaChance - 4/28/2025



Facing south east at the dwelling.



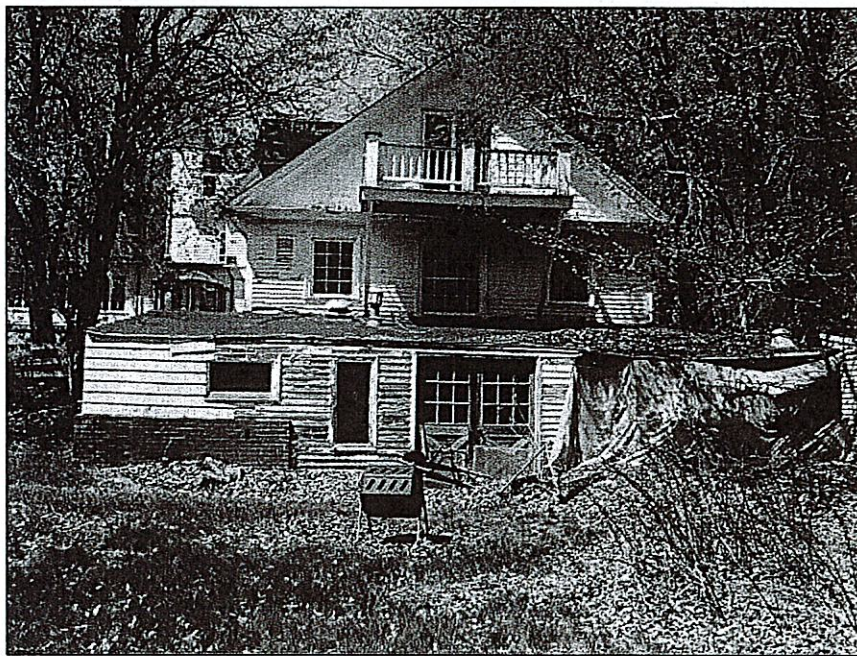
The north wall of the garage and dwelling.

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Subject Photographs – Taken by William LaChance - 4/28/2025



Facing the east side of the dwelling from the driveway.



Facing east the rear of the building. First floor garage and second floor MBR.

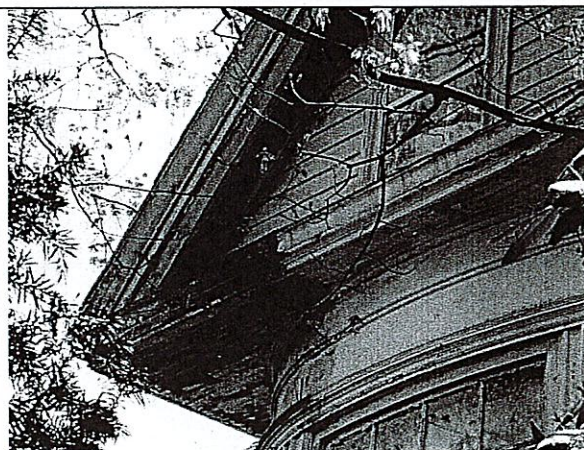
Subject Photographs – Taken by William LaChance - 4/28/2025



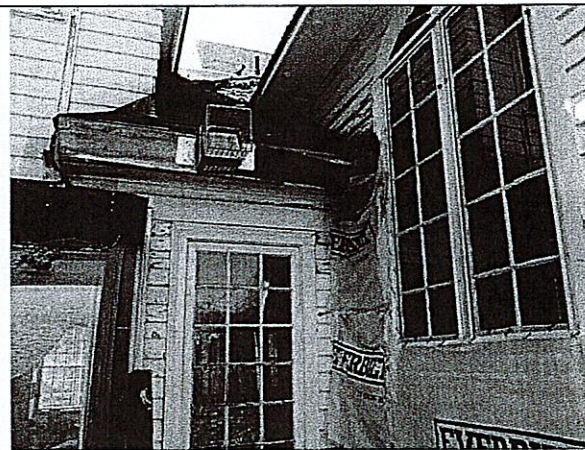
Front porch.



Front porch.



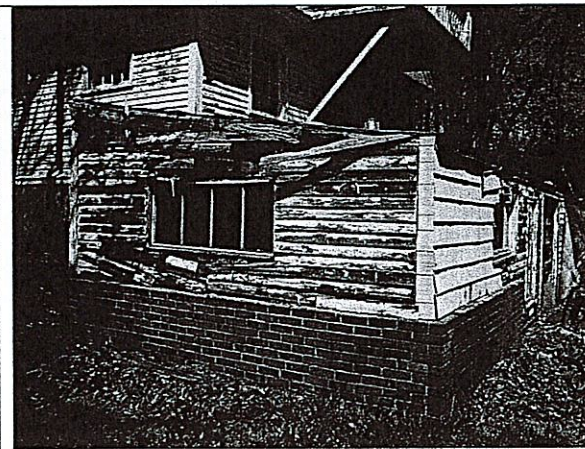
North side of dwelling.



North side of dwelling.



North side.

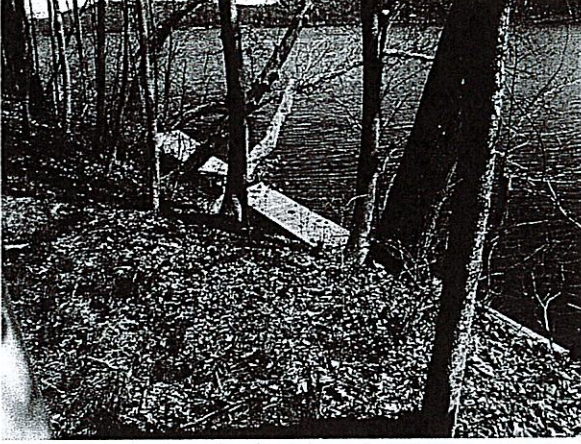
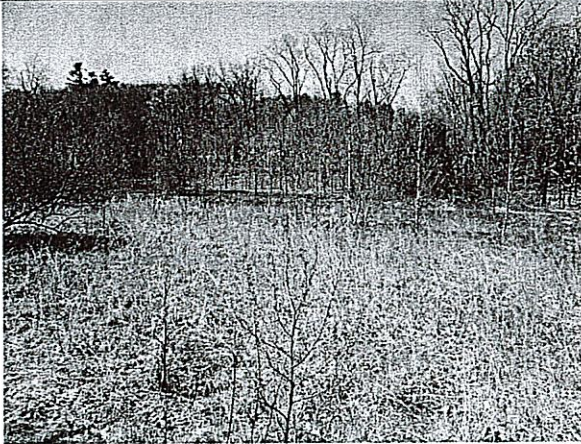


Attached shed/room at east side.

Subject Photographs – Taken by William LaChance - 4/28/2025

	
From near the boat ramp facing the house	From the driveway facing the river
	
Well test pipes near the river	From near the test pipes facing the house
	
Boat ramp	Facing south along the river from boat ramp

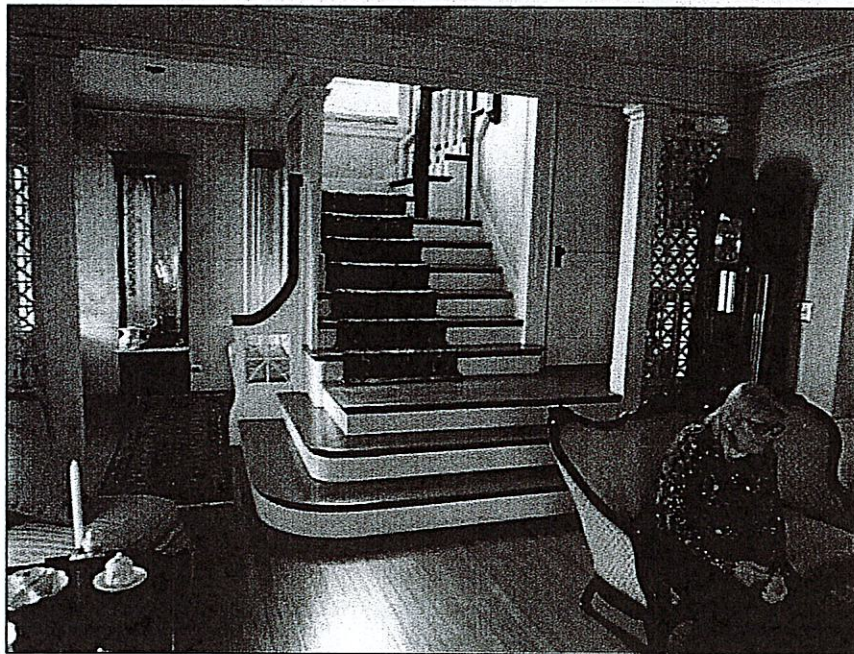
Subject Photographs – Taken by William LaChance - 4/28/2025

	
Pool near dwelling	NE riverfront. 80' old dock (personal prop).
	
SW frontage. Subject land at right.	Facing SW toward road from well area.

Subject Interior Photographs – Taken by William LaChance - 4/6/2018

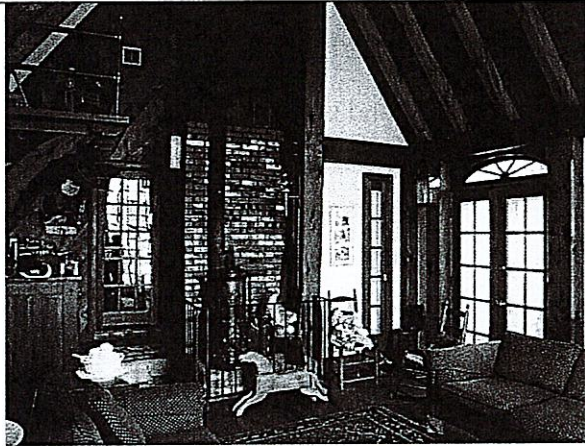
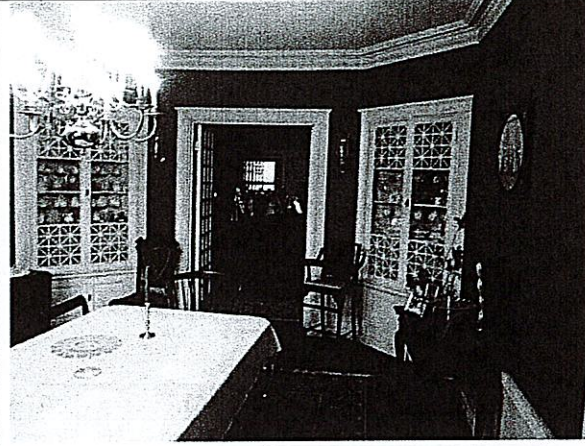
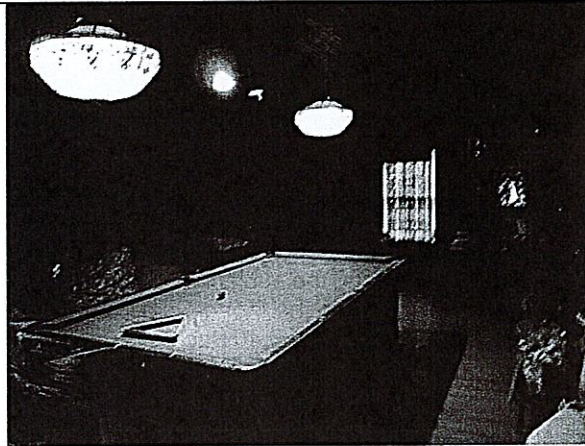
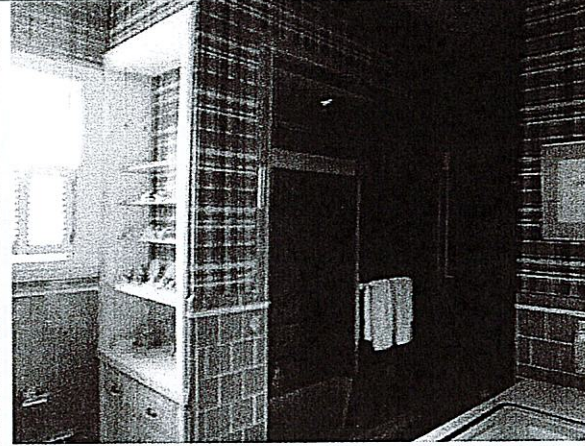


The garden room.



Living room at original section.

Subject Interior Photographs – Taken by William LaChance - 4/6/2018

	
Seasonal room addition.	Dining room.
	
Game room on third floor.	Second floor bath.
	
Bedroom on second floor connector.	Former roof leak damage in the bedroom.

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Subject Description

Identification and History

The subject is located at 309 East Broadway in Haverhill and is owned by Joyce E. Hill. The subject 7.3 acres constitutes what is known in real estate appraisals prepared for eminent domain as the larger parcel. The property was acquired in 1994 "for consideration paid" by a divorce court judgment. The subject property is further identified in the following exhibit and a copy of its outstanding deed is presented in this report's Addenda.

Assessed M-B-L	Deed	Grantor	Grantee	Sale Date	Sale Price	Recorded Plans
469-188-6	12514/522	Howard D. Hill	Joyce E. Hill	4/6/1994	not listed	35/22A and 1954/558

The property is a single-family dwelling with its excess acreage in low intensity use. The subject property is not listed for sale, nor am I aware of any purchase contract or any offers other than those made by the city.

Site Description

Dimensions, Topography:

Per the recorded plans found in the Addenda, the subject land is comprised of two deeded parcels. Based upon the Morin-Cameron plan, the land area is 7.3 acres, of which approximately 0.40± acres is tidal.

Records indicate 613.36' of street frontage; however, Lighthouse Survey, a contractor to the city, provided a distance of 673.5'±, which I relied upon. There is approximately 770' of Merrimack River frontage and parcel depth to the riverbank varies from 522' at the north to 343' at the south.

The site's predominant topography is gently sloping downward from the road to the riverbank, declining from approximately 19' above MSL at the road to 9' at the top of the riverbank. The riverbank appeared to be 9' to 12' tall. The site has a wooded knoll abutting the road south of the dwelling. The land is ringed by trees and is a field at its center and an overgrown field in young trees and brush at its south. The land is also overgrown by trees and brush along the north side of the dwelling. The site has a good shape and average topography.

Abutting Uses:

N – residence and equestrian use barn, S – residence, E – river, W – road, residences, and a nearby golf course

Utilities:

The subject is served by a public water line and electricity and telephone lines from within the abutting public road. A public sewer main is not nearby in the neighborhood.

Sub-Soils:

According to the NRCS maps and *Soil Potential Ratings for Septic Absorption Fields*, the subject's soils exhibit the following potential relative to septic system installation. The 275B soils are located near the road and they are very well suited to septic system installation. The northerly 60% of

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the site is also within a medium yield aquifer and 95% of the site is rated as having Prime farmland soils. A chart of the subject's approximate area and soil characteristics is presented below and the NRCS soils map is in the Addenda.

Essex County, Massachusetts, Northern Part (MA605)					
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Soil Index and Restrictive Features	Typical Corrective Measures
96A	1 Water	0.2	3.10%		
	Hadley very fine sandy loam, 0 to 3 percent slopes	3.8	48.20%	Very Low. Frequent flooding, high water table, percs slowly	Larger than standard field, fill
257E	Hinckley and Windsor soils, 25 to 35 percent slopes	0.2	2.80%	Medium. Slope.	Smaller than standard field, fill, grading.
275B	Agawam fine sandy loam, 3 to 8 percent slopes	3.6	45.90%	Very high. None.	Smaller than standard field.
Totals for Area of Interest		7.9	100.00%		

Environmental: Quantification of any data concerning hazardous conditions is beyond the scope of this report; however, the subject is not listed on the DEP web site's list of known contaminated sites or locations to be investigated. No reportable conditions were observed at my appraisal inspection, yet given the building's age an inspection for asbestos and lead would be reasonable. According to a municipal representative, the subject's underground fuel tanks were removed intact.

Encumbrances, Appurtenances: The outstanding deed does not list any easements. The plan lists rights in a well and path to the river in favor of parties that are likely to be deceased.

Flood Zone, Wetland: The subject is extensively within the floodplain and partially within the floodway. Land closest to the road is in a minimal flood hazard zone. The site contains riverbank and a small amount of land (0.4± acres) of tidal land.

Improvements to the Site: A driveway; cesspool located in the AE flood plain; an 800± SF in-ground pool constructed in 1974; a 480 SF patio; 4' tall wood fencing, antique lighting; brick patios and walks; a 600± SF asphalt-surface boat ramp to the high-water line of the river and several granite stairs, and elaborate masonry work and sheds. Approximately 80' of old floating dock (personal property) tied to the NE corner of the waterfront is in poor condition. Other than the crushed stone driveway and some light posts and masonry work, the once high-quality improvements to the site are in poor to very poor condition and have reached or are near the end of their useful lives. As part of the project, the city has installed a series of test wells with visible pipes near the river.

Building Detail – using 2018 Interior Inspection

Size/Type:

The subject 2.5 story wood frame single-family dwelling was mostly constructed in 1921 and according to the city's sketch and my inspection has a gross living area (GLA) of 5,467 SF; this measure includes the partial third floor, which a large game room and small bedroom and a 465 SF first floor seasonal room added in 1970-1980, whose only heat source is a coal/wood stove yet whose level of finish is otherwise consistent with living area. The building's architecture exhibits elements of Colonial Revival plus additions built in 1970 to 1980. Overall, it is eclectic yet mostly Colonial.

Floor 2.5	570
Floor 2	2,245
Floor 1	2,652
GLA	5,467

The front 2½ story section and a formerly detached rear carriage house section were constructed in approximately 1921. A "connector" two-story section and seasonal room were constructed in 1970-1980. The dwelling is of wood frame with wood clapboard exterior over an 1,140 SF basement. The 2½ story original portion has a large front porch and includes a 1921 vintage passenger elevator with stops at each floor above grade. The former carriage house section has a two-car garage with three doors (one at north side), three horse stalls and a tack room, and 408 SF of attached unheated storage area.

Overall, the original portions of the building are of good quality, with good architectural detail and a number of features that denote its quality, such as the elevator, the living room stairs, fireplace, birch flooring, and 9' ceilings, the garden room's beadboard walls and ceiling, extensive wood trim, some large and curved windows, and small marble sinks in three of the four original bedrooms. However, the kitchen is small and outdated and the baths were last rehabilitated in 1970-1980. The overall interior condition varies from poor in the kitchen, baths, and sitting room, to average in the seasonal room and playroom.

The condition of the storage room at the east end of the carriage house warrants its removal. The building's exterior condition is poor. I observed extensive peeling paint likely to be lead-based, many rotted boards and gutters, a mostly old roof, a large number (nearly all) original single glazed windows with old aluminum storm sash and two half round shaped multi-pane windows in poor condition yet having recently added exterior storm sash. At two locations there are metal traps attached to the dwelling to catch or deter pests.

Overall, the dwelling exhibits substantial deferred maintenance throughout, which the interior photographs do not fully display. Considering the dwelling's general deterioration and lack of upgrading for decades, and its large size, it is in poor condition and the cost of its rehabilitation to market standard finish will be substantial.

Original Dwelling

First Floor

Based upon my 2018 interior inspection, this floor contains the garden room, a small sitting room, a large living room, the kitchen, a ½ bath, a dining room, and a seasonal room.

The garden room has quarry tile flooring and beadboard walls and ceiling. This is an attractive room whose interior is in good condition. The sitting room is small and in poor condition with a non-functional wood stove, partial wall covering, and an attached glass atrium to provide supplemental heat. The living room is of good quality and is in average condition; it is a large space with a wide staircase and a fireplace. The kitchen is small with 45+ year old wooden cabinets, vinyl floorcover and laminate counter tops. The dining room is in average condition and has built-in painted hutch, curved multi-pane windows in poor condition as described earlier, ample painted woodwork and other attractive elements. The seasonal room added in 1970-1980 is in average condition and is of post and beam design with a coal/wood stove, double-glazed windows, a full gable height exposed board ceiling, a small bar, and wide pine flooring. The room does not have central heat yet does have a wood stove.

Second Floor

The second floor is accessed by the living room stairs and by a narrow winding staircase off of the kitchen. There are four good-size bedrooms, one of which is accessed directly from the elevator. Each bedroom has a small sink, three of which are original and one is of 1970s vintage. One bedroom has curved windows and two walk-in closets, one with an old clothes hanger system. The wallcover is a mix of paint and paper. The windows need replacement and the full bath needs renovation. Otherwise, the condition is fair to average.

Third Floor

A stairway with a low clear height (5'6"±) leads to the attic, which is called a half-story due to its gable roof. This level contains one small bedroom with a low-quality finish and a large game room with beadboard walls and ceiling. The elevator, whose operating condition is unknown, also provides direct access to the game room.

Connector Section and former Carriage House

The two-story connector was added in 1970-1980, while the former carriage house section is from 1921.

First Floor

The living area is a playroom in good condition with a 12' ceiling height and an atrium window. Attached to this room is a two-car garage and attached to that is the original carriage house with its three horse stalls and a tack room, which are of good quality construction and are in good condition. An attached 408 SF enclosed storage area is in very poor condition that warrants its removal.

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Second Floor

The second floor is accessed from a narrow stairway off of the kitchen. The floor plate does not align with the original section and the stairs are of irregular height. Another stairway located east of the garage doors extends from an exterior door. This floor contains a master bedroom and an attached bath. Several French doors face the yard. The bedroom is large and its ceiling and one wall were damaged (see photo) by a water leak. The full bath is in its original 1970-1980 build out with two sinks and a large glass walk-in shower; it is outdated and in poor condition. Two steps down above the carriage house is a hallway with large closets leading to an attached open sleeping area with a picture window and a small deck facing the river.

Exterior

The building's exterior is in poor condition with extensive peeling paint and many areas of wood rot. All but a few of the windows are original single glaze style and need replacement or extensive capital repair as window sashes, caulking, and some window frames exhibit advanced deterioration. The main roof's shingles are old, while the rubber connector roof may have been replaced. A rolled roof above the sitting and garden rooms was replaced four years ago.

The basement contains two boilers and laundry hookups. The main electric service panel is modern as is a lot of wiring, yet there is still some live knob and tube wiring in the basement. Some heat pipes have a white insulation that should be examined by a heating expert.

Overall, while the quality of its original building sections and site improvements indicate that the subject was a high-end residence in its day, now, it needs capital repair across its exterior and interior. Also, the floor plan is of below average utility.

<i>Use Breakdown:</i>	The room count is 13 rooms, 6 bedrooms, and 2.5 baths.
<i>Age/Occupancy:</i>	Mostly 104 years (constructed mostly in 1921).
<i>Class:</i>	Class D – Average to good, wood frame.
<i>Condition:</i>	Mostly poor.
<i>Windows:</i>	Mostly in very poor condition.
<i>Roof:</i>	Mostly gable with asphalt shingles, new rolled roofing on garden and sitting rooms, and rubber membrane on connector section.
<i>Flooring:</i>	High quality birch flooring in original section, vinyl in kitchen, and tile in baths. Wide pine boards in seasonal room, and mixed floor cover elsewhere.
<i>Heat:</i>	FHW to radiators. A modern oil-fired boiler and gun serve the connector and carriage house, while an older boiler with a modern gun serve the original section. The underground fuel tanks were reportedly removed. There is also some heat gain from warm air provided by two glass atriums. Insulation could not be observed except in the 1970-1980 additions.
<i>Electrical Service:</i>	Modern main service panel with circuit breakers. Some live knob and tube.

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A wood frame pool house of 192 SF constructed in 1984. A 64 SF greenhouse, two small sheds, one of which has collapsed. A gazebo with a collapsed roof.

The property is a large riverfront site improved with a large and mostly old dwelling in poor condition with good quality in its original sections, some attractive architectural features, and a rambling floor plan of less than average functional utility. The parcel has Prime agricultural soils and provides direct access to a navigable river, yet the dwelling's orientation does not fully capture the river view.

Zoning and Other Land Use Controls

					Residential Residential		Rural Density		RR				
							Rural Special		RS				
District	Use	Minimum Lot Area (square feet)	Minimum Lot Area Required Per Dwelling Unit (square feet)	Minimum Lot Frontage* (feet)	Minimum Lot Depth (feet)	Front ^{4,15} (feet)	Side ^{4,15} (feet)	Rear ¹ (feet)	Maximum Height ¹ (feet)	Maximum Stories	Maximum Building Coverage (percent)	Maximum Floor Area Ratio (FAR)	Minimum Open Space (percent)
RS	Any permitted use	2 acres ¹⁵	NA	200	150	40	25	25	35	2.5	15	None	70
RR	Any permitted use ¹¹	\$0.000	NA	200	125	40	25	40	35	2.5	15	None	70

- Footnote 15 indicates that 2 acres is a base area upon which additional area will be required based upon the percolation rate.

According to the 2024 Zoning Map, less than 5,000 SF of the subject land is located within the RR-Rural Density Residential District and the rest is located within the RS-Rural Special District. The very few uses allowed by right in the RS District include single-family dwelling, religious, nonprofit educational, golf course, governmental, essential services, and agricultural. The RR District also allows single-family dwelling use by right. A private water plant and/or commercial well are not listed as allowable uses in either district.

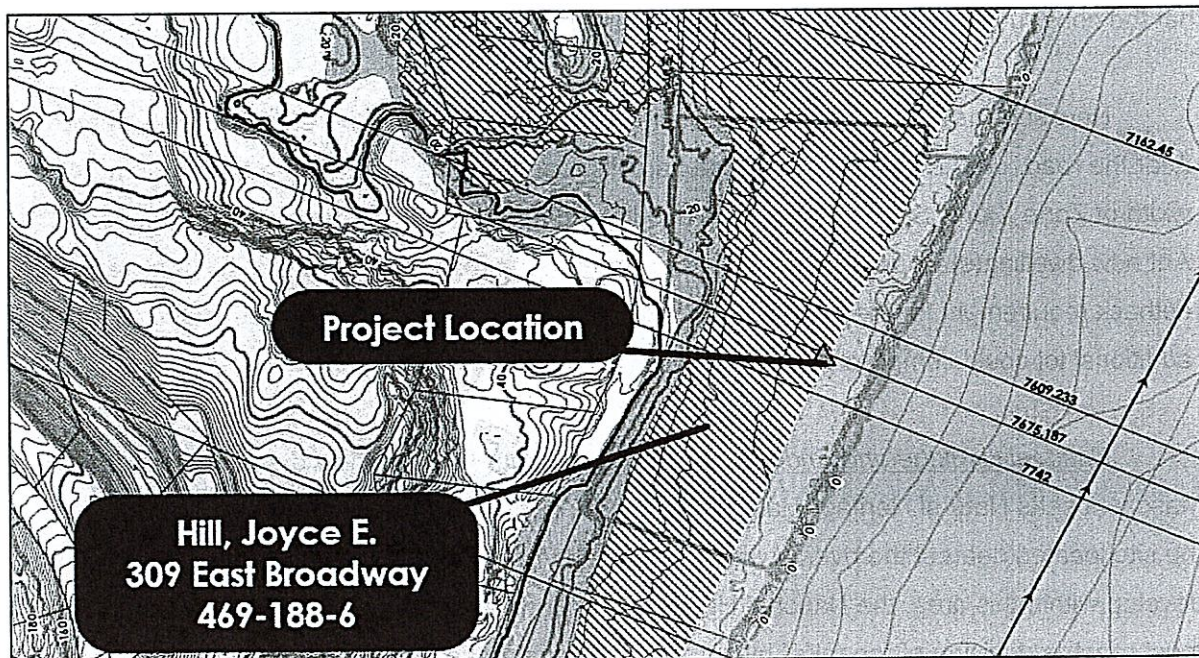
The subject property is in conformance with the above dimensional requirements, and its single-family use is allowed by right. The site does not have the land area to fulfill the requirement for a house lot within just the RR zone. Based upon my discussion with the Zoning Enforcement Officer, if a request for a variance to allow the creation of a house lot based upon the dimensions of the less restrictive RR district were presented to the Zoning Board of Appeals, the argument would be considered weak and the likelihood of its success is poor.

The subject's land area is insufficient to be considered for cluster or planned unit development as 15 acres is required. Also, according to the Zoning Ordinance, cluster developments must be served by public water and sewer systems.

Flood Plain According to the February 2, 2024 Revision (LOMR) of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map 25009C0094F, the riverbank and underwater areas are within Zone AE (Floodway), the easterly portion of the dwelling and the central fields are mostly within Zone AE, a 1% annual chance flood area with elevations delineated (formerly known as the 100-year flood plain), the westerly portion of the

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dwelling and the upper field is within the combined 0.2% annual chance flood area or 1% annual chance flood area with average depths of less than one foot area called Zone X Shaded, and a narrow strip along the road is within Zone X, an Area of Minimal Flood Hazard. The LOMR moved the flood hazard zone somewhat towards the river⁶. Federal regulations allow construction in Zones X and X Shaded without flood insurance. A plan by Wright-Pierce appears below and the FEMA Map is in the Addenda.



- ▲ Project Location
- River Cross Section
- Model River Flow Line
- Effective Regulatory Floodway
- 1% Annual Chance of Flooding
- 0.2% Annual Chance of Flooding
- Parcel
- Proposed
- Revised Regulatory Floodway
- Revised 1% Annual Chance of Flooding Area
- Revised 0.2% Annual Chance of Flooding Area
- Contour
- Major
- Minor

⁶ Amy Coppers, Wright-Pierce

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The prospective locations of an added dwelling and septic system on this parcel are impacted by the flood plain whose flood elevation is shown as 17.8' on the above map. The cross-hatched floodway along the river must be kept free of encroachment. The 1% annual chance flood area cannot incur an increase in flood height, and if any filling is permitted, there must be mitigation in the form of new flood area created on site. There is a narrow potential compensatory storage area on site and Haverhill has a history of allowing construction in the flood plain under these conditions. Such new construction will require an engineer to certify that the construction will not result in any increase in flood levels.

New septic systems cannot be installed within Zone AE and therefore must be located near the road. At the bottom third of the parcel's road frontage, I measured a maximum 54' width of Zone X or X Shaded land. The middle and upper two thirds have greater depths. Any new dwelling(s) would also need to be sited near the road, and there is a 40' front yard setback requirement for the dwelling a 10' lot line setback for the septic system. Overall, one additional lot could comply and potentially two.

National Heritage and Endangered Species Program My review of the on-line Massachusetts Natural Heritage data on the MassGIS Oliver system indicated that the 50% ± of the site located nearest the river is within a mapped Priority Habitat of Rare Species. In order to develop within this area, the National Heritage and Endangered Species Program (NHESP) must reach a decision of "no take" by virtue of the development. According to Lauren Glorioso, a representative of the NHESP, it is rare that development is totally prohibited. The NHESP generally tries to collaborate with developers to allow building but with minimal impact upon endangered wildlife. Possible NHESP requirements generally include a limitation of development to certain times of the year, revisions to the development plan to preserve habitat, or creating a portion of the site that is permanently restricted from building or clearing. The major issue at the subject is bald eagle habitat, which is in the larger trees along the river. Cutting of these trees is not allowed and will result in a substantial fine and a two to one tree replacement requirement at the same location. As a consequence, any riverfront lots that are wooded to the extent that they do not provide river views are essentially limited to their current view. Though the subject parcel is mostly open, it is reasonable to expect that there will be a minor cost for a related study should an additional house lot(s) be created upon it.

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Wetland The Massachusetts Wetlands Protection Act (MGL, c. 131, s. 40) and regulations promulgated in 310 CMR 10.00 governing activity in wetland resource areas apply. In addition, Haverhill also has its own supplemental ordinance. Important elements of the local ordinance include a 25-foot no-disturb area around wetland and a 50-foot "no build" setback. Other than the riverbank and tidal land, the MassGIS maps indicate that there is no wetland on the subject.

Rivers Protection Act The Rivers Protection Act went into effect on October 6, 1997, and defined the "riverfront area" as a new resource area with its own performance standards. The Act expands the jurisdiction of the state Wetlands Protection Act, Chapter 131, Section 40, by authorizing local Conservation Commissions to regulate land use activities within a newly established Wetland Resource Area known as the Riverfront Area. In summary, this area is defined as land within 200' of the mean annual high-water line of a river as measured outward horizontally. The Act defines river as a "natural flowing body of water that empties into any ocean, lake, or other river, and which flows throughout the year." The definition includes any perennial river or stream of any size yet excludes intermittent streams. The Merrimack River is perennial and the setback applies to the subject land.

I was informed by Haverhill's Conservation Officer that the Conservation Commission is "pretty rigid" regarding enforcement of the 200' setback on newly created lots or other developments and is more flexible for small accessory structures at long-established improved lots. However, there is a good likelihood that the installation of a new seasonal use floating dock would be allowed, including the components necessary to secure it to the shore. Docks tend to be removed in the off-season to avoid destruction by ice. An applicant would need to present the plan to the Harbormaster.

Title V (Septic) As there is no municipal sewer in the subject's area, any development of its land must employ a septic system. On November 24, 1987, the Haverhill Board of Health promulgated and adopted an amendment to 310 CMR 15.03 (7) of the State Environmental Code, Title 5: Minimum Standards for the Subsurface Disposal of Sanitary Sewage. Information regarding Title V and the local ordinance related to on-site septic systems for residential development is summarized as follows.

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- Title V requires a leaching field that can accommodate 110 gallons/day per bedroom and at least 440 gallons total for single family homes.
- All systems must conform to the minimum setback distances for septic tanks and soil absorption systems, including reserve area, measured in feet.
- The minimum vertical separation distance of the bottom of the stone underlying the soil absorption system above the high ground-water elevation shall be: (a) four feet in soils with a recorded percolation rate of more than two minutes per inch; (b) five feet in soils with a recorded percolation rate of two minutes or less per inch.
- Systems serving new construction shall not be sited in areas with percolation rates slower than 60 minutes per inch (superseded by the zoning ordinance which does not allow systems where percolation rates are slower than 20 minutes per inch).

Minimum Lot Area-Haverhill	
<i>Perc. Rate Per Inch</i>	<i>Lot Area (s.f.)</i>
0 to 5 mins.	87,120
5 mins. to 10 mins.	102,120
10 mins. to 15 mins.	117,120
15 mins. to 20 mins.	132,120
> 20 mins.	Unsuitable

Table 1 - Setback Distances of Title V			
Septic Tank	Feet	Leaching Field	Feet
bordering vegetated wetlands	25		50
surface waters	25		50
surface water supply	400		400
tributary to surface water supply	200		200
wetlands bordering surface water supply or tributary thereto	100		100
vernal pool	50		50-100
private well	50		100
property line	10		10
public well - Zone 1 radius	100-400		100-400

By local ordinance, all percolation and deep hole tests in the city of Haverhill must be conducted between March 1st and June 15th. The Conservation Agent confirmed that new septic systems must be located outside of the flood plain.

Subdivision Form C subdivision was found to be infeasible and additional discussion is not necessary. No water line extension or other roadway improvements are necessary if the land is used for an additional Approval Not Required (ANR) lot or lots.

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Summary

The current use is allowed by right and the parcel's dimensions conform to zoning. The dwelling's setbacks are preceding non-conforming and part of the building is in the flood plain. The 200' setback line of the Rivers Protection Act essentially matches the extent of the Priority Habitat of Rare Species area, while the AE Zone of the flood plain extends farther toward the road. This redundancy of constraints results in little potential for material development other than a dock within the subject's 200' depth from the riverbank. Therefore, any division of the subject land will probably be as ANR lot(s) with their dwellings and other improvements, including their septic systems, located near the road.

Assessment and Annual Tax Load

The FY 2025 tax data is presented below. The assessed land area does not include tidal land. The tax burden has been fairly stable for three years. The total assessment is different than my value opinion, yet it appears to be equitable.

Subject Fiscal Year 2025 Assessment							
M - B - L	Acres	Land	Building	Yard Items	Total	Res. Tax Rate	Taxes
469-188-6	6.8	\$398,000	\$576,300	\$11,200	\$985,500	\$10.71	\$10,555

Highest and Best Use – Before the Taking

A prerequisite to a meaningful valuation is a sound estimate of the most profitable likely use of a property. Highest and best use may be defined as: "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."⁷

Highest and best use is analyzed as if vacant and as improved.

⁷ *The Dictionary of Real Estate Appraisal*, 7th Edition, (Chicago: Appraisal Institute, 2022), pg. 88.

If Vacant

The subject's zoning allows single family use and there are few other reasonably probable uses allowed by right. Private commercial well or water utility are not allowed by right or by special permit. My research indicates that a variance would not be granted and that a zoning change is a long involved process whose result is highly speculative. None of the riverfront lot sales found along both sides of the river from Haverhill to Route 95 were used to develop public or commercial wells. Therefore, I concluded that private commercial well use did not meet the requirement of reasonable probability and is a governmental right rather than a private right associated with the subject's ownership. The pattern of land use in this zone and in this neighborhood is clearly single-family, and this is the reasonably probable use of the subject parcel if vacant.

Development of the site is physically possible and any use that returns a positive value to the land is financially feasible. The delta between lot prices plus construction cost and value indicates that builders profit is sufficient to attract builders to compete with user-buyers for lot purchases. Land development of multi-lot parcels includes risk, capital, management, and more time for absorption than a single house lot. As a consequence, purchasers apply an allowance for entrepreneurial profit. Even so, I find that no other use that returns as high a value to the land, thereby indicating multiple (two or three) house lots and dwellings development is maximally productive.

The various required setbacks leave just a narrow band of land along the road as the area potentially suitable for septic systems. However, there is potential compensatory flood area at parcel's knoll. NRCS data support the conclusion that the soils will perc at a rate that does not require a larger lot than the minimally required one. Based upon my analysis of the zoning and other land use controls, and after a discussion with the Conservation Agent and the Building Commissioner, the land has the reasonably probable potential for use as three Approval Not Required (ANR) riverfront house lots with dwellings and septic systems located near the road.

I conclude that division for use as three similar riverfront house lots is the highest and best use as if vacant. Two of the dwellings will likely need hillside style foundations. All lots

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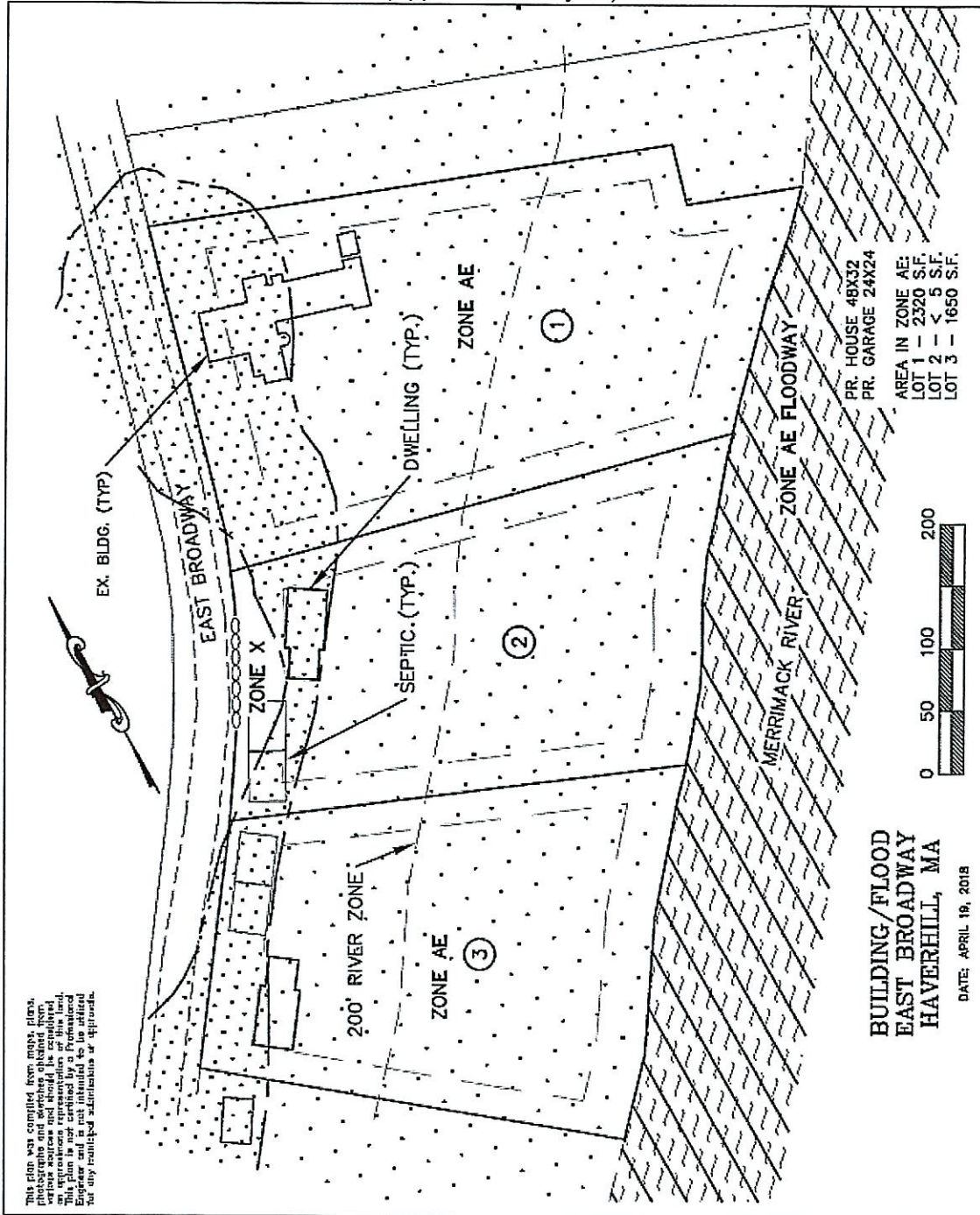
would offer a river view and the potential for individual docks yet more likely one shared seasonal dock.

As Improved

The subject property is not an estate whose value is superior by retaining the 7.3 acres as a single lot with the current dwelling. Instead, the property's value is greatest in use as three riverfront lots, one containing the current dwelling. The old pool and related yard items would be demolished. Therefore, the highest value for the subject is derived by creating three ANR lots, with one including the dwelling whose highest and best use is for continued use as a residence after capital repair. The boat ramp is on the middle lot and its use could be shared by all three lots.

The likely buyer of the subject property is a local builder or person with building experience, possibly as a user of the dwelling or one lot and as a re-seller of the other parcels, not a typical home buyer. The exposure and marketing times are estimated at less than one year. The following plan depicts my conclusion of the subject's highest and best use before the taking. There is some flexibility in the lot sizes; however, 2.43± acres each, of which 0.13± acres each is tidal area, is a reasonable allocation.

Conceptual Plan of Highest and Best Use
(Approximate Layout)



Valuation Methodology

There are three generally accepted methods of appraising real estate: The Income Capitalization Approach, the Sales Comparison Approach, and the Cost Approach. The approach most likely to be relied upon by the subject's prospective buyers is the Sales Comparison Approach, which I applied before and after the taking. As a land value is necessary for valuation of the easement taking, I first valued the larger parcel as if vacant. Then, I valued the larger parcel as improved.

Sales Comparison Approach – Before

The Sales Comparison Approach is used to provide a market value indication by comparing the subject property with recent sales of similar properties, which in this instance includes several components. The major premise of this approach is that the market value of a property can be directly related to the prices of comparable, competitive properties. The five steps generally involved in this process are outlined below:

1. Identify recent sales of similar properties for which transaction data are known.
2. Verify the information regarding the arms-length nature of the comparable transactions and terms.
3. Compare the attributes of the subject property with those of the comparable properties and adjust for any differences that may have impacted sales price. Specific consideration should be given to issues of time, location, physical characteristics, conditions of sale and current yield data.
4. Identify a unit of comparison between the subject and comparable properties that allows inferences to be made regarding the probable sales price of the subject property.
5. Reconcile the various value indications produced from the analysis of comparable properties to a single value or value range.

Valuation of the Larger Parcel Before the Taking As if Vacant

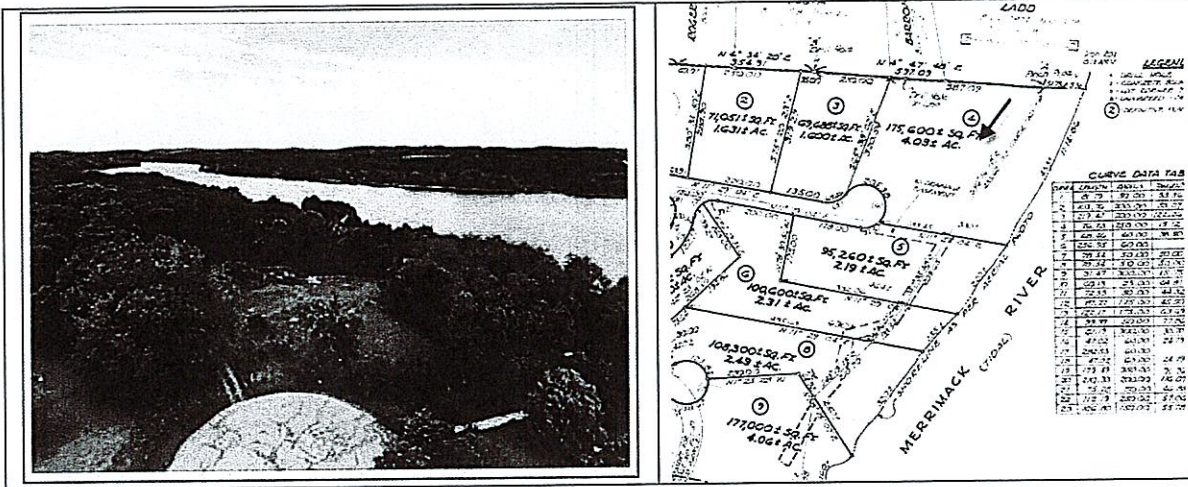
I conducted market research for land sales that could be divided into three riverfront house lots comparable to the subject's three 2.43-acre lots. As such sales could not be found, I made a comparative analysis of single riverfront lot sales to the subject's average 2.43-acre lot.

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This analysis resulted in a total or gross amount of value for the three lots, from which I then deducted the related costs and allowances. The result of subtracting the costs from the gross sales is the market value of the larger parcel as if vacant.

My search for Merrimack riverfront lot sales covered each side of the river from Haverhill to Amesbury and resulted in a number of useful sales that are summarized on the following pages. Although I personally inspected each sale, the MLS photographs taken about the time of sale and the Google Earth aerials were also generally superior to the images I could capture. Given the small number of recent sales, I utilized some that were local and old rather than those that were more recent yet in distant market areas.

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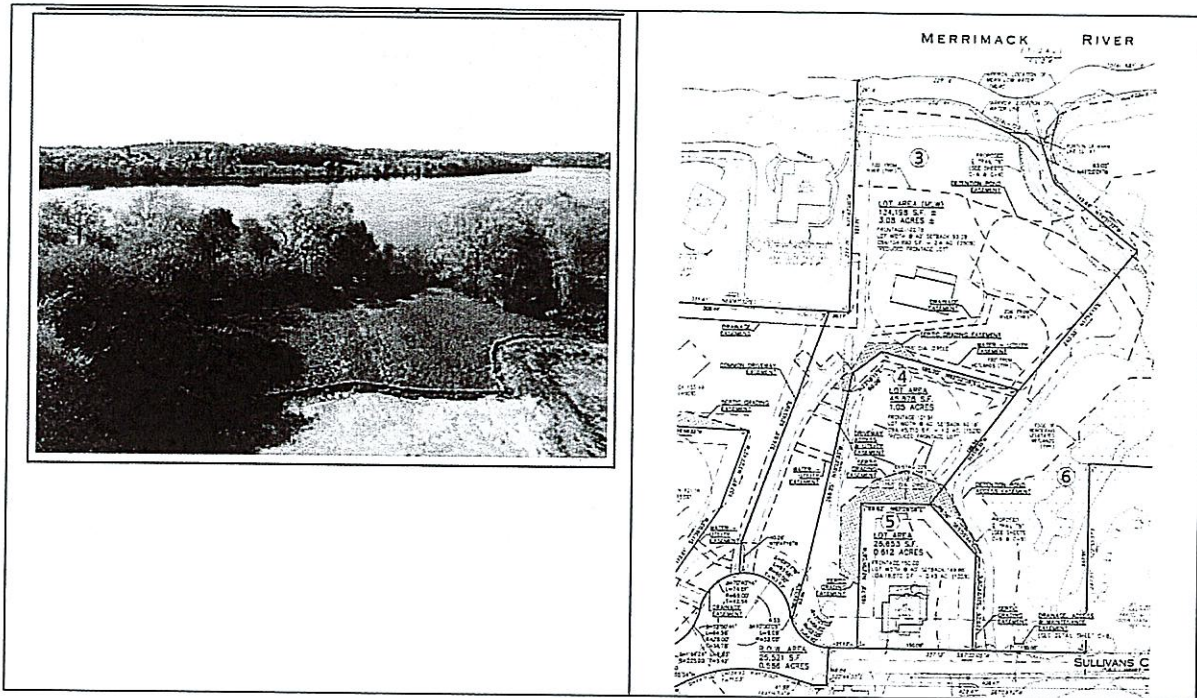


Lot Sale 1

Address:	18 Norino Drive, West Newbury
Grantor:	David B. Miller and Katherine P. Miller
Grantee:	Kenneth and Linda Sutton
Title Reference:	Essex South Registry, Book 41999, Page 515
Sale Date:	2/27/2024
Sale Price:	\$1,200,000
Land Area:	4.03 acres
Utilities:	Water, electricity
Sales History:	Sold 11/16/2020 for \$760,000
Financing:	No mortgage recorded
Rights Conveyed:	Fee Simple
Verification:	Listing broker-Denise Olivares-Molina, deed, plan

Comments: This is a large Merrimack River front lot located at the end of a cul de sac with light traffic in a neighborhood of 20- to 40-year-old high-priced dwellings. The lot has a large nearly level area that was cleared as a new dwelling site prior to this sale, plus a riverbank that leads to 453' of river frontage, including an area for which a permit for a deep-water boat dock was included with the sale. Also, included in the sale was a new cable railway system for motorized access/egress to the boat dock. A driveway had been roughed in and a riverfront retaining wall was added. The seller also installed a 10-bedroom septic system and included his plans for a 6,000 SF dwelling. The selling broker estimated the permits and site improvements cost \$450,000 and that the \$1,200,000 selling price did not fully cover this seller's \$760,000 purchase plus the cost of the added elements. The buyers are constructing a large dwelling and a dock. This sale's listing broker was also the selling broker in the \$760,000 sale.

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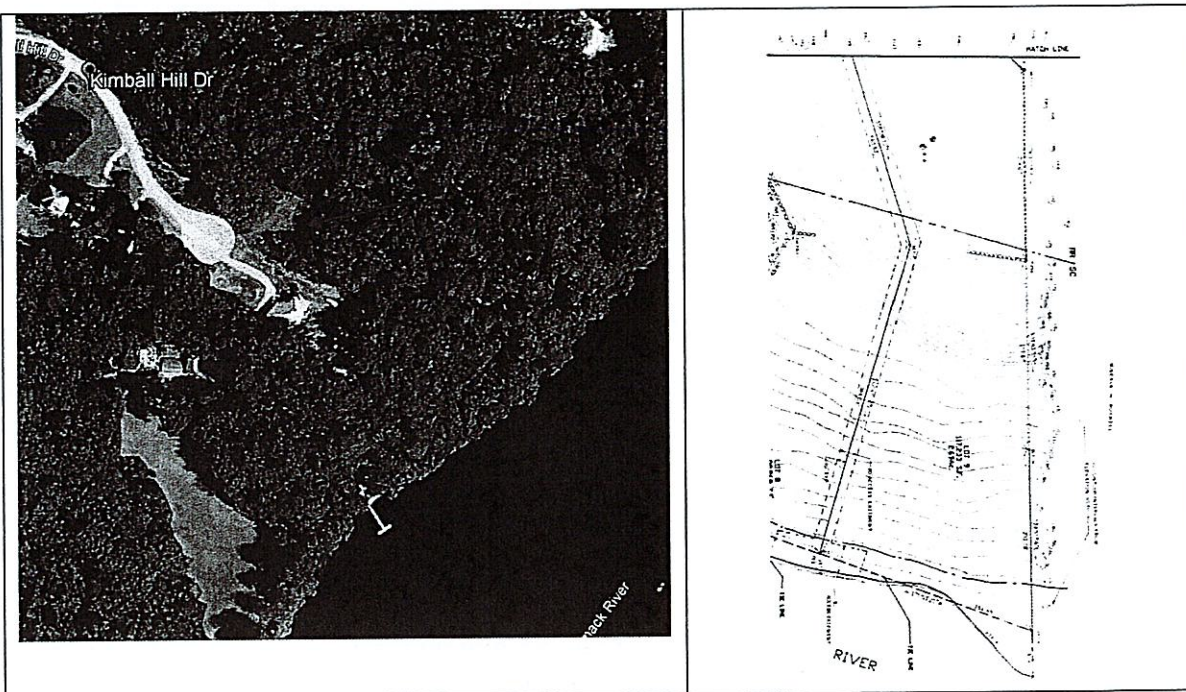
Lot Sale 2

Address:	11 Sullivan's Court, West Newbury
Grantor:	Walker Development Corp.
Grantee:	John and Joanne McGrath
Title Reference:	Essex South Registry, Book 37351, Page 398
Sale Date:	2/27/2019
Sale Price:	\$485,000
Land Area:	3.08 acres
Utilities:	Water, electricity
Sales History:	No sales in the preceding three years
Financing:	No mortgage recorded
Rights Conveyed:	Fee Simple
Verification:	Listing broker-Wendy Willis, deed, plan

Comments: Shown above as Lot 3 on Plan 448/67, this is a large Merrimack riverfront lot at the end of a cul de sac in a modern, high price neighborhood. The lot has 228' of river frontage and is within a small subdivision of new homes. The lot provides river views across its field and is adjacent to conservation land. A new dwelling has been constructed. The lot is subject to common driveway and utility access easements and shares rights in Sullivan's Court, a trail, and a drainage area easement. The lot is also subject to an Order of Conditions related to wetland protection and the use of contaminants. \$10,000 in site preparation "upgrades" were included in the price.

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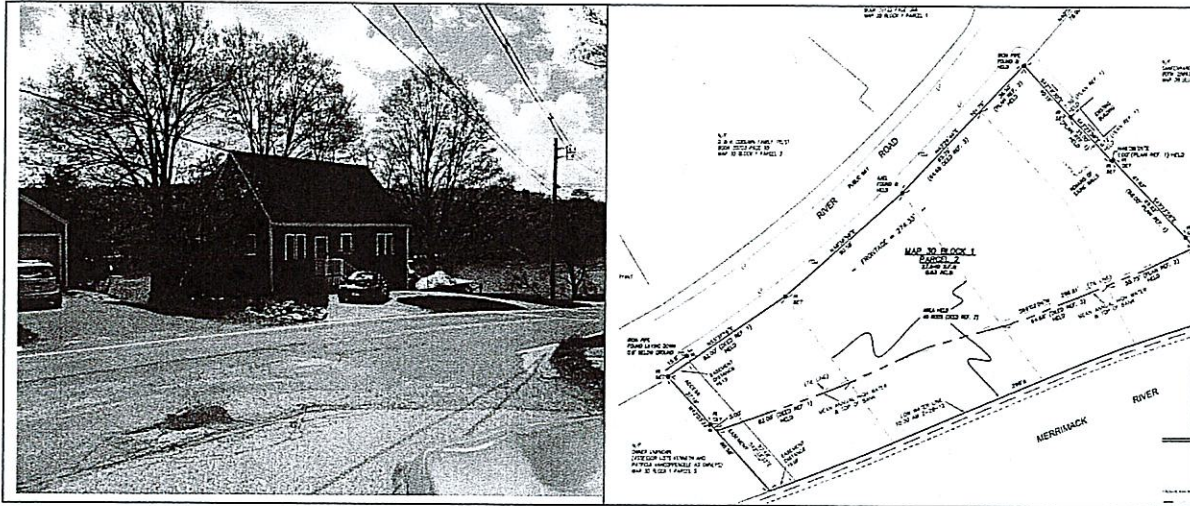


Lot Sale 3

Address:	22 Kimball Hill Drive, Haverhill
Grantor:	Joanne B. Kimball
Grantee:	Nicholas B. Trefonides
Title Reference:	Essex South Registry, Book 41265, Page 558
Sale Date:	10/26/2022
Sale Price:	\$310,000
Land Area:	2.69 acres
Utilities:	Electricity
Sales History:	No sales in the preceding three years
Financing:	\$232,500 First Federal Credit Union
Rights Conveyed:	Fee Simple
Verification:	Listing broker-Joanne Kimball, deed, plan

Comments: Lot 9 on Plan 223/76, this Merrimack riverfront lot includes a flat hilltop and a long sloping riverside to 253' of river frontage. The lot is subject to 20' and 30' wide access easements at the river that were shared with neighbors yet were overgrown and unused. The lot provides broad river and distant views from the dwelling setting. Kimball Hill Drive is a lightly traveled short cul de sac road that travels uphill from East Broadway. The sale included the potential for a dock and had a passing perc test.

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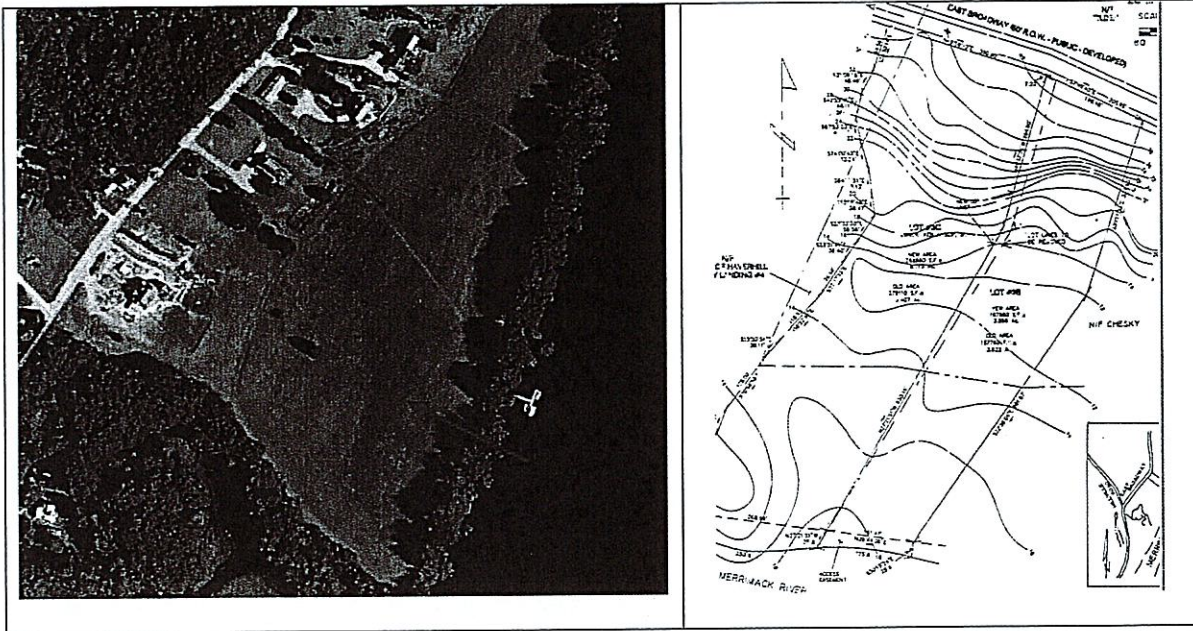


Lot Sale 4

Address:	93 River Road, Merrimac
Grantor:	David and Thomas Goodwin
Grantee:	Stephen and Lisa Grimes
Title Reference:	Essex South Registry, Book 37445, Page 145
Sale Date:	4/17/2019
Sale Price:	\$325,000
Land Area:	0.64 acres
Utilities:	Municipal sewer and water, electricity
Sales History:	No sales in the preceding three years
Financing:	Construction mortgage recorded
Rights Conveyed:	Fee Simple
Verification:	Selling broker, deed, municipal records

Comments: This is a riverfront lot with initially level then steeply sloping topography to the river. The lot was mostly open. The neighborhood is single family at low to moderate density. River Road is connector road that at times has a moderate traffic volume. The sale included site plans for a four-bedroom dwelling, and an Order of Conditions. The buyer is a builder that constructed a new Cape Cod style dwelling. The lot provided broad river views and deep-water access. Unlike the subject and many lots in Merrimac, this lot had municipal sewer.

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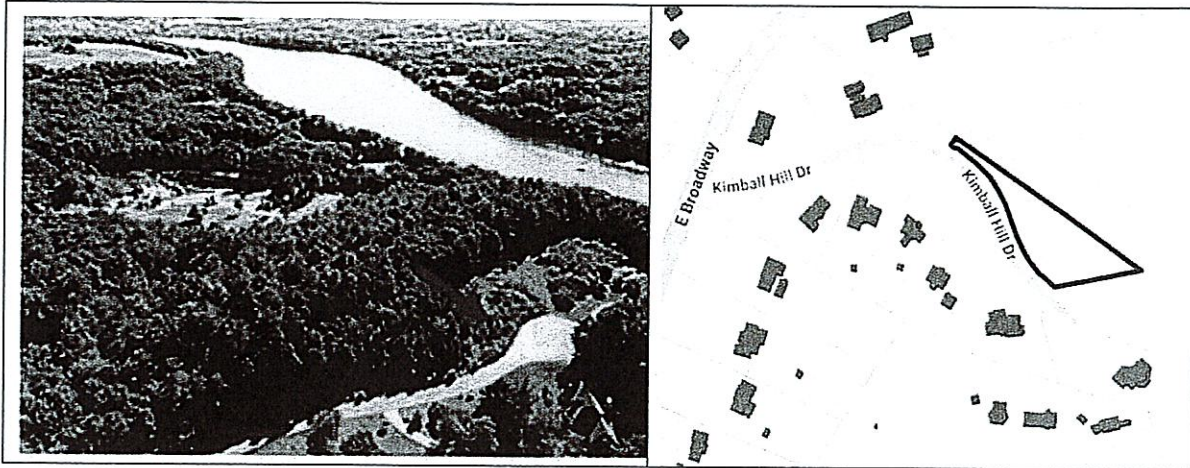


Lot Sale 5

Address:	419 (per deed) aka 401 East Broadway, Haverhill
Grantor:	Heidi Harris
Grantee:	Roger and Charlene Calderwood
Title Reference:	Essex South Registry, Book 37980, Page 21
Sale Date:	10/29/2019
Sale Price:	\$310,000
Land Area:	3.856 acres
Utilities:	Water, electricity
Sales History:	No sales in the preceding three years
Financing:	No mortgage recorded
Rights Conveyed:	Fee Simple
Verification:	Grantor, listing broker, deed, plan

Comments: Lot 3B on Plan 348/8. Shown in above plan as the lot on the right, this is a large and initially level to gently sloping riverfront lot with its rear lot area being a hayfield. This lot abuts similarly large lots with large fairly new dwellings and offers broad views and good river access. A large dwelling has been constructed. The lot is part of Autumn's Landing Farm and is subject to a protective covenant which allows the owners of Lots 3 through 3D to cross the subject by an easement 30' from the river in order to enjoy use of a jointly constructed and maintained floating dock. The covenant establishes a minimum house size, it disallows construction within the field, and it also imposes lesser design and use controls.

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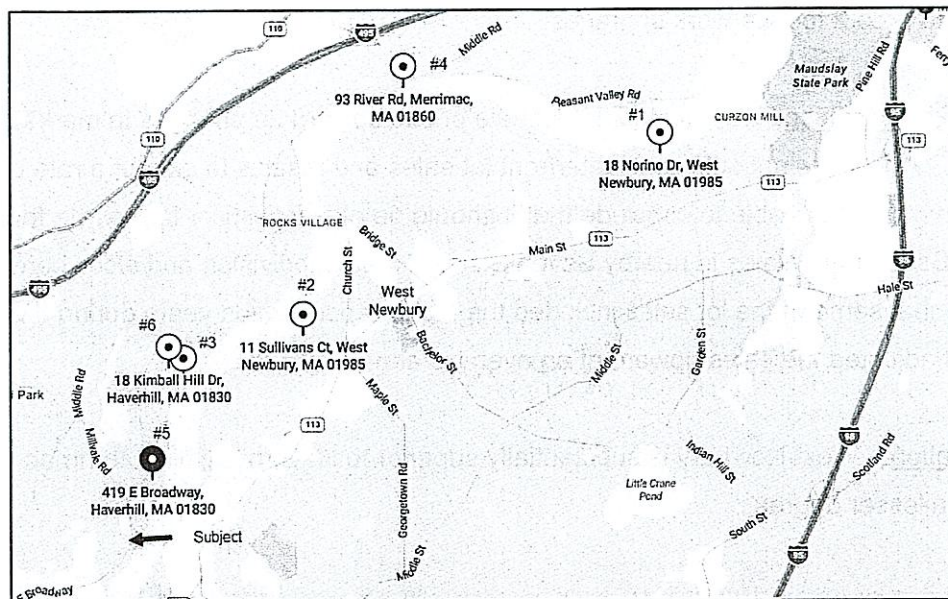


Lot Sale 6

Address:	18 Kimball Hill Drive, Haverhill
Grantor:	Jessica Kimball
Grantee:	Joseph Martin
Title Reference:	Essex South Registry, Book 42383 Page 237
Sale Date:	10/18/2024
Sale Price:	\$245,000
Land Area:	1.06 Acres
Zoning:	RR- Residential
Utilities:	Electricity
Sales History:	No sales in the preceding three years.
Financing:	None
Rights Conveyed:	Fee Simple
Verification:	Listing broker – Tom Bolduc, deed, municipal records

Comments: Kimball Hill Drive extends uphill from East Broadway. This is an initially gently upward sloping and then open and level lot located along a cul de sac among 20+ year old dwellings. The lot is irregularly shaped and is one lot removed from the Merrimack River. There is the potential for river views from a new dwelling.

Lot Sales Location Map



Riverfront and River View House Lot Sales					
#	Address	Municipality	Acres	Sale Date	Sale Price
1	18 Norino Dr.	West Newbury	4.03	02/27/24	\$1,200,000
2	11 Sullivan's Ct.	West Newbury	3.08	02/27/19	\$485,000
3	22 Kimball Hill Dr.	Haverhill	2.69	10/26/22	\$310,000
4	93 River Rd.	Merrimac	0.64	04/12/19	\$325,000
5	419 3C East Broadway	Haverhill	3.85	10/29/19	\$310,000
6	18 Kimball Hill Dr.	Haverhill	1.06	10/18/24	\$245,000
Sub. 309 East Broadway			2.43	04/28/25	

The selected unit of comparison is sale price per lot. I compared the sales to the subject's 2.43-acre conceptual lots using the same elements of comparison that are listed in the analysis of the dwelling sales.

Valuable differences were found in property rights, market conditions, location, and physical characteristics. I made the same type of quantitative and qualitative analysis as I did for the dwelling sales except in this comparison I also made an adjustment for property rights and site improvements included in Sales 1 and 2.

Site Improvements and Property Rights – I first adjusted for unusual site preparation or permits included in the sale. I adjusted the price of Sale 1 downward to reflect that it included

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approximately \$450,000 in value for site improvements and permits. I made a -\$10,000 adjustment to Sale 2 for site work upgrades.

Market Conditions – I adjusted the lot sale prices upward for changes in market conditions. While there not sufficient waterfront lot sales and resales to extract a rate of appreciation, it is reasonable to conclude that it should be at least similar to the rate for dwellings. Based upon sales in nearby Seven Sisters Road subdivision and elsewhere and considering that some of the lot sales included the higher appreciation years during the pandemic, I adjusted the sales upward at an average annual rate of 9%.

Location – West Newbury is substantially superior to Haverhill, while Merrimac is superior to a lesser degree.

Physical Characteristics – Physical characteristics having an impact on value were primarily dwelling site quality including size, topography, setting in relation to the river and the road, and quality of view and river access. Available public utilities were also considered. Lastly, I considered the boat ramp. Although the ramp is in poor condition and is less valuable than a dock, its use may be shared by both lots and its presence may aid in permitting a shared dock.

Site Quality The impact of these characteristics can be offsetting and were considered overall. The view and river access are more important than differences in size.

Utilities Sale 4 was served by public sewer and each other lot required the installation of a septic system. The cost of a septic system is roughly \$45,000 for a typical system, and perc testing and septic design can add \$4,000 more. However, when I extracted the difference in sale price for lots with sewer versus otherwise similar lots without sewer, I found the result is typically a lesser amount and I considered this in my reconciliation. Sales 2 and 6 required wells at a cost I estimated at \$20,000.

Sale 1 – This riverfront lot is located in the superior price municipality of West Newbury, within a fairly modern subdivision of large dwellings. The site included a 10-bedroom septic system and boat dock permit as well other previously described improvements having a broker-

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estimated cost of \$450,000. While the lot is twice the size of the subject, this is of lesser consequence to value than its other characteristics such as its location and elevated view of the river and its greater setback from the road than is possible at the subject lots.

I made quantitative adjustments for the site work and permit and also for changes in market conditions. I rated the location and size/topo/view as superior. Even after adjustments for the rights and work included in the sale, this lot is much superior overall to the subject lots and was included in the comparison as it is an outlier sale that warranted explanation.

Sale 2 – This riverfront lot is also located in West Newbury among several other new or nearly new dwellings. The site included \$10,000 in preparation work. The lot is larger than the subject lots though the difference is not a major influence on value. The lot is superior in its location, topography, and potential dwelling setting on the lot. The ramp and dock potential at the subject is superior to this lot's potential for a dock. After adjustment for changes in market conditions and based upon my qualitative ratings, I concluded that this lot is much superior overall.

Sale 3 – This riverfront lot is located off of East Broadway at the end of a short and hilly road. The location is superior as it is along a lightly traveled secondary road. The view and probable dwelling setting are superior. The lot size is similar yet its topography, public utilities, and quality of river access and potential for a dock versus a boat ramp are inferior. After adjustment for changes in market conditions and based upon my qualitative ratings, I concluded that this lot is inferior overall.

Sale 4 – This riverfront lot is located in Merrimac along a connector road. The lot is smaller than the subject lots and its topography is more sloping. Like the subject, the required dwelling location is near the road, yet the view is superior. A municipal sewer line was available, which is superior to the subject's septic requirement. I rated the location as superior, the site quality as similar, the public utilities as superior, and the dock potential inferior versus the subject. Primarily due to its location and views, this lot is slightly superior overall.

Sale 5 – This riverfront lot is located along East Broadway at a similar location. The lot's size and to a lesser extent its topography are superior. Owing to similar flood plain, the dwelling

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location is nearer the road, yet farther away than is reasonably probable at the subject. The site quality is superior. The public utilities are the same. The sale has rights to a shared boat dock, which I consider superior to the subject's shared ramp. After adjustment for changes in market conditions, I rated this lot slightly superior overall.

Sale 6 – This is the only river view rather than riverfront lot in this analysis. This lot is at a hilltop abutting Sale 3 and its probable dwelling site will provide some distant views that may include the river. There are no boat ramp or dock rights included in this sale. There is no public water line available to the lot. After adjustment for changes in market conditions and based upon my qualitative ratings, I concluded that this lot is much inferior overall.

Value Indication of Each Lot

Sales 3 through 6 indicate a narrow range of value for each of the subject lots and the remaining analysis is supportive. Considering the degree of adjustment, the dwellings' required locations near the road, the boat ramp, and the lack of supply of riverfront lots, I reconciled to the approximate upper end the range in concluding an average market value of \$450,000 for each of the subject's 2.43-acre lots.

Merrimack Riverfront and River View House Lot Sales Grid							
	Subject	Sale 1	2	3	4	5	6
Transaction Data:	309 E. Broadway Haverhill	18 Norino Dr. West Newbury	11 Sullivan's Ct. W. Newbury	22 Kimball Hill Dr. Haverhill	93 River Rd. Merrimack	419 E. Broadway Haverhill	18 Kimball Hill Dr. Haverhill
Sale Price		\$1,200,000	\$485,000	\$310,000	\$325,000	\$310,000	\$245,000
Date of Sale	04/28/25	02/27/24	02/27/19	10/26/22	04/12/19	10/29/19	10/18/24
Property Data:							
Site Size - Acres	2.43	4.03	3.08	2.69	0.64	3.85	2.69
Transaction Adjustments:							
Improvements, Rights		rights, site impr.	site prep.	similar	similar	similar	similar
Adjustment		-\$450,000	-\$10,000	\$0	\$0	\$0	\$0
Adjusted Price		\$750,000	\$475,000	\$310,000	\$325,000	\$310,000	\$245,000
Market Conditions (yrs.)		1.15	6.08	2.47	5.96	5.42	0.52
Adjustment		10.4%	54.8%	22.2%	53.7%	48.8%	4.7%
Adjusted Price		\$827,856	\$735,131	\$378,947	\$499,378	\$461,272	\$256,478
Property Adjustments:							
Location		much superior	much superior	superior	superior	similar	superior
Site Quality		superior	superior	sl. inferior	similar	superior	inferior
Public Utilities		superior	similar	inferior	superior	similar	inferior
Boat Ramp		inferior	inferior	inferior	inferior	superior	inferior
Overall Rating		much superior	much superior	inferior	slightly superior	slightly superior	much inferior
Average Market Value of each Conceptual Lot				\$450,000			

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In order to provide a market value indication for the larger parcel, as is, applicable costs and allowances must be deducted.

The survey and engineering expenses were based upon my discussion with an engineer and included an NHESP expense allowance based upon my experience in an appraisal where such a report was required. Sales, legal, and tax stamps are calculations made at standard rates. The allowance of a supervision and entrepreneurial cost reflects that the likely buyer has to manage the process, accept the risk related to resale, and earn a profit on the resales. This allowance is common to bulk purchases of real estate intended for resale, and I have applied a ratio at the low end of a reasonable range.

My opinion of the market value of the subject land as if vacant before the taking is summarized in the following chart, as \$1,200,000, or \$3.77 per SF.

Valuation Summary - 7.3-Acre Larger Parcel, Before		
Gross Lot Sales	3 Lots at \$450,000 each	\$1,350,000
Less Expenses and Allowances		
Survey & Engineering, NHSP		\$16,000
Sales and Marketing	5% of gross sales	\$67,500
Legal		\$3,500
Tax Stamps	\$4.56 per \$1,000	\$6,156
Supervision & Entrepreneurial	5% of gross sales	\$67,500
Total Expenses and Allowances		\$160,656
Calculation of Land Value		\$1,189,344
Market Value As If Vacant-Before, Called:		\$1,200,000

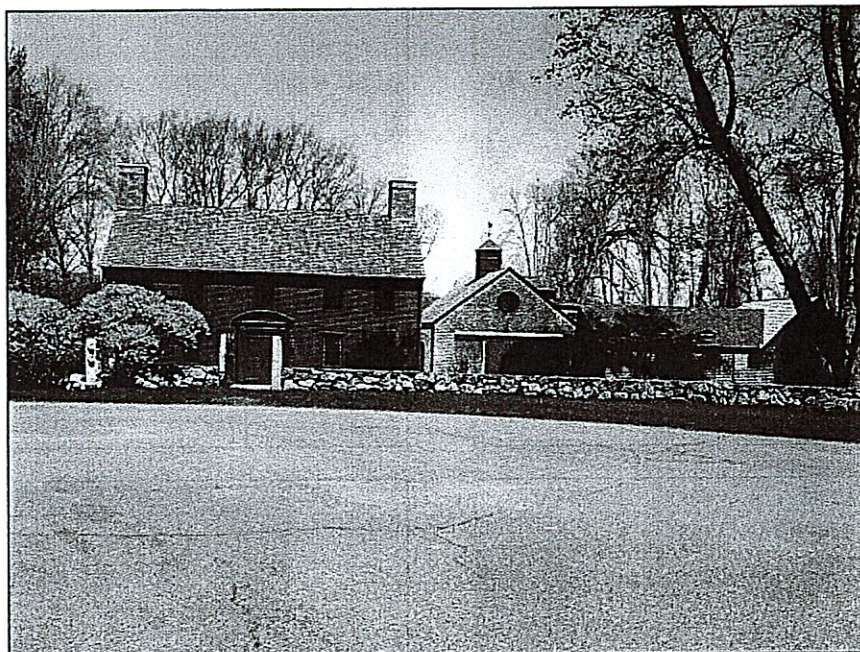
Valuation of the Larger Parcel As Improved Before the Taking

I researched riverfront dwelling sales, large old non-waterfront dwelling sales, and lot sales in Haverhill and nearby municipalities occurring over the past several years. I did not find sales of riverfront properties in Haverhill or nearby that included a large old dwelling in similarly poor condition to the subject and that also had the potential for additional house lots. Therefore, I made the analysis most likely to be applied by prospective buyers; I developed market values by sales comparison for each subject component and then deducted the associated costs and allowances to capture their contribution and to derive a market value as is before the taking. My analysis included consideration of the same elements of comparison as before and was also quantitative and qualitative.

The following dwelling sales were found to be the most useful in developing my opinion of market value for the subject dwelling as if on its conceptual 2.43-acre lot before the taking.

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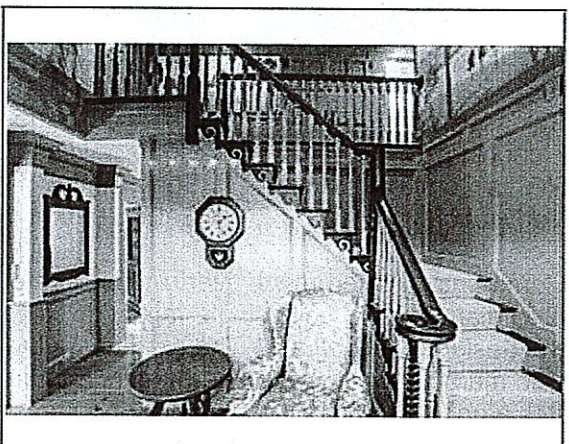
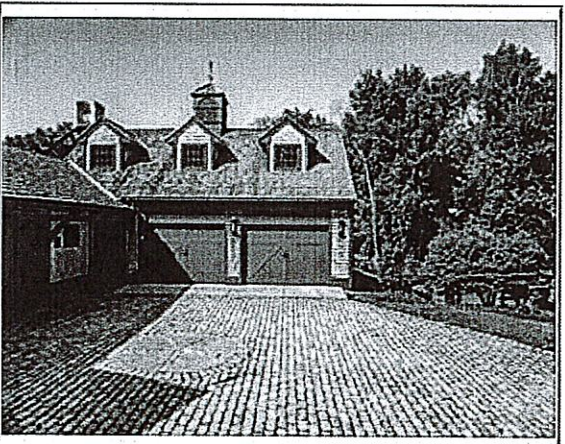
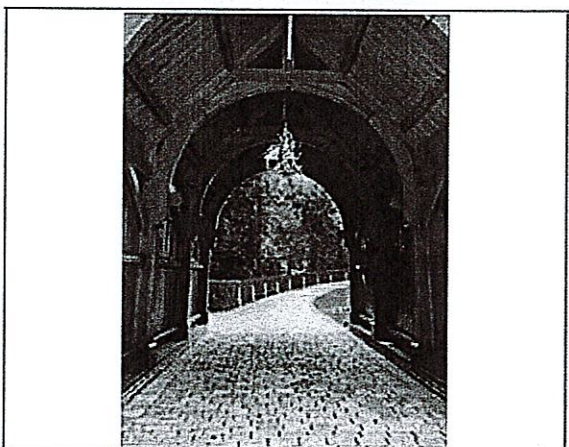
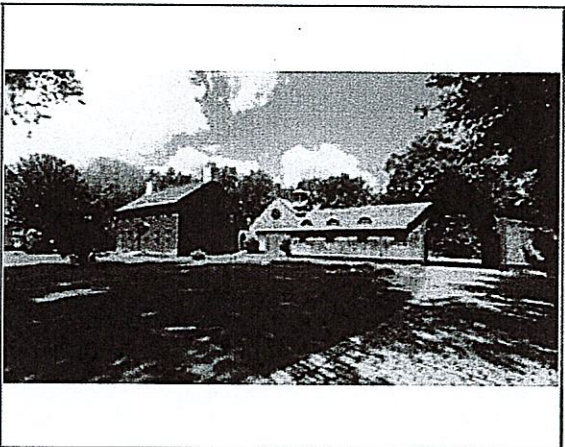
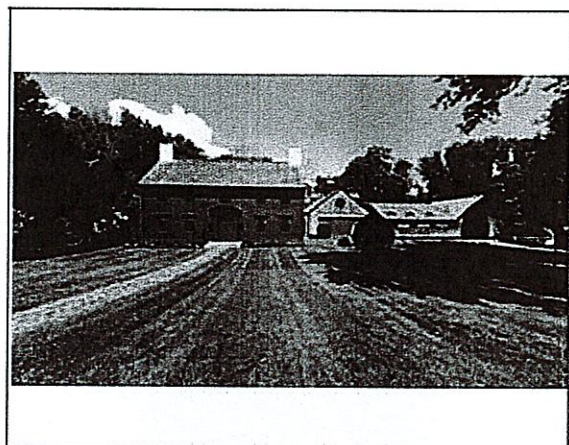
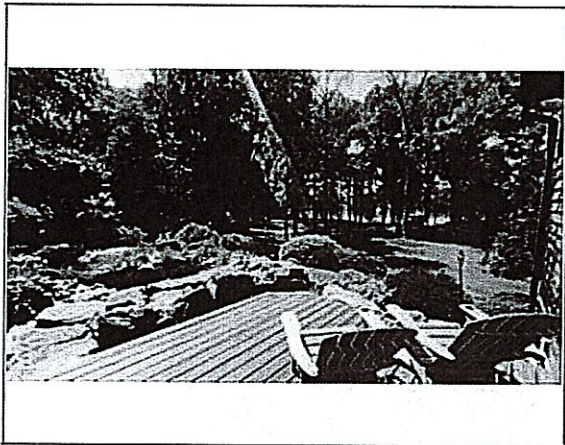


Dwelling Sale 1

Address:	9 Arrowhead Lane, Groveland
Grantor:	Albert and Nicole Pare
Grantee:	Jeffrey Beane
Title Reference:	Essex South Registry, Book 42584, Page 460
Sale Date:	2/9/2024
Sale Price:	\$1,700,000
Land Area:	2.0 Acres
Gross Living Area (GLA):	3,772 SF
Room Count:	10/4/3.5
Price Per SF of GLA:	\$451 (excludes finished basement)
Sales History:	No sales in the three preceding years
Financing:	None. All cash.
Rights Conveyed:	Fee Simple
Verification:	Selling broker-Scott Beane, MLS, deed, other public records

Comments: A Merrimack riverfront lot located at the end of cul de sac, improved with a Georgian Colonial style single-family dwelling of unusually good quality constructed in 1996 with the design of an antique. The road has a low volume of traffic. The dwelling was custom built with murrall walls, wide board floors and custom doors, cabinets, and hardware. The dwelling has a good floor plan with five working fireplaces and a large master bedroom with a cedar closet. The attached timber-frame carriage house with heated garage has an A/C second-floor in-law apartment. There is a 3-car garage, horse stalls, and the basement has a gym. The dwelling needed a roof replacement yet was otherwise in good/livable condition with a custom kitchen and baths that just needed a "refresh" as they were 28 years old. The lot had a cobblestone driveway, a screen house near the water, a porte-cochere, gardeners shed with electricity and water, a Koi Pond with a waterfall, and a boat dock. The dwelling was oriented to provide water views. The buyer has replaced the roof and made interior upgrades.

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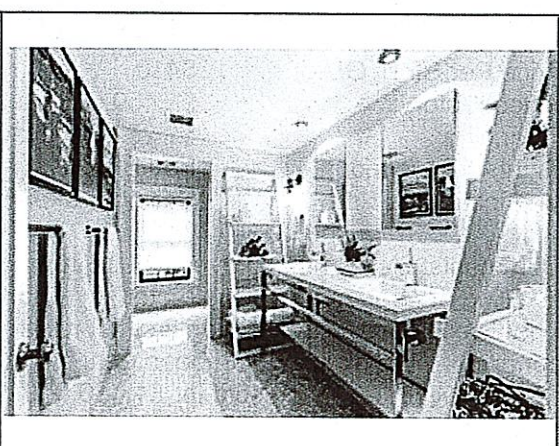
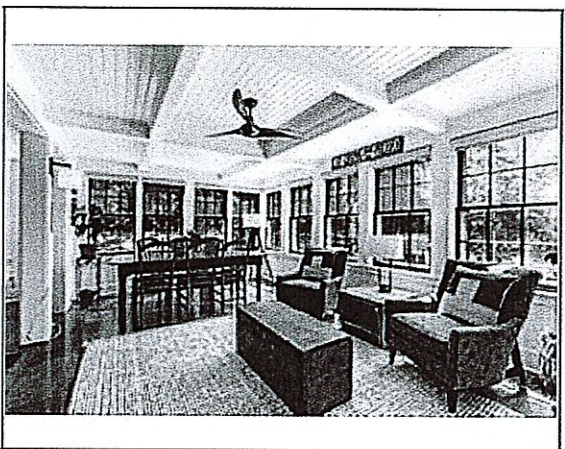


Dwelling Sale 2

Address:	101 River Road, Merrimac
Grantor:	Christopher Mitchel and Cara Richardson
Grantee:	101 River Road LLC
Title Reference:	Essex South Registry, Book 42243, Page 339
Sale Date:	7/30/2024
Sale Price:	\$1,670,000
Land Area:	0.44 Acres
Gross Living Area (GLA):	4,069 SF (excludes 883 SF of basement)
Room Count:	11/4/3+2
Price Per SF of GLA:	\$410
Sales History:	\$1,450,000 on 3/26/2021
Financing:	\$1,252,500 New Valley Bank & Trust
Rights Conveyed:	Fee Simple
Verification:	Selling broker-Melinda Fields, MLS, deed, other public records

Comments: A Merrimack riverfront lot improved with a Greek Revival style single-family dwelling of good quality constructed in 1855. The road is a moderately traveled connector road. The dwelling had a good/open first floor plan and was in good exterior and "pristine" interior condition. The dwelling had been gutted and renovated by Mark Shapiro, a well-known high-quality builder and then sold for \$1,450,000 on 3/26/2021. These sellers lived in the dwelling only part time and made no improvements. The resale price indicates a 5% average annual rate of appreciation. The broker reported the above GLA, which does not include the 883 SF of finished basement. In addition to its three fireplaces, the interior had a modern kitchen and baths (spa-like), hardwood floors, and a sunroom that provided broad views of the river. The master suite also offered river views. There lot was also improved with a detached, heated garage/boat house that had a ½ bath, a patio, an outside shower, and a boat dock along its 80'± of river frontage.

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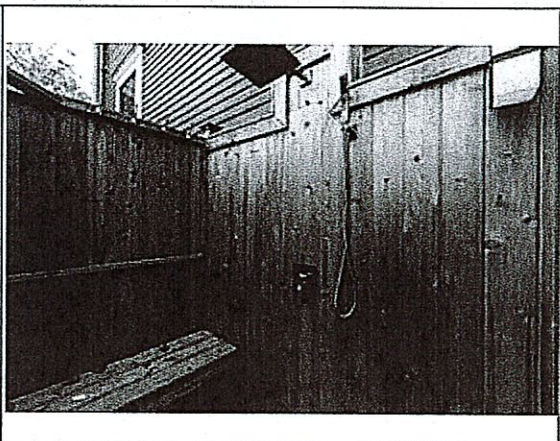
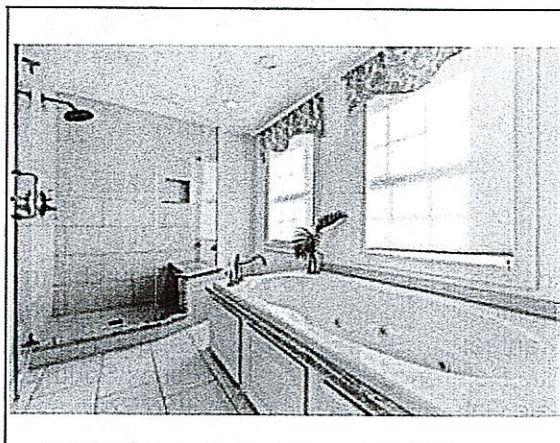
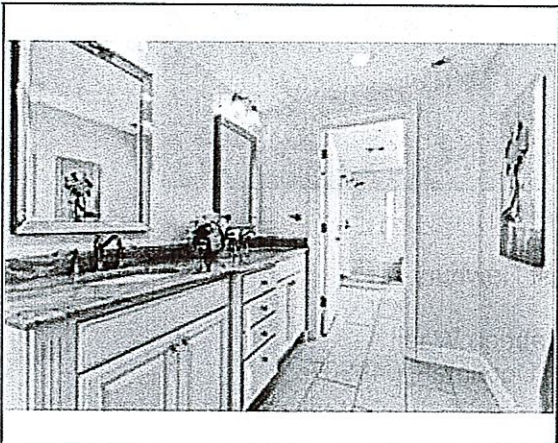
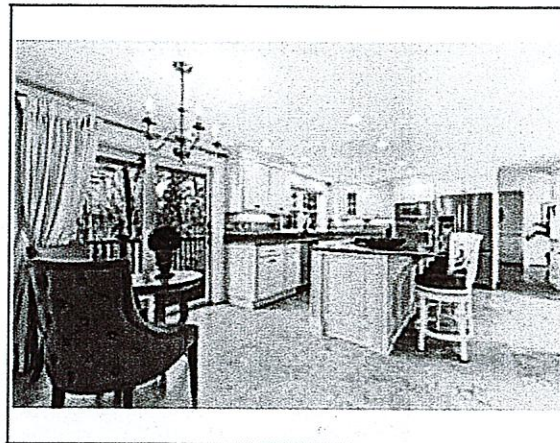
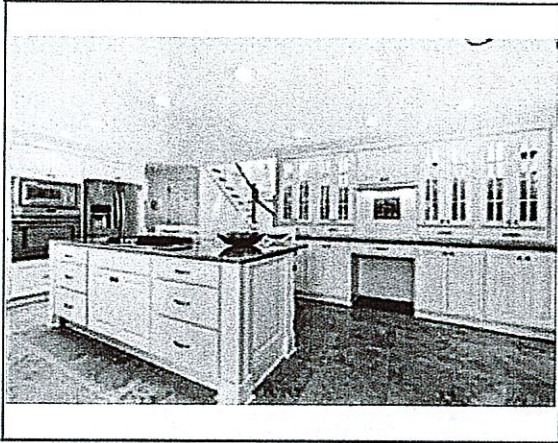


Dwelling Sale 3

Address:	56 Church Street, West Newbury
Grantor:	James V. Igoe
Grantee:	Khaqan Ahmed and Sabeen Wasi
Title Reference:	Essex South Registry, Document 649987
Sale Date:	3/1/2024
Sale Price:	\$1,350,000
Land Area:	0.96 Acres
Gross Living Area (GLA):	4,530 SF
Room Count:	10/4/3.5
Price Per SF of GLA:	\$298
Sales History:	No sales in the three preceding years
Financing:	None
Rights Conveyed:	Fee Simple
Verification:	Selling broker-Kimberly Oneil Mara, deed, MLS

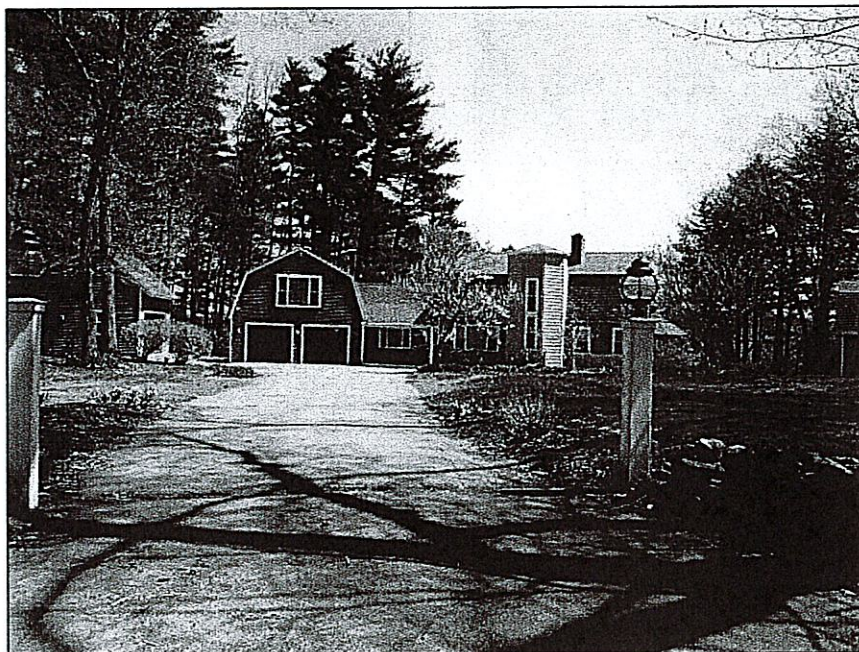
Comments: A Merrimack riverfront lot improved with a colonial style dwelling constructed in 2003 with a two-car built-in garage and Hardie Plank siding. The lot is open at the front and thinly wooded at the rear. There is an outdoor shower and a long walkway leading to the property's new floating dock. The dwelling contained a large modern kitchen and baths, good quality cabinets, quartz counter tops, a large living room, central air, hardwood floors, a nearly new master bath, a deck, and a patio. The dwelling had a modern floor plan and was in good condition inside and out. The property sold in 2019 and according to the selling broker was "cosmetically updated" prior to this sale.

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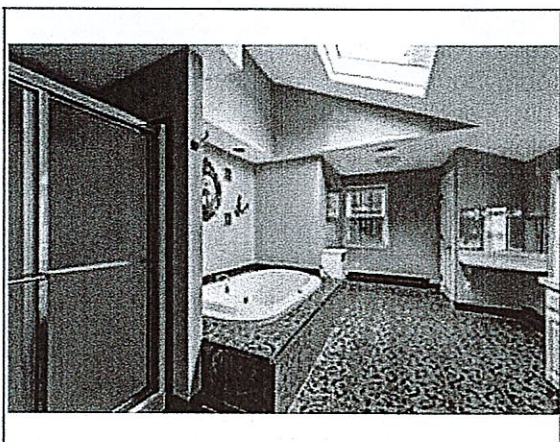
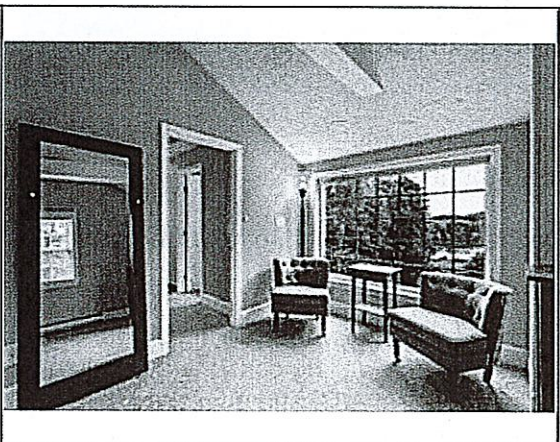
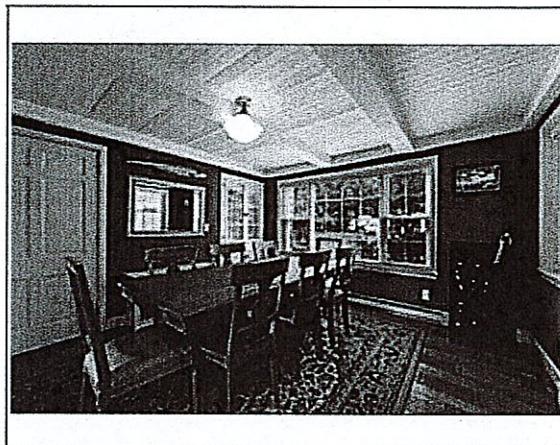
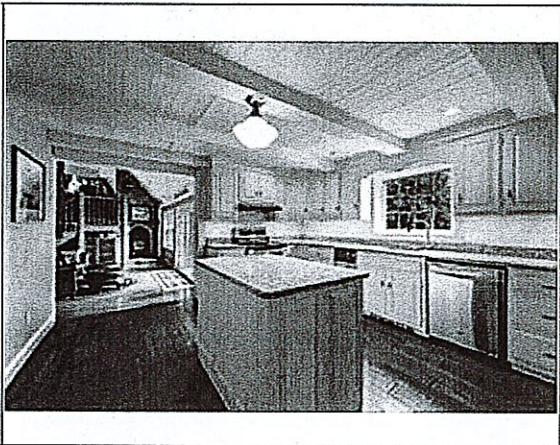
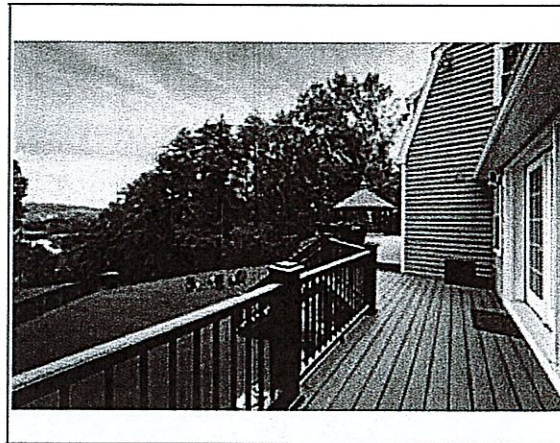
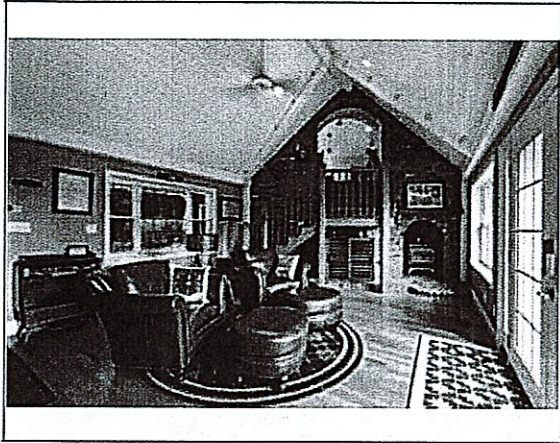


Dwelling Sale 4

Address:	467 East Broadway, Haverhill
Grantor:	Jay M. Ferrandini
Grantee:	Walter R. Darrach
Title Reference:	Essex South Registry, Book 41883, Page 278
Sale Date:	11/30/2023
Sale Price:	\$1,170,000
Land Area:	4.0 Acres
Gross Living Area (GLA):	2,704 SF (Also had 1,246 SF of finished walk-out basement)
Room Count:	11/3/3 full & 2 half
Price Per SF of GLA:	\$394
Sales History:	No sales in the three preceding years
Financing:	\$877,500 Cross Country Mortgage
Rights Conveyed:	Fee Simple
Verification:	Selling broker-Linda Ducharme, MLS, deed, other public records

Comments: A Merrimack riverfront Garrison Colonial style home constructed in 1978 with a large attached two-car garage and a large, detached shed built as a woodworking shop. The property sold to this grantor in 2016 and he rehabilitated it. The dwelling contains a nearly new kitchen and baths, a large dining, a master bedroom suite, central A/C, and a finished basement. The full-height gabled ceiling living room and deck offered a view of the river. The lot sloped down in lawn to a broad and level lawn along the river where there is a modern floating boat dock.

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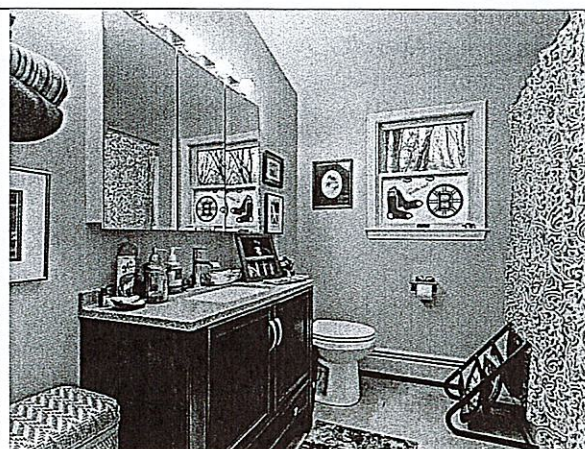
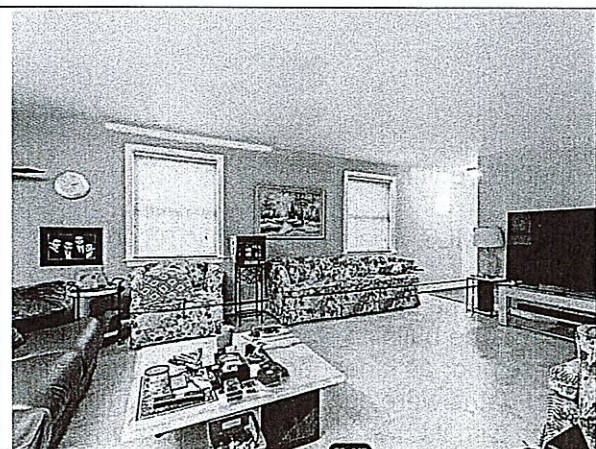
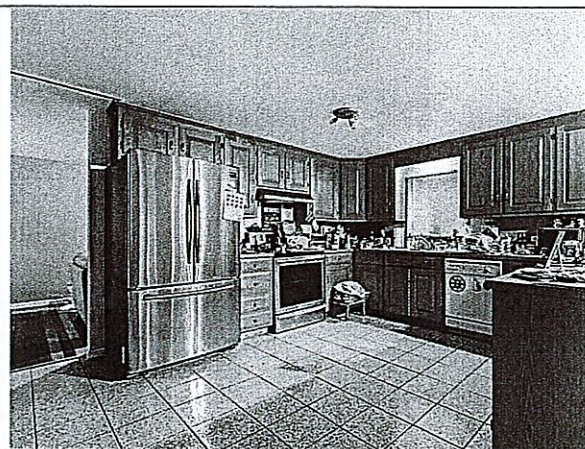
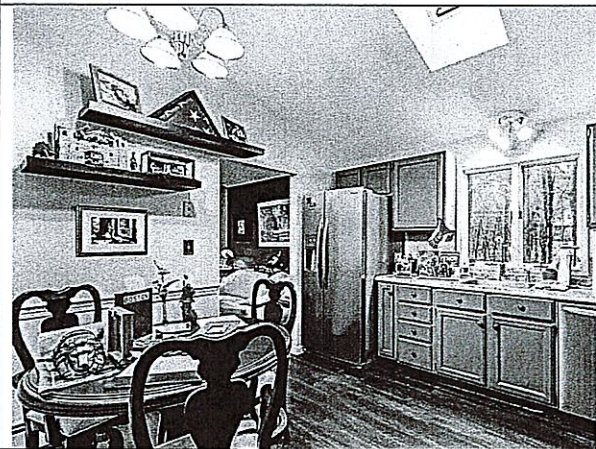
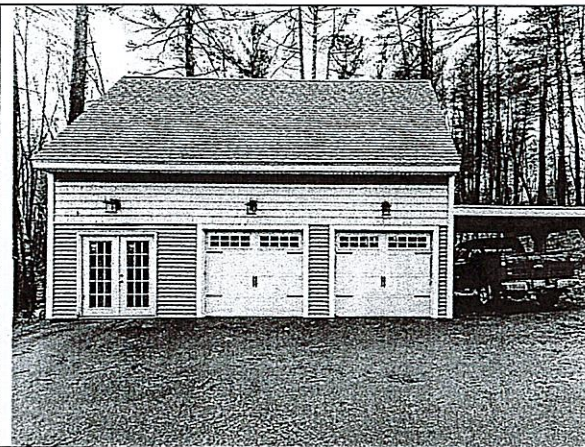


Dwelling Sale 5

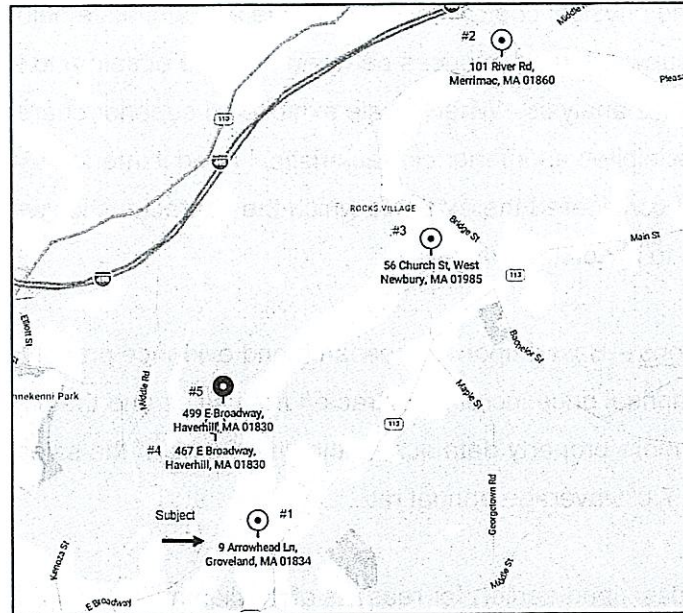
Address:	499 East Broadway, Haverhill
Grantor:	Edward D. Lardiere
Grantee:	Erin Riley and Aidan O'Rourke
Title Reference:	Essex South Registry, Book 41510, Page 373
Sale Date:	4/7/2023
Sale Price:	\$775,000
Land Area:	3.46 Acres
Gross Living Area (GLA):	4,008 SF
Room Count:	9/5/3+2
Price Per SF of GLA:	\$193
Sales History:	No sales in prior 3 years
Financing:	\$570,000 Service Federal Credit Union
Rights Conveyed:	Fee Simple
Verification:	Selling broker-Dawn Aiello, MLS, deed, other public records

Comments: This is a Merrimack riverfront lot improved with a building that is a colonial design at the front (above) and an attached Ranch at the rear. The building was constructed in 1990 and its quality was average and its condition was fair to poor as it needed flooring on the second floor and a new roof and rear deck. The kitchens and baths were acceptable. The building is used as a single-family plus an in-law apartment, each with its own kitchen and entry. In addition, there is a full basement with a two-car garage. The site also has an oversize detached two-car garage with a large second floor room with French doors to a deck above a carport. The lot is large and fairly level from its dwelling locus to its 120' of river frontage; however, it has a steep driveway from the road to the dwelling. The riverfront is improved with a boat dock whose permit needed updating and that was reported to allow up to a 48' boat. The seller paid for a new septic system.

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Dwelling Sales Location Map



Select Riverfront Dwelling Sales								
#	Address	Municipality	Sale Date	Sale Price	Acres	Style	GLA*	Built
1	9 Arrowhead Ln.	Groveland	02/09/24	\$1,700,000	2.00	Georgian	3,772	1996
2	101 River Rd.	Merrimac	07/30/24	\$1,670,000	0.44	Greek Rev.	4,069	1855
3	56 Church St.	W. Newbury	03/01/24	\$1,350,000	0.96	Colonial	4,530	2003
4	467 East Broadway	Haverhill	11/30/23	\$1,170,000	4.00	Colonial	2,971	1978
5	499 East Broadway	Haverhill	04/07/23	\$775,000	3.46	Colonial	4,008	1990
	Subject	Haverhill	04/28/25		2.43	Colonial	5,467	1921+1975

I selected price overall as the unit of comparison. I compared the sales to the subject using the elements of comparison listed below.

- * Property rights conveyed
- * Financing terms
- * Conditions of sale (motivation)
- * Expenditures made immediately after purchase
- * Market conditions
- * Location
- * Physical characteristics
- * Economic characteristics
- * Legal characteristics
- * Non-realty components of value

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Significant differences between the sales and the subject were found in market conditions, location, and physical characteristics. I made a quantitative adjustment to the sale prices reflective of the upward trend in prices between the date of sale and the date of value. Then, I made a qualitative analysis. When a sale exhibited a superior characteristic, I rated it superior, and when it exhibited an inferior characteristic, I rated it inferior. At the end of this comparative process, I considered the extent to which the characteristics were superior or inferior and reconciled to my opinion of value.

Market Conditions – Based upon my research and evidence presented earlier, which included the average annual price increase extracted from sales and the 6.9% average rate drawn from published more property data across the time frame of the sales, I adjusted the sale prices upward using a 7.0% average annual rate.

Location – As described earlier, for reasons of median household income, highway access, and school systems, Merrimac and Groveland are generally superior locations to Haverhill, and West Newbury is superior to a greater extent. Also, MLS data indicates that over the last 12 months the average single-family sale price in Haverhill was \$599,019, while in Merrimac it was \$696,896, in Groveland it was \$752,517, and in West Newbury it was \$1,115,576. Locations within each municipality vary and I made my ratings reflective of overall of my knowledge of the data and my observations when visiting the sales.

Lot Utility – The sale lots exhibited different overall utility based upon view, size and topography, and river access. I considered the overall utility of the sale lots as compared to the subject's estimated 2.43±-acre lot.

Dwelling Size and Condition – All of the sales had less Gross Living Area (GLA) than the subject. This measure does not include finished basement area, even when it is walk-out. All of the sales are smaller in GLA than the subject; however, the selected sales and others analyzed indicate that the value of square footage above approximately 4,000 SF diminishes.

In considering condition, I observed the exterior of the sale dwellings and also the quality of finish and interior condition, especially of kitchens and baths, using the MLS listing photographs. Four of the sale dwellings were younger than the subject, and one was older.

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The older one had been renovated several years before the sale. To varying degrees all of the sale dwellings were in superior condition to the subject. Due in part to its size, the subject will require a large capital expenditure to put it into a condition similar to the sales.

Other – Under this heading I considered other improvements such as finished basement, garages, outbuildings, and boat docks. I concluded that the value attributed to finished basement was low per SF.

Sale 1 – This property has a superior location and a lot of similar size and topography. The dwelling's quality is unusually good and its condition was much superior to that of the subject. The dwelling's size is smaller than the subject. The finished basement, garage, driveway, landscaping, and boat dock are all superior. Overall, this property was much superior to the subject.

Sale 2 – This property has a superior location, and despite its smaller lot size, the lot's utility was similar overall as the dwelling was closer to the water and its view was superior. The dwelling quality and condition were unusually good, and its condition was much superior to the subject. The dwelling's size is large, yet smaller than the subject. The additional finished basement and the dock and landscaping were superior components of this property. Overall, this property was much superior to the subject.

Sale 3 – This property has a superior location and a smaller lot size that was still about an acre. Trees limited the river view more than at the subject and I rated this lot as inferior overall. The dwelling was much younger; its quality was good and its condition was good and included a recently updated kitchen. Overall, the condition was much superior to the subject. The dwelling's size large yet smaller than the subject. The property also had a modern boat dock. Overall, this property was much superior to the subject.

Sale 4 – This property had a similar location and a larger lot with inferior topography and a narrower river view due to its trees. The dwelling was younger yet its quality is not as good as the original section of the subject. The dwelling was younger and in much superior condition having been rehabilitated over the last few years. The dwelling's size was smaller than the subject; however, it also had a large, finished basement area of 1,246 SF, which is of lower

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value per SF than upper floor area. Overall, the dwelling the size remained inferior. The property also included a detached garage and workshop in better condition than the subject's garage and its boat dock was a superior feature. Collectively, these additional aspects of this sale were slightly superior. Overall, despite its smaller dwelling size, this property was superior to the subject.

Sale 5 – This property had a similar location and a larger lot with poor/inferior topography between the road and the dwelling. Also, the lot afforded the dwelling “no real view” toward the river due to intervening trees and it was inferior overall. The dwelling's design was unusual as it was two different styles of attached buildings. The dwelling was much younger, of average quality, and in superior condition despite its needing work. The dwelling's size was large yet smaller than the subject dwelling. The property also included basement garage space, a large, detached garage with a second-floor room that was superior to the subject's garage, and it had a boat dock. Overall, despite its needing less repair than the subject, due to its topography and dwelling design this property was inferior to the subject.

Adjusted only for changes in market conditions, the \$1,458,000 to \$1,843,000± prices of Sales 1 through 3 are reflective of much superior properties. Sale 4, adjusted to \$1,284,000± is a superior property. Despite its superior condition, Sale 5 is an inferior property. I reconciliation of the data I considered the extent to which the sales are superior or inferior. I concluded that Sale 4 is superior to a greater extent than Sale 5 is inferior. The data support a conclusion of at least \$900,000, reasonably \$950,000±, and not more than \$1,000,000. Considering the major capital expense necessary to put the subject into a condition similar to that of sales 1 through 3, those sales reinforced this range.

Given market conditions that include a low supply of riverfront properties, I reconciled to the upper end of the range in concluding that this sales comparison provides an indication of market value for the subject dwelling as if on a 2.43±-acre lot, of \$1,000,000. A summary chart of my adjustment and ratings is presented on the following page.

Market Value Opinion of the Dwelling as if on 2.43 Acres

\$1,000,000

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Dwelling Sales/Adjustment Grid						
	Subject	Sale 1	2	3	4	5
Transaction Data:	309 E. Broadway Haverhill	9 Arrowhead Ln. Groveland	101 River Rd. Merrimac	56 Church St. West Newbury	467 E. Broadway Haverhill	499 E. Broadway Haverhill
Sale Price		\$1,700,000	\$1,670,000	\$1,350,000	\$1,170,000	\$775,000
Date of Sale	04/28/25	02/09/24	07/03/24	03/01/24	11/30/23	04/07/23
Property Data:						
Dwelling GLA - SF	5,467	3,772	4,069	4,530	2,971	4,008
Site Size - Acres	2.43	2.00	0.44	0.96	4.00	3.46
Transaction Adjustment:						
Market Conditions (yrs.)		1.20	0.81	1.14	1.39	2.03
Adjustment		8.4%	5.7%	8.0%	9.7%	14.2%
Adjusted Price		\$1,843,126	\$1,764,481	\$1,457,963	\$1,283,987	\$885,135
Property Ratings:						
Location	superior	superior	superior	superior	similar	similar
Lot Utility	similar	similar	similar	inferior	inferior	inferior
Dwelling Condition	much superior	much superior	much superior	much superior	much superior	superior
Dwelling Size	inferior	inferior	inferior	inferior	inferior	inferior
Other	superior	superior	superior	superior	sl. superior	sl. superior
Overall Rating	much superior	much superior	much superior	much superior	superior	inferior
Concluding Opinion of Market Value	\$1,000,000					

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Valuation of the 4.86 Acres of Excess Land Before the Taking

The highest and best use of the subject as improved before the taking is the dwelling on its 2.43- acre lot and use of the excess land as two more 2.43-acre lots. As shown, my opinion of the value for the dwelling on one 2.43-acre lot is \$1,000,000. The method of valuing the land for two additional lots is essentially the same as I made in my valuation of the larger parcel. The gross value and the expenses and allowances were revised to reflect that there are two rather than three lots and the value indication is, \$800,000, rounded.

The subject's market value in its highest and best use before the taking is summarized in the following chart. This analysis reflects that the dwelling is the subject component more likely to be retained by the buyer, and its value is not subject to an entrepreneurial profit allowance. This analysis results in the highest value as is.

Valuation Summary As Improved - Before		
Gross Lot Sales	2 Lots at \$450,000 each	\$900,000
Less Expenses and Allowances		
Survey & Engineering, NHSP		\$12,000
Sales and Marketing	5% of gross sales	\$45,000
Legal		\$2,500
Tax Stamps	\$4.56 per \$1,000	\$4,104
Supervision & Entrepreneurial	5% of gross sales	\$45,000
Total Expenses and Allowances		\$108,604
Contribution to Value by Two Lots		\$791,396
Plus Market Value of Dwelling on 2.43 Acres		\$1,000,000
		\$1,791,396
Market Value Before, Called		\$1,800,000

Market Value – Before the Taking

The Sales Comparison Approach indicates the market value of the larger parcel as improved before the taking is **\$1,800,000**.

Description and Intended Use of the Taking

The city shall take the fee (less a permanent river access easement) in 5.3± acres whose only improvements are the old boat ramp and 160' of fence. The boat ramp is in poor condition, and the fence as depicted below is in very poor condition.



In addition, the city shall take a 20' wide by average 100' long (2,000 SF) permanent water main easement across the two-acre remainder parcel.

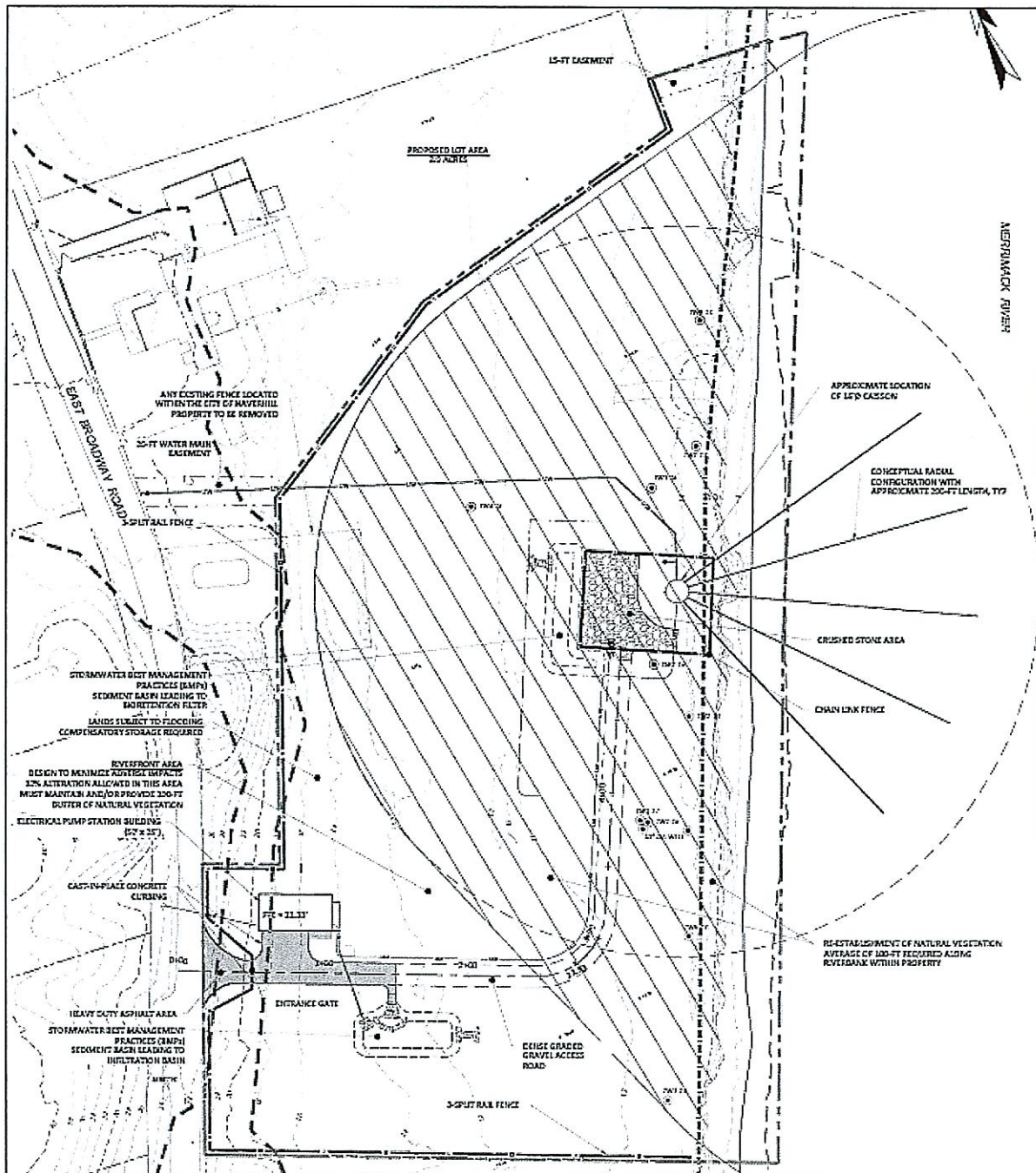
The two-acre remainder parcel shall include a permanent easement at a 15'-wide by an average of 110' long (1,650 SF) to mean low water corridor to the river for use as river access. No permits for a boat dock, ramp, or other uses are included in this easement yet it provides the land rights necessary to build a dock and the river access and potential for obtaining permits for such use.

A depiction of the parcel's division and the planned use and construction are presented in the following plans.

Planned Use



Close-up of Planned Use Plan



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The city shall install at the 5.3 acres a public "radial collector well" and establish a well field of subsurface pipes, which extend from the circular caisson to beneath the river. The engineers at Wright-Pierce anticipate that at least 75% of the water collection shall be from beneath the river.

A 20' by 40' one-story electrical pump station building shall be constructed in the southwesterly portion of the 5.3 acres and an asphalt drive with underground power line will be constructed to the building and continue thereafter as a high-density gravel surface driveway to a crushed stone area at the well's caisson. The driveway will be gated.

The caisson area shall be excavated, and a crane shall install its pre-cast 16' diameter concrete rings to a depth of 70' to 80' and to a height of approximately 5' above the current site elevation. Laterals (pipes) will be installed at a 70' to 80' depth extending off-site beneath the river. With the 16' diameter caisson in place, a submerged pump will be used to empty the water from within it into a laydown area, which will be excavated to become a dewatering and stormwater basin. When the dewatering is complete and the laterals are in place, stockpiled soils will be used to level most of this area and return it to its prior condition. Crushed stone and stormwater drainage areas will remain. The caisson's pump will be run by a "silent" generator. The caisson's temporary cap will be made permanent and a chain link fence will be installed around the immediate area. A three split rail fence will be installed along this parcel's border.

The construction period is two years, with most work done in the first year. Construction vehicles and contractors will be at the 5.3-acre site during normal daylight hours, Monday through Friday. The taking does not impart to the general public a right to use the taking area or the remainder.

**Description of the Remainder Property, Effect of the Taking,
and Construction Work in Lieu of Damages**

The taking results in a two-acre lot that contains the dwelling and includes permanent river access directly from its lot and a broad river view secured by the low intensity land use of the public well. The lot has a broad width along the street, where it includes the wooded knoll

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and all of the larger parcel's improvements except 160'± of fence and the boat ramp. This width provides control over the view to the south near the roadway from the dwelling.

Amy Coppers of Wright-Pierce reported that there will be no discernable loss of water flow over the subject's tidal land or in the river in general as the planned 7.0 MPG withdrawal represents 0.16% of the overall river flow.

Overall, there will be a change in view due to the fence around the caisson area and in the river access quality. There will also be some disturbance affecting the dwelling's use from activity that includes noise, dust, trucks, etc., similar to that which would have occurred if the excess land was put to its highest and best use before, being the construction of two new dwellings nearby. There is no construction work planned in lieu of damages.

Highest and Best Use – After the Taking

The property's highest and best use after the taking is for residential use of the two-acre remainder lot and its single-family dwelling after capital repair to the dwelling. The lot configuration is shown on the Plan of Highest and Best Use. (The remainder lot's shape was negotiated with the current property owner.) The subject's likely buyer is a local builder/investor or a user with construction experience that will renovate the dwelling and may also seek a dock permit.

Sales Comparison Approach - After the Taking

I made two analyses of the remainder property's market value. First, I valued the part taken, severance, and special benefits. Then, to test the reasonableness of those results, I valued the remainder property as a whole.

Valuation of Taking of 5.3 Acres

The value of the land was already opined at \$3.77 per SF. The only adjustment to this value is that the taking is not in fee as there remains a permanent river access easement upon 1,650 SF. As it allows use above, upon, and partially below the surface, I value this 1,650 SF at 90% of the value per SF in fee. Therefore, the adjustment is -\$3.39 times 1,650 SF, or \$5,594,

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called -\$5,500. The value of the taking as part of the whole is 5.3 acres or 230,8687 SF times \$3.77 = \$870,372, less \$5,500, or \$864,872.

Valuation of the Permanent Easement

The value of the 2,000 SF permanent easement is based upon the value in fee of its land area times the degree of the bundle of rights taken. The value in fee as part of the whole is \$3.77 times 2,000 SF, or \$7,540. The rights taken are less than fee and the value taken is less.

The permanent easement is for the installation, repair, and replacement of a subsurface public water main. After excavation and pipe installation the surface will be returned to a similar condition as presently exists, except any deep-rooted plantings will not be allowed. Water mains generally exhibit a lengthy service life, which should result in little additional disturbance for decades. The easement area can be crossed by residents in normal yard use including residential landscaping equipment and also by private utility lines. Therefore, the easement involves a taking of minimal air rights, shared yet controlling surface rights, and most subsurface rights.

Generally, in suburban locations like the subject's where house lot use is the highest and best use, surface rights are the most valuable, air rights are second, and subsurface rights exhibit the lowest percentage of the value in fee. Practically, the "surface" area includes up to a reasonable working height of approximately 10' and a couple feet below grade as well. Air rights are above the surface, and subsurface rights extend far below. In this instance, due to the importance of the view, I reasoned the allocation of rights as summarized in the following chart. The degree of the rights taken from the fee is reasoned to be 55%.

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PE Rights						
Fee Simple			Rights Taken			Weighted Result
			Times		Equals	% Taken
	40%	air (10'+)	x	10%	=	4%
100%	50%	surface	x	80%	=	40%
	10%	subsurface	x	95%	=	10%
					Total	54%

Data concerning arms-length private party sales of permanent easements are very limited supply. Examples listed in the following chart are published data regarding easements sold upon rail corridors. These negotiated purchases were most often made to install electricity transmission lines (air rights) plus stanchions (surface and limited subsurface rights). Therefore, combinations of rights were transacted. The range of interest (value of the land in fee) was 40% to 72%. Though the parcels and their intended uses are dissimilar from the subject, the ratios support the use of a fraction of the value in fee, and the transactions provide a range of percentages.

Easement Sales						
#	Location	Sale Date	Sale Price	Miles	% of Fee	Rights Acquired
1	Sacramento, CA	Apr-87	\$380,000	4.57	50%	Permanent easement (PE) to install high voltage transmission stanchions and wires
2	Susanville, CA	Apr-88	\$153,000	22.0	72%	PE for transmission lines and structures
3	Twin Oaks, PA	Sep-90	\$7,000,000	36.8	50%	PE for transmission lines and structures
4	Cranford, NJ	Dec-90	\$12,000,000	4.34	40%	PE for transmission lines and structures
5	Bradford, et al, FLA	Jul-91	\$3,150,000	8.13	50%	Aerial and subsurface PE

Considering the result of my reasoning and the data, I concluded at 55%. Therefore, taking 55% of the \$7,540 value in fee results in a value for the easement of \$4,147.

Value of the Improvements

As previously shown, the 160' of fence taken is in very poor condition. I concluded at a nominal amount of \$500 as its value. The only other improvement is the 600± SF boat ramp. I made an estimate of the asphalt ramp and stairs' value based upon use of a depreciated cost

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estimate developed using the Marshall & Swift Cost Service Manual. The replacement cost new is taken from Page 1 of Section 66 at \$5,000. Deducting estimated depreciation at 50%, the value of the ramp and stairs taken is \$2,500. The total value of the improvements taken is \$500 and \$2,500, or \$3,000.

Valuation Summary of Part Taken

Prior to an analysis of severance, the value of the taking is the sum of \$864,872 for land, \$4,147 for the permanent easement, and \$3,000 for the improvements, or \$872,019.

Severance

In this analysis, I relied upon my discussions with local brokers regarding the importance of views, river access, and other property characteristics held when confirming the dwelling and lot sales. I concluded a negative impact on the remainder (severance) from the changes in view and river access. Although it is a considerable distance from the subject dwelling, the chain link fence around caisson is an inferior aesthetic to an open area, which due to flood plain and river setbacks would have otherwise existed under highest and best use. The new utility building will be distant from the remainder dwelling and is buffered from view by wooded knoll that is within the remainder property; like the new gravel driveway it is inconsequential to the view and overall.

I concluded severance of 10% of value of the lot before the taking, or \$45,000.

Special Benefits

There will be a general benefit to Haverhill's water supply yet I found no basis for conclusion of a special benefit to the subject.

Summary of Damages

The preceding analysis indicates that the \$1,800,000 value before the taking is diminished by \$917,019 in damages. This sum of damages implies a value for the remainder of \$882,981, called \$885,000.

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Test of Reasonableness

As a test of reasonableness, I appraised the remainder property. I found the sales that were used in valuation of the subject dwelling (before) remained the most useful sales in its valuation as if on a two-acre lot with river view and direct river access (after) yet without shared use of a boat ramp and with the change in view.

My comparative ratings after were the same as before; however, in reconciliation of the data I again considered the extent to which the sales were superior or inferior. Based upon my analysis of the sales, I concluded that the subject dwelling as if on a two-acre river view and riverfront access lot as described was more like Sale 5 than it had been before and is therefore lower. Considering the change in lot dimensions, view, river frontage and access including shared boat ramp, prior to adjustment for the permanent easement I concluded a value near the low end of the range, or \$900,000. As shown on the following page, after adjustment for the 2,000 SF easement, this test indicated a market value indication after the taking of \$895,000 and damages of \$905,000. This conclusion is supportive of the results of my previous analysis.

Conclusion of Damages

In summary, in valuation after the taking I appraised the value of the part taken, plus severance, less special benefits. I tested the reasonableness of this opinion by valuing the remainder after the taking. In finalizing my opinion of damages, I reconciled to the greater amount. My opinion of damages is \$917,019.

Damages

\$917,019

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Dwelling Sales/Adjustment Grid - After					
Subject	Sale 1	2	3	4	5
Transaction Data:	309 E. Broadway Haverhill	101 River Rd. Merrimac	56 Church St. West Newbury	467 E. Broadway Haverhill	499 E. Broadway Haverhill
Sale Price	\$1,700,000	\$1,670,000	\$1,350,000	\$1,170,000	\$775,000
Date of Sale	02/09/24	07/03/24	03/01/24	11/30/23	04/07/23
Property Data:					
Dwelling GLA - SF	5,467	4,069	4,530	2,971	4,008
Site Size - Acres	2.00	0.44	0.96	4.00	3.46
Transaction Adjustment:					
Market Conditions (yrs.)	1.20	0.81	1.14	1.39	2.03
Adjustment	8.4%	5.7%	8.0%	9.7%	14.2%
Adjusted Price	\$1,843,126	\$1,764,481	\$1,457,963	\$1,283,987	\$885,135
Property Ratings:					
Location	superior	superior	superior	similar	similar
Lot Utility	similar	similar	inferior	inferior	inferior
Dwelling Condition	much superior	much superior	much superior	much superior	superior
Dwelling Size	inferior	inferior	inferior	inferior	inferior
Other	superior	superior	superior	sl. superior	sl. superior
Overall Rating	much superior	much superior	much superior	superior	inferior
Market Value of Dwelling on 2.0 Acres Prior to Easement					
		\$900,000			
Less Adjustment for 2,000 SF Easement		-\$4,200			
Opinion of Market Value of Dwelling on 2.0 Acres - After, Called:		\$895,000			

Reconciliation and Final Opinion of Damages

My analysis of market value and damages utilized available market data and generally accepted methodology. The results of the Sales Comparison Approach as presented herein are concluded reasonable overall in their reflection of the impact of the taking.

The subject dwelling is unusual in its poor condition versus the riverfront dwelling sales. I found no more relevant data and my reconciliation required use of reasoned judgement. While the data was directive, when not specific I concluded at the upper end of the range, or in other words, a conclusion that favored the highest impact of the taking within the range supported by the sales. As tested by a before and after analysis, based upon the value of the part taken, plus severance, and the lack of special benefits, it is my opinion that damages to value of the subject real estate are \$917,019.

It is my opinion that as of April 28, 2025, the taking results in the following damages and the subject exhibits the following market values, rounded, before and after the taking.

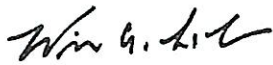
Summary of Damages	
Value Before the Taking	\$1,800,000
Value of the Taking	
Fee less 1,650 SF easement in 5.3 Acres	\$864,872
Permanent Easement	\$4,147
Improvements (fence and ramp)	\$3,000
Sub-Total	\$872,019
Severance	\$45,000
Special Benefits	\$0
Damages	\$917,019
Value After-Calculated	\$882,981
Value of the Remainder, Called	\$885,000

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Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have provided an appraisal of this property in the three years preceding my acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The Appraisal Assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- 
- As of the date of this report William A. LaChance has completed the continuing education program of the Appraisal Institute.

Assumptions and Limiting Conditions

1. This appraisal is based upon the condition of the National and Regional Economies, the purchasing power of the dollar and financing rates prevailing as of the effective date of appraisal.
2. This report expresses the opinion of the signer as to the market value and allocation of market value for the subject property as of the effective valuation date and in no way been contingent upon the reporting of a specified value nor of any finding to be reported.
3. No responsibility is assumed for matters legal in nature nor is this report to be construed as rendering an opinion of title, which is assumed to be good.
4. The subject properties have been appraised as though fully merchantable and under responsible ownership without regard to existing encumbrances, if any, such as tax liens, mechanic's liens, mortgages, etc., except as noted herein.
5. Areas and dimensions stated in this report are based upon the appraiser's measurements as well as upon plot plans, legal descriptions, and plans provided by the Municipality, client, property owner, and/or Registry of Deeds and are considered authoritative for the purpose of this report.
6. The exhibits included with this report are intended to provide visual assistance to the reader and were prepared by the appraiser for illustrative purposes only.
7. The appraiser made no survey of the properties and assumes that there are no hidden or inapparent conditions of the properties, subsoil or structures, which would make them more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering, which might be required to discover such factors.
8. The execution of this appraisal does not obligate the appraiser to give court testimony. If this is necessary, a separate agreement covering additional time and material expense incurred by the appraiser in preparing for and delivery of that service will be required.
9. Possession of a copy of this report does not carry with it the right of publication nor may it be used for any purpose by anyone but the client without the previous written consent of the appraiser. If consent is granted, the report must be used in its entirety.
10. No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.

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11. Disclosure by the appraiser of the contents of this appraisal report is subject to review in accordance with the bylaws and regulations of the professional appraisal organizations with which the appraiser is affiliated.
12. All facts set forth in this report are true and accurate to the best of the appraiser's knowledge. Information furnished by others is believed to be reliable but is not guaranteed.
13. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam or asbestos insulations, and/or the existence of toxic waste, which may or may not be present on the property, was not identified by the appraiser. However, I advise the client to investigate the location of the oil tanks and the type heating pipe insulation in the basement. I have not been provided with a site assessment report and have also not performed comprehensive independent investigations regarding the presence of toxic waste, asbestos, etc. as I am not qualified to detect such substances. The existence of other potentially hazardous waste material may have an effect on the value of the property. The appraiser urges the client to retain an expert in this field if desired.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

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Addenda

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Appraiser Qualifications

WILLIAM A. LACHANCE, MAI, SRA

PLRP, LLC – PO Box 442, Hathorne, MA 01937 | (617) 522-0022 | wlachance@verizon.net

SUMMARY OF QUALIFICATIONS

William A. LaChance is a partner at Petersen LaChance Regan Pino, LLC, a real estate services firm established in 1994 with public, private, and institutional clients throughout New England. Mr. LaChance provides appraisal and consulting services involving rights in real estate for purchase or sale, financing, eminent domain, IRS reporting, and tax appeal. Appraisals include tracts for residential subdivision or parcels for commercial or industrial development. Improved properties appraised include retail, office, industrial, and residential. Mr. LaChance has extensive subdivision, easement and other partial-interest appraisal experience as well as special purpose property appraisal experience concerning automobile dealerships, marinas, self-storage facilities, corridors, farmland, and contaminated sites.

Mr. LaChance has provided municipalities, various agencies of the Commonwealth, and the federal government with appraisals of real estate proposed for partial acquisition by eminent domain. Mr. LaChance has also performed numerous appraisals and review appraisals concerning development rights valuation for the Massachusetts Department of Agricultural Resources and for other state and federal agencies. Among the many courses and exams successfully completed are the Uniform Appraisal Standards for Federal Land Acquisitions, ASFMRA Courses 380 & 390 concerning appraisal review, and the Appraisal Institute's Valuation of Conservation Easements.

PARTIAL LIST OF LARGE APPRAISAL ASSIGNMENTS

- Miles of natural gas pipeline easements through numerous properties in different ownerships
- A tax appeal concerning a 300,000 square foot office building
- A portfolio of 90+ parcels comprised of vacant land, strip retail, office, and industrial properties
- A large yacht club and function center
- Market rent and market value of an oceanfront peninsula improved with 165 rental cottages
- A southeastern Massachusetts cranberry bog market study
- 1.1 million square feet of office and industrial space in 11 buildings on 265 acres
- 40 residentially zoned acres improved with a 10,000 square foot estate dwelling, before and after receipt of a Zoning Appeals Board decision that would allow commercial/office and multi-family development

EMPLOYMENT HISTORY

Hunneman Appraisal & Consulting Company, Boston, MA – Vice-President Performed diverse commercial, industrial, and residential property appraisal.	1986-1993
R.M. Bradley and Company, Inc. Boston, MA Commercial and Residential Property Appraiser and Ad Valorem appraisal	1982-1986
Robert J. Finnegan and Associates, Acton, MA Staff appraiser specializing in mass appraisal for Ad Valorem tax assessment.	1980-1982

EDUCATION

North Adams State College (now Massachusetts College of Liberal Arts), North Adams, MA B.S. in Business Administration	1976
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PROFESSIONAL DESIGNATIONS AND LICENSES

Member of Appraisal Institute since 1992 (MAI #9433), (2010 Chapter President)
Senior Residential Appraiser since 1988, (SRA #2266)
Certified General Appraiser since 1992, Massachusetts (License #497)
Real Estate Broker since 1979, Commonwealth of Massachusetts (License # 104087)

ADDITIONAL MEMBERSHIP

International Right of Way Association

COURT TESTIMONY

Mr. LaChance has qualified as an expert witness before the Appellate Tax Board of the Commonwealth of Massachusetts, Suffolk County Superior Court, Essex County Superior Courts in Lawrence and Newburyport, Norfolk County Probate Court, Middlesex County Superior Court, and U.S. District Courts in Worcester and Boston, Massachusetts.

Subject's Outstanding Deed

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 802

04/06/94 11:29 Inst 180

BK 12514 PG 522

I, Howard D. Hill,
of 12 Auburn Street, Newburyport, Essex

County, Massachusetts

~~wherein~~ for consideration paid, ~~which is hereby acknowledged~~ as set forth in a Judgment of Divorce
Nisi between Howard D. Hill and Joyce E. Hill dated November 18, 1991 as of June 27, 1991
~~granted~~ on file with the papers in Docket No. 89D-0660 in the Essex Probate and Family
Court grant to Joyce E. Hill, individually, of 309 East Broadway,
of Haverhill, Essex County, Massachusetts with quitclaim covenants

~~wherein~~ two certain parcels of land with the buildings thereon, situated in Haverhill,
Essex County, Massachusetts, bounded and described as follows:
~~(Part of land now owned by me)~~

FIRST PARCEL

A certain parcel of land with the buildings thereon situated on East Broadway in said
Haverhill and shown on "Plan of Land Conveyed by Charles W. Eaton to Charles P. Ellis,
Haverhill, Mass., March 1921, John T. Desmond, Civil Engineer," and bounded and described
as follows: Beginning at the Northwesterly corner thereof at a bound on the Easterly
side of said East Broadway by land now or formerly of Kenneth C. Latham; thence running
Southeasterly four hundred twenty-eight (428) feet; thence running Southwesterly by Parcel
#2 on said plan, fifty (50) feet to a point; thence running Southeasterly by said parcel
ninety-four (94) feet, more or less to the Merrimack River; thence running Southwesterly by said
said River about five hundred twelve (512) feet to land of Nettie N. Bemis three hundred
sixty-one feet, more or less, to said East Broadway; thence running Northeasterly by said
East Broadway about four hundred thirteen and two-tenths (413.2) feet to the point of
beginning. Subject to easements, conditions, restrictions and rights of record only
insofar as the same may now be in force and applicable.

SECOND PARCEL

The land situated on the easterly side of East Broadway in the City of Haverhill, contains
2.4 acres, and being Lot 5, Block 188, Plan 450 in the Assessors' Office in said City of
Haverhill, in accordance with the Assessors' Map 1942 and 1945, and being more particularly
described on Plan prepared by Harry W. Bailey, City Engineer dated July 1954 and recorded
in said Registry. Said Lot being further bounded and described as follows:

Beginning at the northwesterly corner thereof at a bound on the Easterly side of said
East Broadway by land described in the above parcel; thence running

SOUTHEASTERLY 361 feet more or less; to the Merrimack River; thence running
SOUTHWESTERLY by said River about 258 feet more or less to land now or formerly
of Ada Langlois; thence running
NORTHWESTERLY by land of Ada Langlois 343 feet more or less to said East Broadway,
thence running
NORTHEASTERLY by said East Broadway 200.16 feet more or less to the point of
beginning.

Subject to easements, conditions, restrictions and right of record if in force and effect.

For Grantor's title, see deed of Robert G. Mathieson dated September 20, 1976, recorded
in the Essex South District Registry of Deeds at Book 6281, Page 227.

04/06/1994 Doc: 0180

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BK 12514 PG 523

Witness his hand and seal this 2nd day of March 1994

HOWARD D. HILL

The Commonwealth of Massachusetts

Essex

ss.

March 2, 1994

Then personally appeared the above named Howard D. Hill*****

and acknowledged the foregoing instrument to be his free act and deed, before me

Patricia J. Costa

Notary Public - ~~XXXXXX~~XXXXXX

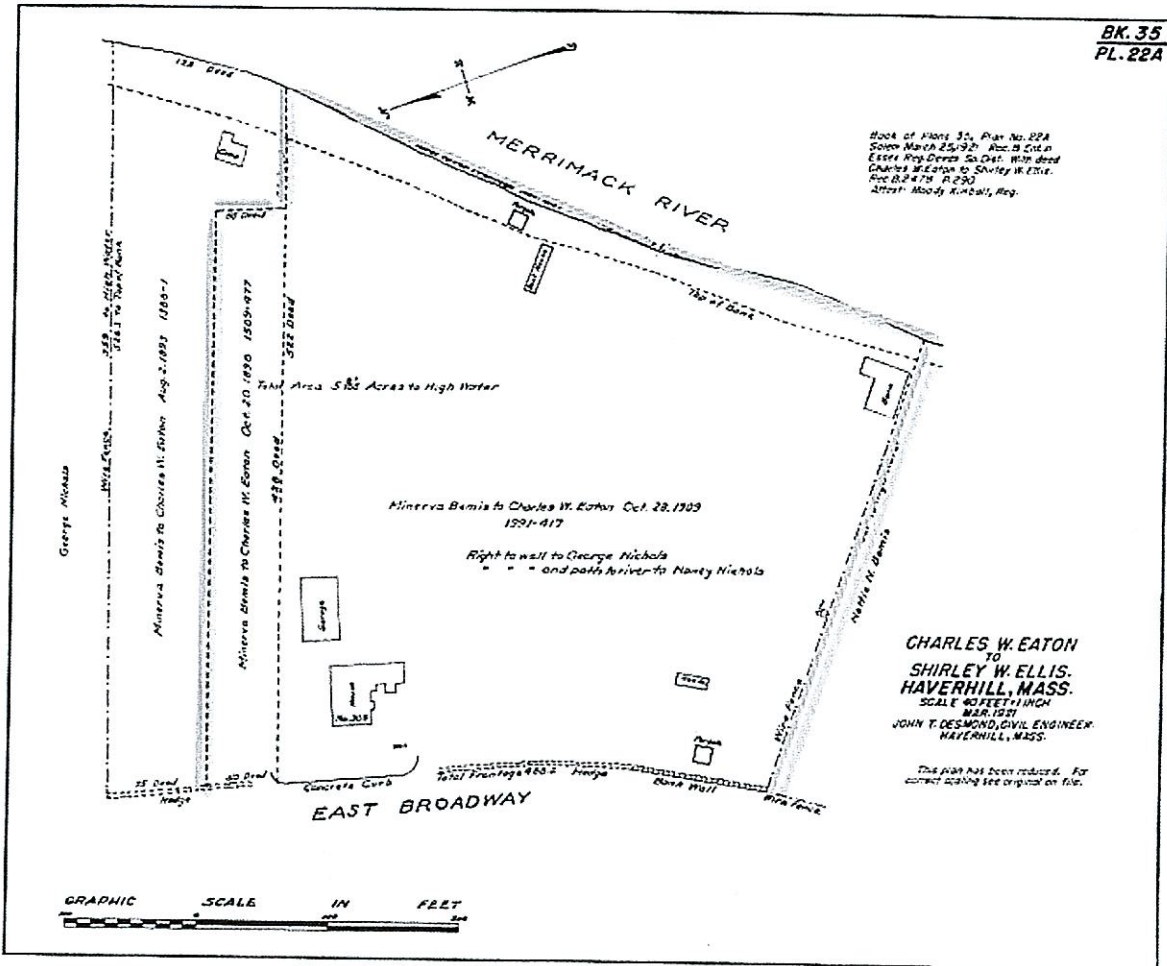
My Commission Expires November 22, 1996

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

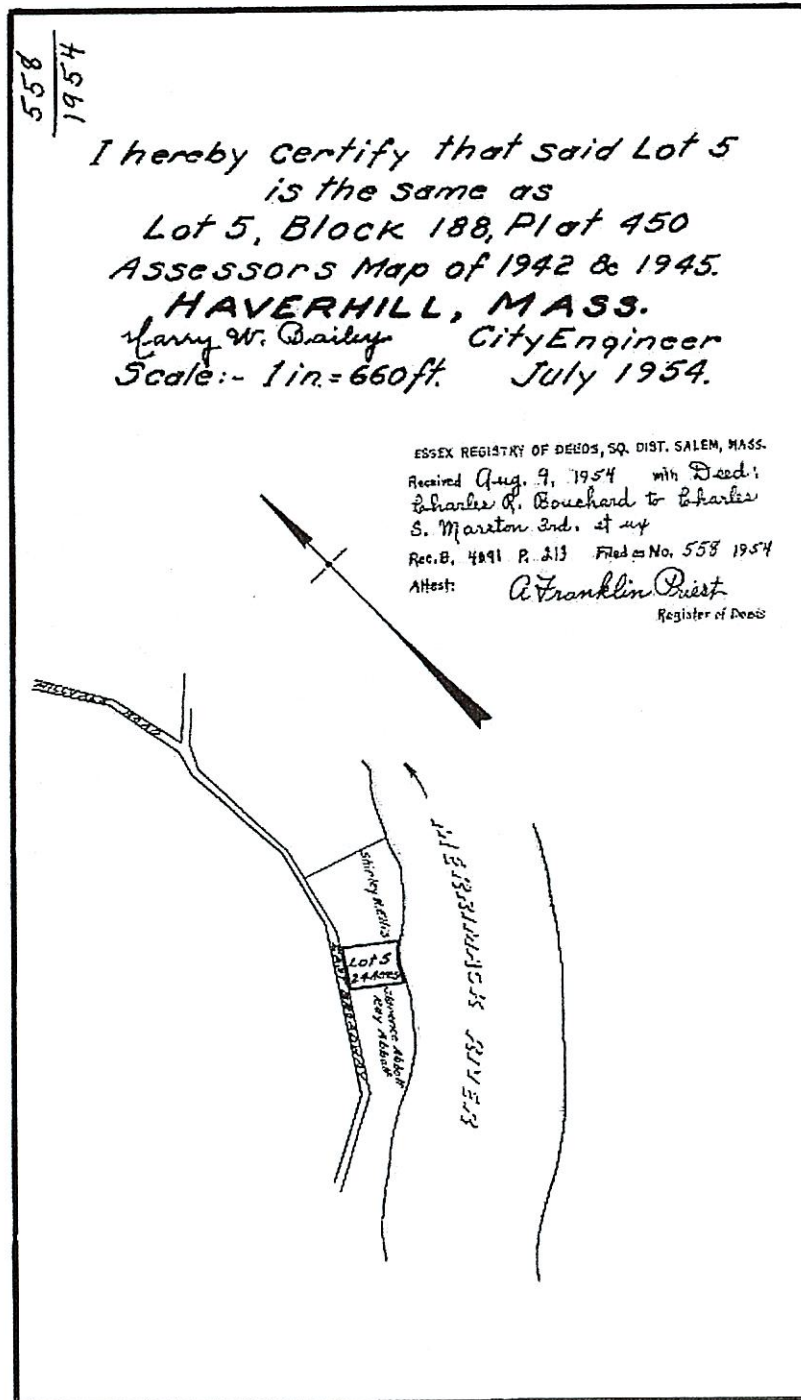
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

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Recorded Plan of the Northerly Portion of the Subject
(Subject outlined in yellow)



Recorded Plan of Subject's Southerly Portion
(Abutting the southwest or right of preceding plan)



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NRCS Soils Map



FEMA Map



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Response to Appraiser's Water Flow Questions

The following is a response to Bill LaChance's questions regarding FEMA Mapping and impacts from operation of the municipal well (radial collector well). Please let me know if you have any comments. Bill's email (wlachance@verizon.net) indicated it was no longer valid. Would you be able to forward along the responses? Thank you.

FEMA FIRM Mapping Changes

The proposed site is located within flood zones AE and X per FEMA FIRM mapping. However, surrounding topography and characteristics of the Merrimack River in this area indicated that this was drawn incorrectly, most likely caused by the lack of detailed cross sections through this stretch of river. As a result, Wright-Pierce submitted a Letter of Map Revision (LOMR) to FEMA to formally amend the maps. See enclosed Figure that shows how the flood way was adjusted closer to the Merrimack River.

Groundwater and Merrimack River Flow

When the municipal radial collector well is operating, we anticipate 75% or more of the water will be derived from the Merrimack River through induced infiltration.

Additionally, an analysis was performed to determine the impact of the anticipated 7.0 MGD withdrawal on river flows using StreamStats, a Geographic Information System (GIS) map based, spatial analytical tool provided by the United States Geological Survey (USGS). It was concluded that, under low flow conditions of the Merrimack River, the proposed 7.0 MGD withdrawal would reflect approximately 0.16% which of the overall river flow.

Upon installation of the radial collector well, a prolonged pump test will take place. During the test; flow rate, drawdown within the collector well and nearby monitoring wells as well as the Merrimack River; will be monitored to ensure there are no impacts. Results will be submitted to MassDEP for approval prior to operating the municipal well.

Thank you,
Amy

Amy Coppers Costantino, PE
Wright-Pierce | Technology Leader I
direct 978.416.8019 | cell 617.750.3052

WRIGHT-PIERCE 
Engineering a Better Environment

5.5 File 10 days

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
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May 29, 2026

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

From: Mayor Melinda E. Barrett

Re: Ordinance Amending Chapter 191, Article IV Relating to Fixed
Location Vendors

Dear Mr. President and Members of the City Council:

Councilor Devan Ferreira and I respectfully submit for discussion and
consideration the attached Ordinance to amend Chapter 191, Article IV of the
City Code regarding fixed location vendors.

Thank you,

Very truly yours,

Melinda E. Barrett
Mayor



Document

CITY OF HAVERHILL

In Municipal Council

MAY 29 AM 9:24
HVCITYCLERK

Ordered:

MUNICIPAL ORDINANCE

CHAPTER 191

AN ORDINANCE AMENDING ARTICLE IV
RELATING TO FIXED LOCATION VENDORS

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 191, Article IV Peddlers and Hawkers, Transient Vendors and Fixed Location Vendors of the Code of the City of Haverhill, as amended, being and is hereby further amended as follows:

§ 191-8. Definitions.

The following words shall for the purposes of this article have the following meanings, unless the context requires otherwise:

FIXED LOCATION VENDOR

Any person who, for himself or for another person, engages in the sale of goods, wares, merchandise, food or beverages at a fixed location which is carried on in any fixed or mobile cart, wagon or tables. **The term shall not include bona fide nonprofit, civic, charitable, or youth organizations conducting occasional fundraising sales or events not operated as a continuous commercial vending activity.**

HAWKER or PEDDLER

Any person who, for himself or for another person, travels by foot, automobile or any other type of conveyance from place to place, from house to house, or from street to street, taking or attempting to lease or take orders for retail sale of goods, wares, merchandise, or services. This shall include persons engaged in door-to-door sale for future delivery as defined by MGL c. 101, § 34.

SEASONAL PRODUCTS

Christmas trees, wreaths, baskets, blooming plants and cut flowers.

TRANSIENT VENDOR

Any person who, for himself or for another person, who engages in a temporary or transient business in the commonwealth selling goods, wares or merchandise, either in one locality or in traveling from place to place. Temporary or transient business shall mean any

exhibition and sale of goods, wares or merchandise which is carried on in any tent, booth, building or other structure, unless such place is open for business during usual business hours for a period of at least 12 consecutive months.

§ 191-9 Licenses.

It shall be unlawful for any person, firm or corporation to engage in the business of hawker/peddler without first having secured a state license or a license from the City. It shall be unlawful for any person, firm or corporation to engage in the business of transient vendor without first having secured a state license and a license from the City. It shall be unlawful for any person, firm or corporation to engage in the business of fixed location vendor without first having secured a license from the City.

- A. Application. Applications for permission to use City property or to sell on City streets, sidewalks, public ways or in any public space shall be made to the City Clerk and shall be subject to the approval of the City Council. Applications shall state thereon the kind of merchandise to be sold, the proposed location of the business, the dates and times of operation and the permanent address and telephone number of the vendor, **and, in the case of any fixed-location vendor selling food or beverage items, a detailed menu or list of all proposed food and beverage items to be sold, including any proposed substitutions or seasonal variations.**
- B. Fee. The fee for a hawker/peddler license shall be \$62, unless the applicant has a state license in which case there shall be no fee. The fee for a transient vendor or a fixed location vendor shall be \$100 for a period of less than 30 days or \$300 for a period exceeding 30 days.
- C. Prior approvals. Before such a permit is issued, approval shall be obtained from the Chief of Police (registration and traffic safety, etc.); Building Inspector (signs, zoning, regulations, etc.); Wiring Inspector (lights, etc.); Recreation Director (use of Riverside Park and area in front of or on the side of Haverhill Stadium); Fire Inspector; and Health Department (food or beverage sales).
- D. Hours of operation. No sales activity shall be allowed before 9:00 a.m. and after 9:00 p.m. without the prior permission of the City Council.
- E. The sale of silly string or similar type goods or snap caps and stink bombs or similar explosives or any facsimile cigarettes during a parade or public event in the City of Haverhill is prohibited.
- F. A permit to sell may only be used by the person whose name appears on the City license, unless an employee is working under a licensed vendor and obtains a separate employee license. The fee for such an employee license shall be \$25, and the employee license shall run with the term of the licensed vendor.
- G. No transient vendor or fixed location vendor license shall be issued without the applicant indemnifying the City of Haverhill from any and all claims arising out of the maintenance of such a location and by placing on file a sidewalk obstruction bond in the amount of \$5,000 as

set forth in § 222-46 of this Code.

- H. All permits issued under this section may be effective for up to one year, commencing on January 1 and with an expiration date of December 31 of the year in which the permit is granted. Any license which is not renewed for the upcoming year by December 1 of the prior year may be subject to reassignment in accordance with the provisions of § 191-11B.
- I. Any person, firm or corporation engaging in the business of hawker/peddler within the City of Haverhill who is operating on the basis of a state license solely shall register with the Chief of Police at least 24 hours prior to conducting business and shall provide the kind of merchandise to be sold, the proposed areas and locations in which they will engage in their business, the dates and times of operation, the permanent address and telephone number of the vendor, and a copy of a valid state hawker/peddler license.
- J. Door-to-door sales.
 - (1) Any person, firm or corporation engaging in the business of door-to-door sales for future delivery shall comply with all provisions of M.G.L. c. 101, § 34. The Chief of Police shall be the designated official for the registration required by M.G.L. c. 101, § 34. The Chief of Police may make reasonable rules and regulations for such registrations and persons engaged in the business of door-to-door sales consistent with M.G.L. c. 101, § 34. A registration fee of \$100 shall be paid to the Police Department for each person so registered.
 - (2) Signs prohibiting solicitation; trespass.
 - (a) It shall be unlawful for any salesperson to enter the premises or remain on property displaying a "No Trespassing" or "No Solicitation" sign.
 - (b) It shall be unlawful for any salesperson to ignore a no-solicitation directive or remain on private property after a resident or resident's representative has indicated that the salesperson is not welcome.
 - (3) Do Not Knock Registry.
 - (a) The Police Department shall prepare a list of addresses of those premises where the owner and/or occupant has notified the Chief of Police, or his designee, that a door-to-door salesperson, hawker, peddler or any other person, including corporate or business entities, wishing to sell wares or services in all districts, in locations which are not stationary, are not permitted on the premises (hereinafter referred to as the "Do Not Knock Registry"). Notification shall be by completion of a form available at the Police Department.
 - (b) The Chief of Police or designee shall distribute the current Do Not Knock Registry to a person or entity licensed under this section at the time of issuance of the license. The licensee shall not peddle, canvass, or conduct door-to-door

sales at any premises identified on the then current Do Not Knock Registry.

- (4) Exemptions. The above provisions shall not apply to any person who goes door to door for the purpose of advocating any religious, political, social or other position or belief protected by the federal or state constitution, the sale or delivery of newspapers, any corporation organized for charitable purposes, such as schools or the Boy/Girl Scouts, and candidates for public office.
- (5) Penalties. Any canvasser, peddler, itinerant vender or owner or employee of a door-to-door sales enterprise who violates any provision of this section shall be:
- (6) Subject to a fine of \$300 per offense; and/or
- (7) Subject to a one-year revocation of any license issued by the Chief of Police.

§ 191-10 Seasonal products; fee.

It shall be unlawful for any person, firm or corporation to engage in the business of transient vendor or fixed location vendor for the sale of seasonal products without first having secured a City license pursuant to the requirements of § 191-9. The fee for a license to sell seasonal products shall be \$200.

§ 191-11. Permitted fixed locations; exceptions.

A. Permitted locations. Selling within the City of Haverhill of products licensed under § 191-9 by fixed-location vendors shall only be permitted within the boundaries of ~~these~~ **the following** areas; **provided, however, that at any location where more than one vendor is authorized, no two vendors shall principally sell the same primary product or food item.**

- (1) Winnekenni area, Route 110: one vendor.
- (2) Bradford Common: one vendor.*
- (3) Riverside Park: ~~one vendor.~~ **four vendors.**
- (4) Washington Square: one vendor.
- (5) GAR Park: ~~one vendor.~~ **two vendors.**
- (6) Swasey Park: ~~one vendor.~~ **two vendors.**
- (7) Outside Haverhill Stadium at Lincoln and Nettleton Avenues: ~~one vendor.~~ **two vendors.**
- (8) Riverfront Park: one vendor, provided, however, that no food trucks shall be permitted as provided in § 191-30, and that any vendor operating at Riverfront Park**

shall not principally sell food or beverage items that are substantially similar to the primary menu offerings of existing fixed-location food service establishments located within the Central Business District, as defined by § 11-70 of this Code.

(9) Plug Pond: one vendor.

~~(8)~~ **(10)** Other areas as approved by the City Council.

* An enclosed cart 8.5 x 12 feet, excluding hitch, is allowed at the Bradford site only. Any party desiring a similar type of cart at any other location must petition the City Council for permission

B. Vacated locations. Persons who wish to be considered for a permit for one of the above locations, when vacated, may notify the City Clerk, who shall maintain a waiting list, including the person's name, address and a date of receipt. Interested parties shall be notified when a location is vacated and shall have 30 days to apply for issuance of a permit. If more than one person applies for a particular site, preference shall be given to the earliest qualified applicant, as determined by the City Council **date stamp of the application received by the City Clerk.** If no person has applied for a permit within 30 days or if there are no persons on the waiting list, the location shall be granted to the earliest qualified applicant, if the City Council so determines. The waiting list must be renewed every ~~two~~ years, with those applicants on the list to be notified by the City Clerk by regular U.S. mail to renew the application by November 1. Persons may be permitted for more than one location if allowed by the City Council. Any person with a valid permit who fails to operate his/her location for a period of less than four days per calendar week, Sunday through Saturday, weather permitting, from Memorial Day through Labor Day, may have said permit be subject to revocation by the City Council, after notice and hearing.

C. Exceptions. The following areas shall not be permitted to have any type of selling by either a transient vendor or hawker/peddler:

(1) All municipal parking areas.

~~(2)~~ Plug Pond.

~~(3)~~ **(2)** Meadowbrook Conservation Area.

(4) **(3)** Within 300 feet of any public school building, notwithstanding the provisions of § 191-2.

~~(5)~~ **(4)** Within 25 feet of any parade route commencing 1/2 hour prior to the start of said parade, except for those permitted to sell in accordance with § 191-12.

(D) Compliance with City Clerk Regulations. All approved vendors shall comply with all rules, regulations, permitting requirements, and mapping locations as established by the City Clerk's Office relating to fixed-location vendors, as the same may be amended from

time to time.

§ 191-12 Special events.

- A. Fixed location vendors shall also be permitted to operate during special events, provided that a notification of intent to operate during the special event is filed with the event director or committee at least 30 days prior to said special event and the event director or committee approves the specific location. The event director or committee shall not unreasonably withhold approval for operation during a special event; however, the event director or committee shall have exclusive jurisdiction over the assigned specific location at which any person(s) may operate.[1]

§ 191-13 Fraud; violations and penalties.

- A. Fraud. Any licensed transient vendor or peddler or hawker who shall be guilty of any fraud, cheating or misrepresentation, whether through himself or through an employee, while acting in the City, or who shall barter, sell or peddle any goods or merchandise or wares other than those specified in his application for a license or who shall fail to comply with the conditions and restrictions contained herein shall be deemed guilty of a violation of this article.
- B. Penalty. Any person, firm or corporation violating any provision of this article shall be fined not less than \$50 nor more than \$250 for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.



Document

CITY OF HAVERHILL

In Municipal Council

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SEASONAL PRODUCTS

Christmas trees, wreaths, baskets, blooming plants and cut flowers.

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- D. Hours of operation. No sales activity shall be allowed before 9:00 a.m. and after 9:00 p.m. without the prior permission of the City Council.
- E. The sale of silly string or similar type goods or snap caps and stink bombs or similar explosives or any facsimile cigarettes during a parade or public event in the City of Haverhill is prohibited.
- F. A permit to sell may only be used by the person whose name appears on the City license, unless an employee is working under a licensed vendor and obtains a separate employee license. The fee for such an employee license shall be \$25, and the employee license shall run with the term of the licensed vendor.
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- (5) Penalties. Any canvasser, peddler, itinerant vender or owner or employee of a door-to-door sales enterprise who violates any provision of this section shall be:
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or committee at least 30 days prior to said special event and the event director or committee approves the specific location. The event director or committee shall not unreasonably withhold approval for operation during a special event; however, the event director or committee shall have exclusive jurisdiction over the assigned specific location at which any person(s) may operate.[1]

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- A. Fraud. Any licensed transient vendor or peddler or hawker who shall be guilty of any fraud, cheating or misrepresentation, whether through himself or through an employee, while acting in the City, or who shall barter, sell or peddle any goods or merchandise or wares other than those specified in his application for a license or who shall fail to comply with the conditions and restrictions contained herein shall be deemed guilty of a violation of this article.
- B. Penalty. Any person, firm or corporation violating any provision of this article shall be fined not less than \$50 nor more than \$250 for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

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 OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

6.1

CITY HALL, ROOM 204
4 SUMMER STREET
TELEPHONE: 978-374-2328
FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.GOV
CITYCOUNCIL@HAVERHILLMA.GOV

April 29, 2026

MAY 1 PM 12:16
HAVCITYCLERK

To: President and Members of the City Council

Councilors Basiliere and Ferreira would like to introduce Maria Elena Arata from Haverhill's Cultural Council to speak about their Multicultural Festival planned for June 13.

Ralph T. Basiliere
Councilor Ralph T. Basiliere

Devan Ferreira
Councilor Devan Ferreira

6.2

CITY COUNCIL

Timthoy J. Jordan, *President*
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CITY HALL, ROOM 204
4 SUMMER STREET
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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

May 26, 2026

MAY 27 AM 10:48
HVCITYCLERK

To: President and Members of the City Council

Councilor Lewandowski requests discussion regarding partial Water Street closure and related traffic and safety concerns in neighborhood following water main break and adjacent house damage.

Melissa J. Lewandowski
Councilor Melissa J. Lewandowski

(LJR)



8.1

ANDREW K. HERLIHY
DIVISION DIRECTOR
TELEPHONE: 978-374-2344 V/TDD
FAX: 978-374-2332

**CITY OF HAVERHILL
COMMUNITY DEVELOPMENT**

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

May 11, 2026

MAY 11 PM 1:41
HVCITYCLERK

Mr. Timothy J. Jordan
Council President
Council Office - City Hall - Room 204
Haverhill, MA 01830

Re: Resolution authorizing the Mayor to submit the Fiscal Year 2027/Program Year 2026 CDBG Application

Dear President Jordan:

I respectfully request that the City Council on Tuesday, June 2, 2026 approve the attached resolution authorizing the Mayor to submit the FY'2027 (Program Year 2026) Community Development Block Grant (CDBG) program for the City.

The resolution is attached and your positive action on this matter is requested. Thank you for your attention to this request.

Sincerely,

Andrew K. Herlihy.
Division Director

c: Mayor Melinda E. Barrett
City Clerk



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

RESOLUTION OF THE CITY COUNCIL OF HAVERHILL,
MASSACHUSETTS, AUTHORIZING THE MAYOR TO SUBMIT THE
AMENDED CONSOLIDATED PLAN FOR THE COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAM, INCLUDING ALL
UNDERSTANDINGS AND ASSURANCES CONTAINED THEREIN.

WHEREAS: the City of Haverhill is entitled to receive federal financial assistance
under the Housing and Community Development Act of 1974, as amended,
and

WHEREAS: to secure such financial assistance, it is necessary to file an annual
amendment to the Consolidated Plan, and

WHEREAS: the Housing and Community Development Act of 1974, as amended,
requires each municipality to give assurances with respect to Community
Development Block Grant funds.

NOW, THEREFORE, BE IT RESOLVED THAT

1. The Mayor, as Chief Executive Officer, is hereby authorized as follows:
 - a. To file said amendment to the Consolidated Plan with the
U.S. Department of Housing and Urban Development on or before
June 30, 2026.
 - b. To serve as authorized representative of the City of Haverhill
in connection with said amended Consolidated Plan, and to
provide such additional information as may be required.
2. The Mayor, her designee, and City Solicitor, in their respective capacities,
are hereby authorized to sign all necessary documents for implementation
of the City's Community Development Block Grant program.
3. The Secretary of Housing and Urban Development be, and is hereby,
assured of full compliance by the City of Haverhill with the assurances
attached hereto and made part thereof.



8.2

Haverhill

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

May 19, 2026

MAY 20 AM 10:35
HVCITYCLERK

To The Honorable City Council

Please find attached the revenue and expense reports through April 2026.

As we enter the final two months of the fiscal year, local receipts continue to decline. Projections indicate the city will meet its 2026 revenue estimates, but I do not anticipate a significant surplus, which will result in a substantially reduced free cash certification for next year.

Last month, the City Council approved budget transfers from the budget reserve accounts. Part of these transfers were dedicated to funding the snow and ice deficit; however, the city still has just over \$3 million remaining to fund. The intent is to cover as much of this deficit as possible through surplus appropriations resulting from the Mayor's budget freeze, which was implemented in February. **We are reminding all departments that the spending freeze remains in effect for all discretionary spending, including non-mandatory travel and training, office supplies, and general upgrades or improvements.**

The 2027 Mayor's budget proposal has been distributed and is posted on the city's website. Budget hearings will commence on May 27 and run through June 8, with budget adoption anticipated on June 16. The 2027 budget proposal includes a bottom-line increase of 2.9%. By comparison, the 2026 budget increased by 5.6%, with education, employee benefits, and Consentino's debt service as major drivers.

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

City of Haverhill
Revenue Report
Period Ending 4/30/26

Year to Year Comparison

Revenue Source	4/30/2024	4/30/2025	4/30/2026	FY 25 to 26 % Change	FY 25 to 26 \$ Change	FY 24-26 Trendline
Real Estate & Pers Property	\$ 116,616,164	\$ 125,715,091	\$ 130,460,981	3.78% ▲	\$ 4,745,890	
Motor Vehicle Excise	\$ 7,182,230	\$ 7,985,372	\$ 7,962,482	-0.29% ▼	\$ (22,890)	
Meals Excise	\$ 953,481	\$ 988,106	\$ 984,212	-0.39% ▼	\$ (3,894)	
Hotel / Room Excise	\$ 259,001	\$ 255,225	\$ 257,330	0.82% ▲	\$ 2,105	
Boat & Other Excise	\$ 10,491	\$ 7,689	\$ 8,419	9.49% ▲	\$ 730	
Cannabis Excise	\$ 867,603	\$ 883,629	\$ 976,577	10.52% ▲	\$ 92,948	
Waste Disposal Facility Program	\$ 2,508,978	\$ 2,583,599	\$ 2,373,697	-8.12% ▼	\$ (209,902)	
PILOT	\$ 21,525	\$ 35,798	\$ 37,933	5.96% ▲	\$ 2,135	
Penalties & Interest	\$ 693,419	\$ 549,692	\$ 493,625	-10.20% ▼	\$ (56,067)	
Fees	\$ 773,699	\$ 776,342	\$ 964,674	24.26% ▲	\$ 188,332	
Rentals	\$ 137,840	\$ 150,256	\$ 158,734	5.64% ▲	\$ 8,478	
Departmental Revenue	\$ 644,574	\$ 632,906	\$ 269,709	-57.39% ▼	\$ (363,197)	
License & Permits	\$ 2,332,311	\$ 2,627,417	\$ 1,791,138	-31.83% ▼	\$ (836,279)	
Fines & Forefits	\$ 653,032	\$ 537,030	\$ 501,699	-6.58% ▼	\$ (35,331)	
Investments	\$ 2,451,745	\$ 2,549,124	\$ 2,115,720	-17.00% ▼	\$ (433,404)	
Medicaid Reimbursement	\$ 569,135	\$ 639,454	\$ 545,513	-14.69% ▼	\$ (93,941)	
*Misc Revenue	\$ 87,841	\$ 235,380	\$ 18,921	-91.96% ▼	\$ (216,459)	
Comm of MA Cherry Sheet	\$ 80,358,800	\$ 85,135,277	\$ 90,235,142	5.93% ▲	\$ 5,049,865	
Wastewater Enterprise Fund	\$ 11,883,784	\$ 13,108,082	\$ 12,863,386	-1.87% ▼	\$ (244,696)	
Water Enterprise Fund	\$ 9,755,326	\$ 11,202,255	\$ 11,947,277	6.65% ▲	\$ 745,022	
Other GF Rev - Trnsf From Sp Rev & Free Cash	\$ 6,193,120	\$ 990,257	\$ 946,936	-4.37% ▼	\$ (43,321)	
Total Revenue	\$ 244,954,099	\$ 257,637,981	\$ 265,914,105	3.21% ▲	\$ 8,276,124	
Total Revenue without Enterprise Funds	\$ 223,314,989	\$ 233,327,644	\$ 241,103,442	3.33% ▲	\$ 7,775,798	
Total Local Receipts	\$ 20,146,905	\$ 21,437,019	\$ 19,460,383	-9.22% ▼	\$ (1,976,636)	
Total Local Receipts not including Investments	\$ 17,695,160	\$ 18,887,895	\$ 17,344,663	-8.17% ▼	\$ (1,543,232)	

City of Haverhill
Revenue Report
Period Ending 4/30/26

Collections as a Percent of Budget

Revenue Source	FY 26 Estimated Revenue	FY 26 Actual Revenue Collections	\$ Surplus / (Deficit)	YTD Benchmark	Actual Revenue Benchmark
Real Estate & Pers Property	\$ 140,323,000	\$ 130,460,981	\$ (9,862,019)	75%	93.0%
Motor Vehicle Excise	\$ 8,391,880	\$ 7,962,482	\$ (429,398)	90%	94.9%
Meals Excise	\$ 1,259,948	\$ 984,212	\$ (275,736)	75%	78.1%
Hotel / Room Excise	\$ 309,000	\$ 257,330	\$ (51,670)	75%	83.3%
Boat & Other Excise	\$ 9,476	\$ 8,419	\$ (1,057)	75%	88.8%
Cannabis Excise	\$ 1,133,040	\$ 976,577	\$ (156,463)	75%	86.2%
Waste Disposal Facility Program	\$ 2,740,175	\$ 2,373,697	\$ (366,478)	83%	86.6%
PLOT	\$ 274,189	\$ 37,933	\$ (236,256)	83%	13.8%
Penalties & Interest	\$ 742,361	\$ 493,625	\$ (248,736)	83%	66.5%
Fees	\$ 962,671	\$ 964,674	\$ 2,003	83%	100.2%
Rentals	\$ 198,450	\$ 158,734	\$ (39,716)	83%	80.0%
Departmental Revenue	\$ 658,253	\$ 269,709	\$ (388,544)	83%	41.0%
License & Permits	\$ 2,522,301	\$ 1,791,138	\$ (731,163)	83%	71.0%
Fines & Forefits	\$ 628,275	\$ 501,699	\$ (126,576)	83%	79.9%
Investments	\$ 1,976,990	\$ 2,115,720	\$ 138,730	83%	107.0%
Medicaid Reimbursement	\$ 735,000	\$ 545,513	\$ (189,487)	83%	74.2%
*Misc Revenue		\$ 18,921	\$ 18,921	83%	100.0%
Comm of MA Cherry Sheet	\$ 108,005,748	\$ 90,235,142	\$ (17,770,606)	83%	83.5%
Wastewater Enterprise Fund	\$ 16,809,453	\$ 12,863,386	\$ (3,946,067)	83%	76.5%
Water Enterprise Fund	\$ 14,146,881	\$ 11,947,277	\$ (2,199,604)	83%	84.5%
Other GF Rev - Trnsf From Sp Rev & Free Cash	\$ 6,250,867	\$ 946,936	\$ (5,303,931)	83%	15.1%
Total	\$ 308,077,958	\$ 265,914,105	\$ (42,163,853)	80%	86.3%
<i>Estimated General Fund Revenue</i>	<i>\$ 277,121,624</i>	<i>\$ 241,103,442</i>	<i>\$ (36,018,182)</i>	<i>77%</i>	<i>87.0%</i>
<i>Estimated Local Receipts</i>	<i>\$ 22,542,009</i>	<i>\$ 19,460,383</i>	<i>\$ (3,081,626)</i>	<i>85%</i>	<i>86.3%</i>



City Department	Budget (YTD)	Expended (YTD)	Unexpended (YTD)	% Expended
Council Salaries	\$ 237,479	\$ 198,541	\$ 38,938	✓ 83.60%
Council Expenses	\$ 8,100	\$ 2,971	\$ 5,129	✓ 36.68%
Mayor Salaries	\$ 450,538	\$ 379,581	\$ 70,957	✓ 84.25%
Mayor Expenses	\$ 210,250	\$ 141,285	\$ 68,965	✓ 67.20%
Auditor's Office Salaries	\$ 377,209	\$ 313,329	\$ 63,880	✓ 83.07%
Auditor's Office Expenses	\$ 139,381	\$ 22,674	\$ 116,707	✓ 16.27%
Assessors Salaries	\$ 306,053	\$ 258,118	\$ 47,935	✓ 84.34%
Assessors Expenses	\$ 179,215	\$ 135,229	\$ 43,986	✓ 75.46%
Treasurer/Collector Salaries	\$ 469,208	\$ 328,272	\$ 140,936	✓ 69.96%
Treasurer/Collector Expenses	\$ 251,300	\$ 181,061	\$ 70,239	✓ 72.05%
Constituent Services Salaries	\$ 109,442	\$ 85,466	\$ 23,976	✓ 78.09%
Constituent Services Expenses	\$ 15,500	\$ -	\$ 15,500	✓ 0.00%
Purchasing Salaries	\$ 103,107	\$ 87,058	\$ 16,049	✓ 84.43%
Purchasing Expenses	\$ 12,050	\$ 8,390	\$ 3,660	✓ 69.63%
Law Department Salaries	\$ 47,768	\$ 39,795	\$ 7,973	✓ 83.31%
Law Department Legal	\$ 536,000	\$ 272,090	\$ 263,910	✓ 50.76%
Human Resources Salaries	\$ 330,354	\$ 278,067	\$ 52,287	✓ 84.17%
Human Resources Expenses	\$ 147,550	\$ 115,813	\$ 31,737	✓ 78.49%
MIS Salaries	\$ 160,000	\$ 135,738	\$ 24,262	✓ 84.84%
MIS Expenses	\$ 638,134	\$ 506,665	\$ 131,469	✓ 79.40%
MIS Capital	\$ 50,000	\$ 45,216	\$ 4,784	✗ 90.43%
City Clerk Salaries	\$ 594,766	\$ 453,581	\$ 141,185	✓ 76.26%
City Clerk Expenses	\$ 171,380	\$ 125,455	\$ 45,925	✓ 73.20%
TOTAL GENERAL GOVERNMENT	\$ 5,544,784	\$ 4,114,395	\$ 1,430,389	✓ 74.2%
Building Maint. Salaries	\$ 79,127	\$ 62,081	\$ 17,046	✓ 78.46%
Building Maint. Expenses	\$ 298,500	\$ 241,232	\$ 57,268	✓ 80.81%
Inspectional & Health Services Salaries	\$ 1,205,528	\$ 998,240	\$ 207,288	✓ 82.81%
Inspectional & Health Services Expenses	\$ 46,950	\$ 31,263	\$ 15,687	✓ 66.59%
Public Health Salaries	\$ 247,498	\$ 221,450	\$ 26,048	✗ 89.48%
Public Health Expenses	\$ 9,000	\$ 982	\$ 8,018	✓ 10.91%
Economic Development Salaries	\$ 291,516	\$ 216,937	\$ 74,579	✓ 74.42%
Economic Development Expenses	\$ 56,162	\$ 38,854	\$ 17,308	✓ 69.18%
TOTAL COMMUNITY & ECONOMIC DEVELOPMENT	\$ 2,234,281	\$ 1,811,039	\$ 423,242	✓ 81.1%
Police Salaries	\$ 14,403,074	\$ 12,116,668	\$ 2,286,406	✓ 84.13%
Police Expenses	\$ 1,809,961	\$ 1,295,141	\$ 514,820	✓ 71.56%
Police Capital	\$ 353,000	\$ 351,158	\$ 1,842	✗ 99.48%
Fire Salaries	\$ 14,187,950	\$ 12,070,184	\$ 2,117,766	✓ 85.07%
Fire Expenses	\$ 1,029,809	\$ 700,717	\$ 329,092	✓ 68.04%
Fire Capital	\$ 3,500	\$ -	\$ 3,500	✓ 0.00%

City Department	Budget (YTD)	Expended (YTD)	Unexpended (YTD)	% Expended
TOTAL PUBLIC SAFETY	\$ 31,787,294	\$ 26,533,868	\$ 5,253,426	✓ 83.47%
Whittier Regional School Assessment	\$ 8,704,320	\$ 8,704,319	\$ 1	✓ 100.00%
North Shore Essex Tech. Assessment	\$ 732,005	\$ 732,005	\$ -	✓ 100.00%
School Other Funding	\$ 15,000		\$ 15,000	✓ 0.00%
School Department	\$ 133,801,660	\$ 89,898,704	\$ 43,902,956	✓ 67.19%
TOTAL EDUCATION	\$ 143,252,985	\$ 99,335,028	\$ 43,917,957	✓ 69.3%
Public Works Administration Salaries	\$ 59,607	\$ 35,901	\$ 23,706	✓ 60.23%
Public Works Administration Expenses	\$ 44,804	\$ 23,718	\$ 21,086	✓ 52.94%
Public Works Highways Salaries	\$ 1,404,280	\$ 1,065,225	\$ 339,055	✓ 75.86%
Public Works Highways Expenses	\$ 840,655	\$ 611,456	\$ 229,199	✓ 72.74%
Public Works Highways Capital	\$ 112,000	\$ 70,261	\$ 41,739	✓ 62.73%
Public Works Solid Waste/Recycling Salaries	\$ 218,185	\$ 179,642	\$ 38,543	✓ 82.33%
Public Works Solid Waste/Recycling Expenses	\$ 5,985,808	\$ 3,944,858	\$ 2,040,950	✓ 65.90%
Public Works Parking Area Salaries	\$ 51,726	\$ 43,861	\$ 7,865	✓ 84.79%
Public Works Parking Area Expenses	\$ 369,101	\$ 257,348	\$ 111,753	✓ 69.72%
Public Works Street Marking Expenses	\$ 116,883	\$ 106,335	\$ 10,548	✗ 90.98%
Public Works Fleet Maint. Salaries	\$ 274,157	\$ 152,576	\$ 121,581	✓ 55.65%
Public Works Fleet Maint. Expenses	\$ 49,080	\$ 49,225	\$ (145)	✗ 100.30%
Public Works Park Dept. Salaries	\$ 584,634	\$ 394,759	\$ 189,875	✓ 67.52%
Public Works Park Dept. Expenses	\$ 332,850	\$ 216,636	\$ 116,214	✓ 65.09%
Public Works Street Lighting Expenses	\$ 725,800	\$ 552,753	\$ 173,047	✓ 76.16%
Public Works Snow & Ice Removal Salaries	\$ 358,587	\$ 365,749	\$ (7,162)	✗ 102.00%
Public Works Snow & Ice Removal Expenses	\$ 1,279,032	\$ 4,276,636	\$ (2,997,604)	✗ 334.37%
TOTAL PUBLIC WORKS	\$ 12,807,189	\$ 12,346,939	\$ 460,250	✗ 96.4%
Citizens Center Salaries	\$ 303,619	\$ 291,726	\$ 11,893	✗ 96.08%
Citizens Center Expenses	\$ 188,010	\$ 114,876	\$ 73,134	✓ 61.10%
Veterans Services Salaries	\$ 118,032	\$ 99,790	\$ 18,242	✓ 84.54%
Veterans Services Expenses	\$ 558,000	\$ 353,872	\$ 204,128	✓ 63.42%
Senior Services Salaries	\$ 13,500	\$ 9,671	\$ 3,829	✓ 71.64%
Senior Services Expenses	\$ 2,700	\$ -	\$ 2,700	✓ 0.00%
Stadium Commission	\$ 59,000	\$ 59,977	\$ (977)	✗ 101.66%
Recreation Salaries	\$ 193,129	\$ 207,532	\$ (14,403)	✗ 107.46%
Recreation Expenses	\$ 85,000	\$ 26,736	\$ 58,264	✓ 31.45%
Public Library Salaries	\$ 1,665,862	\$ 1,375,227	\$ 290,635	✓ 82.55%
Public Library Expenses	\$ 293,585	\$ 251,473	\$ 42,112	✓ 85.66%
TOTAL HUMAN SERVICES	\$ 3,480,437	\$ 2,790,880	\$ 689,557	✓ 80.2%
Debt Service	\$ 9,491,008	\$ 6,690,063	\$ 2,800,945	✓ 70.49%
TOTAL DEBT SERVICE	\$ 9,491,008	\$ 6,690,063	\$ 2,800,945	✓ 70.5%
Retirement Fund	\$ 22,967,281	\$ 22,967,281	\$ -	✓ 100.00%
Unemployment Compensation	\$ 230,000	\$ 104,577	\$ 125,423	✓ 45.47%
Group Insurance	\$ 29,765,000	\$ 22,959,265	\$ 6,805,735	✓ 77.14%

City Department	Budget (YTD)	Expended (YTD)	Unexpended (YTD)	% Expended
Payroll Taxes (FICA/Medicare)	\$ 2,103,796	\$ 1,735,547	\$ 368,249	✓ 82.50%
Workers Compensation	\$ 915,000	\$ 757,513	\$ 157,487	✓ 82.79%
Injured on Duty Claims	\$ 230,967	\$ 278,414	\$ (47,447)	✗ 120.54%
Sick Leave Bank	\$ 436,639	\$ 476,639	\$ (40,000)	✗ 109.16%
Vacational Buyback	\$ 59,315	\$ 59,315	\$ -	✗ 100.00%
Retiree Medical Claims	\$ 121,000	\$ 44,623	\$ 76,377	✓ 36.88%
TOTAL EMPLOYEE BENEFITS	\$ 56,828,998	\$ 49,383,174	\$ 7,445,824	✗ 86.9%
General Liability Insurance	\$ 1,325,682	\$ 1,325,682	\$ -	✗ 100.00%
Salary Reserve	\$ 189,072	\$ 189,072	\$ -	✗ 100.00%
Budget Reserve	\$ 405,671	\$ 141,891	\$ 263,780	✓ 34.98%
State Assessments (Cherry Sheets)	\$ 9,524,223	\$ 8,275,777	\$ 1,248,446	✗ 86.89%
Reserve for Abatement & Exemption (Overlay)	\$ 250,000		\$ 250,000	✓ 0.00%
TOTAL OTHER CITY EXPENSES	\$ 11,694,648	\$ 9,932,422	\$ 1,762,226	✓ 84.9%
TOTAL GENERAL FUND	\$ 277,121,624	\$ 212,937,808	\$ 64,183,816	76.8%

\$277,121,624

Water Department Salaries	\$ 3,780,009	\$ 3,052,667	\$ 727,342	✓ 80.76%
Water Department Expenses	\$ 9,318,378	\$ 7,514,963	\$ 1,803,415	✓ 80.65%
Water Department Capital	\$ 300,000	\$ 242,886	\$ 57,114	✓ 80.96%
Water Department Indirect	\$ 248,494	\$ 248,494	\$ -	✗ 100.00%
TOTAL WATER DEPARTMENT	\$ 13,646,881	\$ 11,059,010	\$ 2,587,871	✗ 81.0%
Wastewater Salaries	\$ 3,089,104	\$ 2,225,097	\$ 864,007	✓ 72.03%
Wastewater Expenses	\$ 11,894,907	\$ 8,642,265	\$ 3,252,642	✓ 72.66%
Wastewater Capital	\$ 1,127,000	\$ 90,861	\$ 1,036,139	✓ 8.06%
Wastewater Indirect	\$ 698,442	\$ 698,442	\$ -	✗ 100.00%
TOTAL WASTEWATER DEPARTMENT	\$ 16,809,453	\$ 11,656,665	\$ 5,152,788	✓ 69.3%

	FY '24 through 4/30/24	FY '25 through 4/30/25	FY '26 through 4/30/26	Trendline
TOTAL GENERAL GOVERNMENT	\$ 3,963,989	\$ 4,447,810	\$ 4,114,395	
TOTAL COMMUNITY & ECONOMIC DEVELOPMENT	\$ 1,645,399	\$ 1,742,438	\$ 1,811,039	
TOTAL PUBLIC SAFETY	\$ 22,534,123	\$ 25,135,911	\$ 26,533,868	
TOTAL EDUCATION	\$ 95,549,511	\$ 127,113,386	\$ 99,335,028	
TOTAL PUBLIC WORKS	\$ 9,350,790	\$ 9,227,573	\$ 12,346,939	
TOTAL HUMAN SERVICES	\$ 2,712,591	\$ 2,767,670	\$ 2,790,880	
TOTAL DEBT SERVICE	\$ 3,796,785	\$ 4,374,905	\$ 6,690,063	
TOTAL EMPLOYEE BENEFITS	\$ 44,894,502	\$ 44,281,114	\$ 49,383,174	
TOTAL OTHER CITY EXPENSES	\$ 8,356,642	\$ 8,765,469	\$ 9,932,422	
TOTAL CITY EXPENDITURES	\$ 192,804,332	\$ 227,856,276	\$ 212,937,808	

9.1

Document # 7-D

Petition from National Grid, requesting to install a single pole location for Jackson St # 31262738

IN CITY COUNCIL: May 5 , 2026

Hearing for June 2, 2026

10 YEAS, 0 NAYS, 1 ABSENT

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

announce 5/5.
hearing 6/2

12.1

abutters
mailed
out
5/11/26

nationalgrid

April 6, 2026

APR 23 PM 3:29
HAVCITYCLERK

The City Council of Haverhill, Massachusetts

To whom it may concern:

Enclosed please find a petition of NATIONAL GRID, covering NATIONAL GRID pole location(s)

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

Veasna Eang (978) 995-4819 or Veasna.eang@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:

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

Very truly yours,

Dave Johnson

Dave Johnson
Supervisor, Distribution Design

Enclosures

Questions contact – Veasna Eang – (978) 995-4819 or veasna.eang@nationalgrid.com

PETITION FOR POLE AND WIRE LOCATIONS

To the City Council
Of Haverhill, Massachusetts

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

Jackson Street - National Grid to install 1 SO pole on Jackson Street beginning at a point approximately 250 feet Northwest of the centerline of the intersection of Washington Street and Jackson Street and continuing approximately 15 feet in an East direction. National Grid to install pole 2-50 in the public way on Jackson Street. The new pole to be located +/- 250' Northeast and +/- 15' East of the centerline of Washington Street and Jackson Street. New pole to provide siphon service for customers EV charging station, 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 – Jackson Street - Haverhill, Massachusetts.

No.# 31262738

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

April 6, 2026

Questions contact – Veasna Eang – (978) 995-4819 or veasna.eang@nationalgrid.com

ORDER FOR POLE AND WIRE LOCATIONS

In the City 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
be and it is hereby granted a location for and permission to erect and maintain poles and wires to
be placed thereon, together with such sustaining and protecting fixtures as said Company may
deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said
Company dated the 13th day of March, 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 – Jackson Street - Haverhill, Massachusetts.

Filed with this order:

No.# 31262738

There may be attached to said poles such wires, cables, and fixtures as needed in their business and
all 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:

Jackson Street - National Grid to install 1 SO pole on Jackson Street beginning at a point
approximately 250 feet Northwest of the centerline of the intersection of Washington Street and
Jackson Street and continuing approximately 15 feet in an East direction. National Grid to install
pole 2-50 in the public way on Jackson Street. The new pole to be located +/- 250' Northeast and
+/- 15' East of the centerline of Washington Street and Jackson Street. New pole to provide siphon
service for customers EV charging station, Haverhill, MA.

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 ____.

Massachusetts

City/Town Clerk.

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 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.

.....

.....

.....

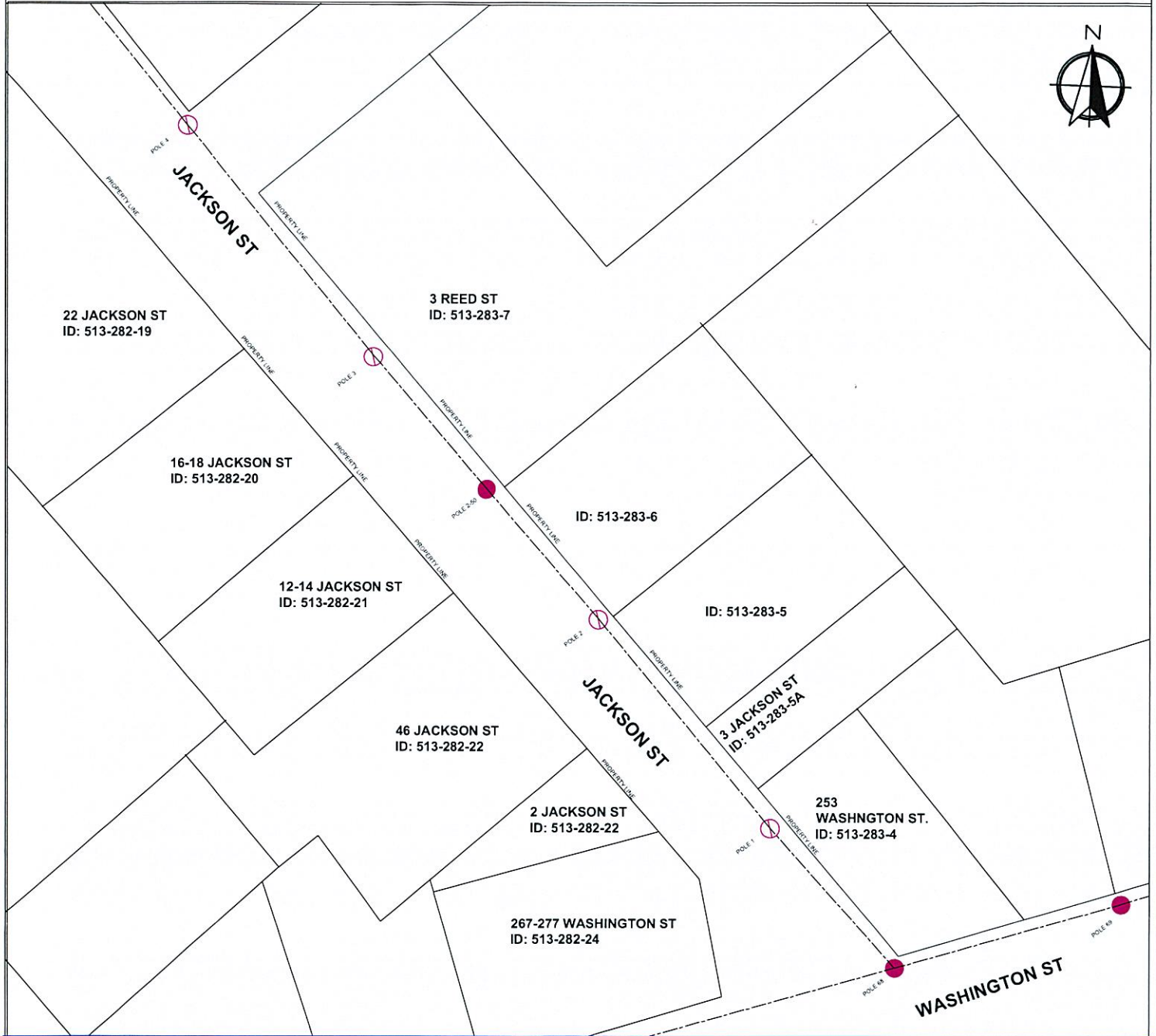
.....

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 _____, 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



JOINT OWNED POLE PETITION

● Proposed NGRID Pole Locations

⊕ Existing J.O. Pole Locations

Existing J.O. Pole Locations

Nationalgrid to install pole 2-50 in the public way on Jackson St. New pole to be located +/- 250 northeast and +/-15' east of centerline of Washington St and Jackson St. New pole to provide siphon service for the customer's Ev station.

DISTANCES ARE APPROXIMATE

nationalgrid
And
Verizon New England, Inc.

Date: 3.13.2026

Work Request Number: 31262738

To Accompany Petition Dated:

To The: City Of Haverhill

For Proposed: S.O Pole: 2-50 Location: Jackson St

500-226-21

VETERANS NORTHEAST OUTREACH CENTER, INC
65 CEDAR ST
HAVERHILL, MA 01830

513-282-20

16-18 JACKSON STREET REALTY TR
10 STEVENS ST #145
ANDOVER, MA 01810

513-282-23

RICKETTS CORENE
2 JACKSON ST
HAVERHILL, MA 01832

513-282-18

DUMAS PAUL A-LIFE EST
24 JACKSON ST
HAVERHILL, MA 01832

513-282-21

COLON JOSE LUIS-ETUX
4 UNION ST, APT. 504
LAWRENCE, MA 01840

513-283-6

TET, LLC
30 BRADFIELDS DR
HAVERHILL, MA 01830

513-282-19

FUENTES JOSE
22 JACKSON ST
HAVERHILL, MA 01832

513-282-22

DEMORLA ALEXANDER
4-6 JACKSON ST
HAVERHILL, MA 01832

~~513-283-7~~

~~VETERANS NORTHEAST OUTREACH CENTER, INC
65 CEDAR ST
HAVERHILL, MA 01830~~

Duplicate

APR 24 AM 8:57
HAYCITYCLERK

*City of Haverhill
4 Summer St RM118
Haverhill, MA 01830*

*mailed out
5/11/26*

	A	B	C	D	E	F	G	H	I	J
	ParcelID	StreetNum	AltStreetNo	StreetName	LocCity	Owner1	BillingAddress	City	State	Zip
1	500-226-21	3		BEACON ST	HAVERHILL	VETERANS NORTHEAST OUTREACH CENTER, INC	65 CEDAR ST	HAVERHILL	MA	01830
2	513-282-18	24	26	JACKSON ST	HAVERHILL	DUMAS PAUL A-LIFE EST	24 JACKSON ST	HAVERHILL	MA	01832
3	513-282-19	22		JACKSON ST	HAVERHILL	FUENTES JOSE	22 JACKSON ST	HAVERHILL	MA	01832
4	513-282-20	16	18	JACKSON ST	HAVERHILL	16-18 JACKSON STREET REALTY TR	10 STEVENS ST #145	ANDOVER	MA	01810
5	513-282-21	12	14	JACKSON ST	HAVERHILL	COLON JOSE LUIS-ETUX	4 UNION ST, APT. 504	LAWRENCE	MA	01840
6	513-282-22	4	6	JACKSON ST	HAVERHILL	DEMORLA ALEXANDER	4-6 JACKSON ST	HAVERHILL	MA	01832
7	513-282-23	2		JACKSON ST	HAVERHILL	RICKETTS CORENE	2 JACKSON ST	HAVERHILL	MA	01832
8	513-283-6			JACKSON ST	HAVERHILL	TET, LLC	30 BRADFIELDS DR	HAVERHILL	MA	01830
9	513-283-7	10		REED ST	HAVERHILL	VETERANS NORTHEAST OUTREACH CENTER, INC	65 CEDAR ST	HAVERHILL	MA	01830

10.1

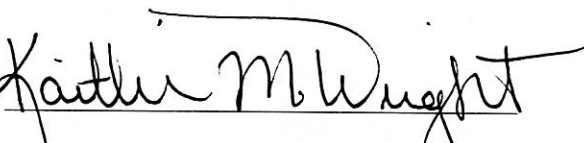
Document # 21-D

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

IN CITY COUNCIL: April 14, 2026

Hearing scheduled for June 2, 2026

11 YEAS, 0 NAYS

Attest: 
Kaitlin M. Wright, CMC
City Clerk

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

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Andover, MA 01810-3706
Tel: 978-475-4488
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John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
Philip J. Czarnec (MA)
Jonathan R. Stark-Sachs (MA, NH)
Briana R. McCarthy (MA, NH)

Of Counsel
Robert W. Lavoie (MA, NH)

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

May 27, 2026

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

MAY 27 PM 1:13
HAVCITYCLERK

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

Dear Chair Jordan and members of the Council,

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

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

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

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:

Client

City Council Special Permit

CCSP-26-3

Submitted On: Mar 24, 2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

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

Important: Please Read Before Starting Your Application

APR 8 PM 3:17
HAVERHILL CITY CLERK

Applicant Information

What is Your Role in This Process?

Attorney/Agent

Applicant Business/Firm Phone

978-269-6751

Applicant Business/Firm City

Andover

Applicant Business/Firm Zip

01810

Client Business Name

Miriam's Cottage

Client Email

maryamsalehia@yahoo.com

Client City

Haverhill

Client Zip

01830

Client Business Structure

Sole Proprietorship

Applicant Business/Firm Name

Johnson & Borenstein LLC

Applicant Business/Firm Address

12 Chestnut Street

Applicant Business/Firm State

MA

Client Name

Maryam Salehi-Ala-Yamin

Client Phone

978-764-1014

Client Address

423 East Broadway

Client State

MA

Client County

Essex

New Field

--

Property Information

Proposed Housing Plan Name

N/A

How Long Owned by Current Owner?

3-4 Years

Lot Dimension(s)

2.450 acres

Zoning District Where Property Located

RR - Residential Rural

Deed Recorded in Essex South Registry: Page

Proposed Street Name(s)

N/A

Type of Dwelling(s) Planned in Project

Single Family

Registry Plat Number, Block & Lot

461-3-1A

Deed Recorded in Essex South Registry: Block Number

41545

Does the Property Have Multiple Lots?

270	No
Thoroughly Describe the Reason(s) for thre Special Permit	
See narrative attached	
Property Description	
See narrative attached	
Current Property Use	TOTAL Number of Units Planned
Residential Housing	1
TOTAL Number of Parking Spaces Planned	
12	

Planned Lot Use

Special Circumstances

Building Coverage	Dimensional Variance
--	--
Front Yard Setback	Side Yard Setback
--	--
Rear Yard Setback	Lot Frontage
--	--
Lot Depth	Lot Area
--	--
Building Height	Floor Area Ratio
--	--
Open Space	Parking
--	--
Sign Size	Use
--	true
Other	
--	

Hearing Waiver

Agrees
No

Agreement & Signature

Agrees

true

PLEASE READ

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

M. SALEHI-ALA

Maryam Salehi-Ala

3/23/26

Date

“Mariam’s Cottage” Bed and Breakfast Special Permit Project Narrative

Maryam Salehi-Ala, and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin (the “Yamins”) are seeking a special permit to operate “Mariam’s Cottage” a family run bed and breakfast at 421 East Broadway (the “Property”). A “bed-and breakfast-establishment” use is allowed in the “RR” Rural Residential zoning district according to the Haverhill Zoning Ordinance (the “Ordinance”) table of uses and parking regulations. The Yamins have already lovingly rehabilitated the previously blighted Property in furtherance of their vision to share the unique historic home and riverside landscape with patrons and guests.

The Yamins envision Mariam’s Cottage to be largely seasonal, with most guests visiting in the late spring into the early fall, to cater primarily to overnight guests, and also to host small, intimate events including, as examples, afternoon teas, baby showers, engagement parties, and household and handicraft classes on cooking, gardening, soap-making, and flower arrangement. The Yamins also plan to host occasional, small-scale weddings and similar outdoor events of up to 50 guests packaged with overnight stays. The Yamins believe that this business plan, operated in compliance with all local health, safety, and noise regulations, will not be disruptive to the residential neighborhood and these events will be a valid accessory use under the Ordinance.

The Yamins reside full-time at the neighboring home at 423 East Broadway, that directly abuts the Property. They have lived at 423 East Broadway for 8 years.

A. History and Background of the Property.

The home on the Property was originally constructed in 1817 for Nathaniel Johnson and his wife Sophia Patten, who operated a 150-acre farm on the Property and grew crops, fruit trees, and kept dairy cattle. The home is an example of colonial federal-style architecture common throughout New England in the late 18th into early 19th century. After being sold out of the Johnson family, the Property and surrounding land continued to be operated as a farm well into the mid-20th century, winning an award of “New England Grand Pasture Trophy” for outstanding dairy farm in 1955.

After various portions of the former Johnson farm were sold into separate ownership, the home was eventually used as rental property and rented room-by-room. Long-time neighbors of the Applicants report that the home was in poor condition for over 25 years, eventually being occupied by squatters, and culminating in the home being condemned for numerous health and safety violations in 2021. The previous owner’s bank foreclosed on the Property, and it was put up for sale in 2022.

As the next-door neighbor to the Property, the Yamins had admired the historic home and saw its potential, despite its long history of neglect. The Yamins were the only bidders and

purchased the Property out of foreclosure. They paid over half a million dollars despite the home and Property's dilapidated condition. If the Yamins had not purchased the Property, it would have continued as a blight on the East Broadway neighborhood, and may have collapsed or ultimately been demolished as a public health hazard.

After their purchase, the Yamins undertook an exhaustive clean-up of the Property and rehabilitation of the home. The Yamins cleaned piles of refuse, including hypodermic needles and drug paraphernalia, that were located in the home and throughout the Property. They completely replaced the electrical and plumbing systems, windows, furnace and boiler, water heater, roof, and rear deck that were ruined over the years of neglect. To fix the sagging and structurally unsound second floor, the Yamins had to jack up and install modern floor braces. Lastly, the important historical features including the original hearths in the bedrooms, beehive oven in the kitchen, original floor-boards, and details such as the wainscoting were retained and repaired. The result speaks for itself, with the historic home and notable piece of Haverhill history being preserved and brought back to life.

The rehabilitation took over two years, and throughout the process, the Yamins fell in love with the Property and Maryam developed a dream to open up the home as "Mariam's Cottage" so that guests could appreciate the historic home and its idyllic setting overlooking the Merrimack River. In pursuit of this dream, Maryam earned a degree in culinary arts from Northern Essex Community College ("NECC") and plans to utilize her prior experience as a florist.

B. Application of the Special Permit Criteria.

The Yamins submit that the use of the Property as Mariam's Cottage bed and breakfast will be reasonable and "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." See Ordinance § 10.4.2. Further, the Yamins request a special permit to allow overflow parking on their adjacent property at 423 East Broadway under Ordinance Section 6.1.15. The individual special permit criteria are addressed below:

1. Community Needs.

The Yamins believe that Mariam's Cottage would be the only bed and breakfast currently in operation in the City of Haverhill. Allowance of the special permit would fill a void in the marketplace for intimate overnight stays, bespoke dining experiences and events, and adds a unique way to experience Haverhill and this unique riverfront landscape for residents and visitors. Eventually, Maryam would like to mentor interns from the NECC culinary arts program to give them real-world experience in food service and event planning and operation. Lastly, The adaptive use of Haverhill's historic resources, retention of open space, and unique economic positioning of the business drawing visitors to Haverhill will support the goals laid out in the Vision Haverhill 2035 Master Plan and 2024 Open Space and Recreation Plan.

2. Traffic and Pedestrian Safety and Parking.

The Yamins' plan to construct a gravel parking area at the rear of the Property, bringing the total onsite parking to 12 spaces, that will more-than accommodate the usual guests expected for overnights stays and small-to-medium scale events. See plot plan. These improvements will involve the widening of an existing driveway to allow greater visibility for vehicles exiting the Property and accommodate emergency vehicle access. Further, the Yamins will provide for overflow parking on their neighboring property at 423 East Broadway based on need for occasional weddings and similar events (of no more than 50 guests).

3. Adequacy of Utilities and Public Services.

The Yamins have been in contact with the health department to consult on the utilities and public services. A private trash collection service will be contracted as required for businesses, and on-site standard and handicapped port-o-potties will be provided for all larger outdoor events. The Yamins have also received guidance for the responsible use of the existing septic system, including that no parking or structures be located in the septic leeching field.

4. Neighborhood Character and Social Structures.

Change of the Property's use from a residence to bed and breakfast will not have outsized impact on the neighborhood character and social structures. The home itself will retain its appearance as a single-family residence, and construction and physical changes will be limited to parking infrastructure that is necessary for the safe and convenient access of guests. The usual overnight stays will be imperceptible to neighbors. Further, most events will be small-scale, located inside the home, and will appear as no more than a small event that might be held at a private residence. Larger outdoor events will be held only occasionally, will be in accordance with all safety and noise regulations, and be shielded from the abutting neighbors by a new six-foot stockade fence and a vegetated buffer.

5. Impacts on the Natural Environment.

The Property's use as a bed and breakfast will have no negative impact on the natural environment. The physical changes to the Property will be limited to the small gravel parking area, and no construction or other activities will take place near the riverfront area of the Merrimack River. Sediment control barriers will be provided during construction of the parking area according to guidance from the Haverhill Conservation Department. The gravel parking lot will allow stormwater infiltration and minimize runoff. All existing trees, vegetation, and natural features will remain.

6. Potential Fiscal Impacts.

Mariam's Cottage is not expected to have major impacts on city services or employment. Maryam and her children are currently planned to be the only employees. However, larger events will contribute to the local economy by employing caterers and other third-party event vendors. The business will provide additional taxes from its operations above what would be realized from a single-family use and will draw visitors to Haverhill who will likely patronize restaurants and other businesses in the City.

C. Bed and Breakfast Establishments under the Ordinance and Request for Conditions to Resolve Ambiguities.

The Ordinance defines "bed-and-breakfast establishment" as an "owner-occupied dwelling with not more than six rooms available for overnight rental, with or without breakfast." Ordinance § 11.1. This definition, however, does not fully describe the full breadth of normal bed & breakfast operations or account for the unique circumstances underlying this petition.

i. Bed & Breakfast Events are Allowable Accessory Uses.

To fulfill their vision for Mariam's Cottage, to cater to guests' needs, and reasonably optimize their business, the Yamins plan to host bespoke dining experiences and events at the Property and occasional larger events of up to 50 guests, as an accessory use. The Yamins request that the Council use its special permit granting authority to set reasonable conditions governing accessory use of the Property, consistent with the needs of the business. See G.L. c. 40A, § 9 (Special permits may . . . impose conditions, safeguards and limitations on time or use.).¹

The ordinance defines "use, accessory" as "[a] use incidental and subordinate to the principal use of a structure or lot or a use not the principal use which is located on the same lot as the principal structure. 'Accessory use' by area shall be interpreted not to exceed 40% of the area of the total use of the structure or lot on which it is located."

The definition in the Ordinance is consistent with Supreme Judicial Court case law stating that accessory uses must be "incidental" to the primary use. See Harvard v. Maxant, 360 Mass. 432, 437-438 (1971). An "incidental" use is one that is subordinate or minor in significance and has a "reasonable relationship with the primary use." Harvard, supra, at 438. A valid accessory use is one that "flows from, naturally derives or follows as a logical consequence

¹ A comparison may be made to similar "home occupations" under the Ordinance. Home occupations are generally allowed by right so long as no customers will visit the property. See Ordinance § 3.3.1. Where the business would allow outside customers, a special permit from the Board of Appeals is required "subject to conditions including, but not limited to, restriction of hours of operation, maximum floor area, off-street parking, and maximum number of daily customer vehicle trips." Section 3.3.2. The Council should serve a similar function here in considering and placing reasonable conditions and limitations on bed & breakfast uses in keeping with business needs and customer expectations but also in the context of a residential zoning district.

of, or is a normal and expected offshoot of the main use.” Ward v. Town of Nantucket, 33 LCR 279, 285 (2025) (citation omitted).

Bed & breakfast guests naturally expect the use of the amenities and common areas for themselves and those that accompany them. The provision of meals and dining experiences by the owner is likewise expected and explicitly referenced in the name. Further, bed & breakfasts are often situated in idyllic or aesthetically pleasing locations for the guests’ relaxation and enjoyment. The personal touch, creativity, and service of the host is what differentiates a stay at a bed & breakfast from a commercial hotel or short-term rental. We believe this intensity of accessory use is appropriate and consistent with other bed and breakfasts under similar local zoning provisions in nearby communities. See examples of bed and breakfasts from nearby communities provided..

ii. Condition Allowing Flexibility on Owner Occupation Given Unique Circumstances.

Due to the unique circumstances of being the direct neighbor of the Property, the Yamins request flexibility on any requirement that they be required to reside full-time within the Property. The term “owner-occupied” is not defined within the Ordinance for the purposes of a bed-and-breakfast establishment. However, it states that the word “occupied” will “include the words ‘designed, arranged, intended or offered to be . . . occupied.’” Id. The Ordinance also states that “[w]ords not defined in either place shall have the meaning given in Webster’s Unabridged Dictionary.” Id. “Occupy” is defined in the Webster’s Unabridged Dictionary as “[t]o take or hold possession of; to hold or keep for use; to possess” and “[t]o hold possession; to be an occupant.”² Thus, the definition of “owner-occupied” under the Ordinance is not entirely clear and may include possession or ownership rather than full-time residence.

The likely intent of the Ordinance’s owner occupation requirement for a bed & breakfast is to ensure that the owner is available to supervise the establishment’s guests and control the use of the property. The Yamins are in the unique position of living next door to the Property and have the same ability to supervise the use of the Property without sleeping on the premises overnight.

The Yamins therefore request the Council allow full-time residence at their neighboring property fulfill the “owner-occupied” requirement and include any conditions deemed necessary to ensure the intent of Ordinance is fulfilled. Such conditions might include that the special permit will lapse if either 421 or 423 East Broadway are sold to a third-party (with a requirement that the Yamins notify City staff if either property is put on the market) and/or that the special permit be non-transferable from Maryam Salehi-Ala, Nikka Yamin, Sherwin Yamin and/or Arash Yamin. These conditions would require that the Yamins or a potential buyer seek a modification of any special permit should the situation change, and the Council could then impose whatever conditions are appropriate at that time.

² To see the current version of the Webster’s Unabridged Dictionary:
<https://www.gutenberg.org/cache/epub/29765/pg29765-images.html>.

If the Council does not consider such an arrangement appropriate, the Yamins request that the Council require that one of them only stay overnight when guests are present.

D. Applicability of Development Review and Waiver of Certain Inapplicable Performance Standards.

City staff have advised that they believe developmental review will be required under this special permit, as indicated in Ordinance Section 10.1.4. The Yamins have no issue working with the City departments to ensure Mariam's Cottage complies with all applicable regulations and take into account their expert guidance, as the Yamins have already done through the preliminary project review process.

However, the performance standards under Section 6.3 are, by the terms of the Ordinance, applicable only to "nonresidential, multifamily, or mixed-use" projects "with more than 10,000 square feet of gross floor area or more than 10 dwelling units." See Ordinance § 6.3.2. The applicability of development review only to larger projects is consistent with the many granular and expensive performance standards therein. The activities and change in use requested under this special permit are of a minor scale, and the strict application of these performance standards would be illogical and cause unnecessary expense.

To the extent that the Council believes that developmental review is applicable here, the Yamins request a waiver from the following performance standards:

- (1) Provision of multi-layer vegetated buffers with specific height and species requirements under Section 6.3.a., with reasonable fencing and more limited vegetated buffers as allowed under Section 6.3.d.
- (2) Application of MassDEP standards under Section 6.3.4.a, normally only applicable under the Massachusetts Wetlands Protection Act, G.L. c. 131, § 40, or Clean Water Act, G.L. c. 21, § § 26-53, as there will be far less than one acre of ground disturbance and no potential for impact to water quality.
- (3) Requirement of a traffic report or transportation plan under Section 6.3.6.e where Mariam's Cottage will not on average contribute meaningfully to local traffic.

E. Conclusion.

Included with this petition is a plot plan depicting the Yamins' two properties and proposed parking area. An updated plan depicting proposed vegetative screening and fencing and overflow parking is being drafted and will be submitted to the Council prior to the public hearing. The Yamins also invite the members of the Council to visit the Property either as an official site visit or individually to see the Property, environs, and prior renovations.

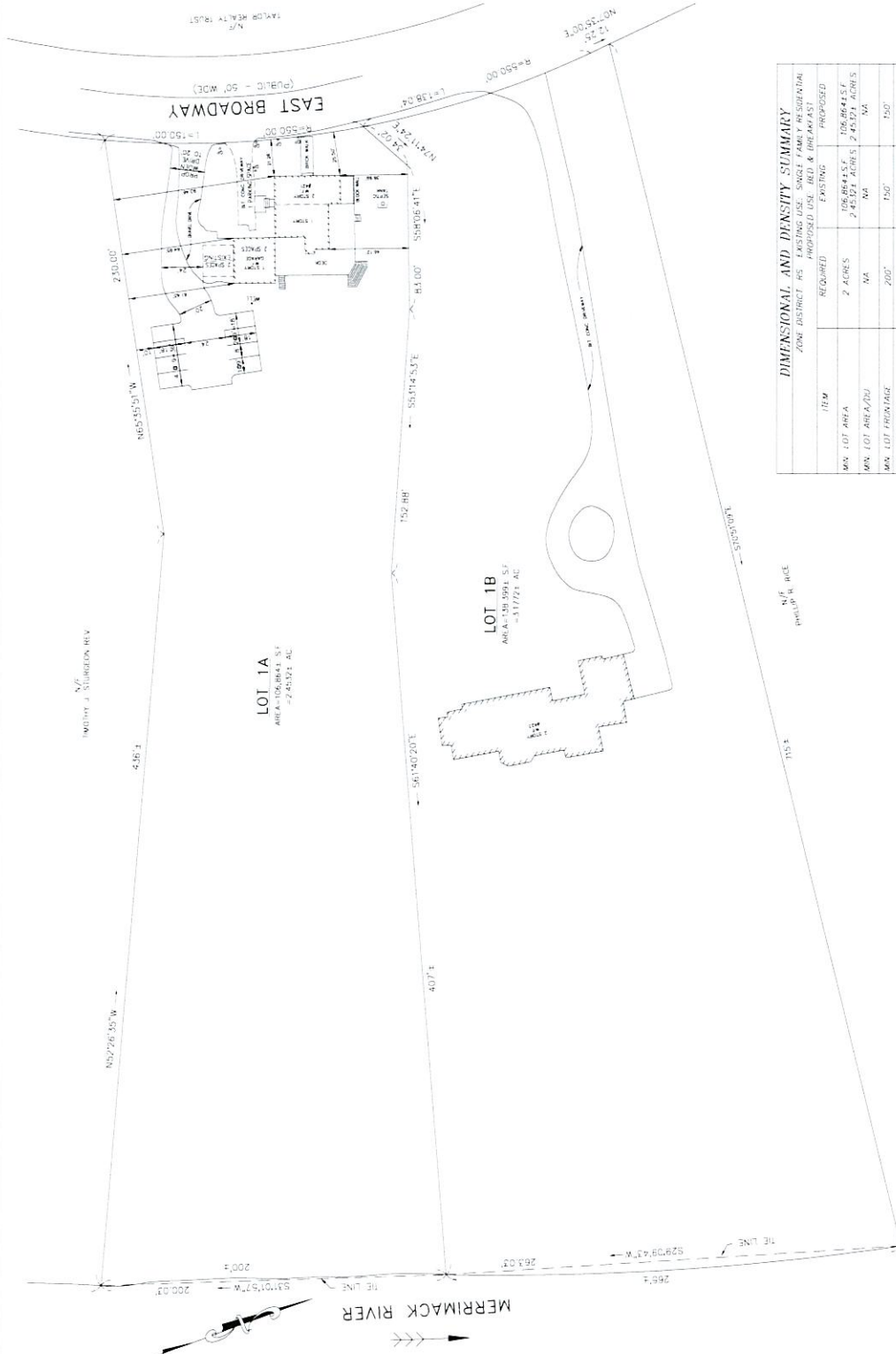
The Yamins look forward to presenting their petition at an upcoming Council hearing. Thank you for your time and consideration.

NOTES

- SEE CITY OF HAVERHILL PARCEL ID #461-5-1A, DEED BOOK #41545 PAGE #270 AND PLAN BOOK #447 PLAN #95 FOR LOT 1A AND PARCEL ID #461-5-1B DEED BOOK #45695 PAGE #172 AND PLAN BOOK #447 PLAN #40 FOR LOT 1B ESCHD FOR SITE
- ORDER OF RECORD FOR LOT 1A IS MARYAM SALIH-AIA YAMIN, ARASH YAMIN, SHAWAN YAMIN, AND NIKKA YAMIN OF 6/4 TURNPIKE STREET, NORTH ANDOVER, MA 01845 OWNER OF RECORD FOR LOT 1B IS MOHAMMAD YAMIN AND MARYAM SALIH-AIA YAMIN OF 32 PALMWOOD DRIVE, NORTH ANDOVER, MA 01860
- SITE DETAIL ON LOT 1A SHOWN FROM FIELD SURVEY, SITE DETAIL ON LOT 1B FROM MASSOS MAPPING

LEGEND

- N/T
N/T
W/T
BT CONC
GP
- NOW OR FORMERLY
WOOD TRAIL
BITUMINOUS CONCRETE
GRANITE POST



DIMENSIONAL AND DENSITY SUMMARY			
ZONE DISTRICT RS EXISTING USE: SINGLE FAMILY RESIDENTIAL			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	2 ACRES	106,864.51 SF 2.45171 ACRES	106,864.51 SF 2.45171 ACRES
MIN LOT AREA/ADJ	NA	NA	NA
MIN LOT FRONTAGE	200'	150'	150'
MIN LOT DEPTH	150'	605.7'	605.7'
MAXIMUM LOT SETBACKS			
FRONT	40'	21.26'/25.5'	21.26'/25.5'
SIDE	25'	36.99'/61.45'	36.99'/61.45'
REAR	25'	555.7'	555.7'
MAXIMUM HEIGHT	35'	<35'	<35'
MAX BLDG COVERAGE	2.5 STORIES	2 STORIES	2 STORIES
MAX FLOOR AREA (FAR)	15K	1.85K	1.85K
MIN OPEN SPACE	70K	96.50K	96.50K
PARKING REQUIRED FOR	100	2 IN GARAGE	2 IN GARAGE
RESIDENTIAL	4 SPACES	7 IN DRIVE	7 IN DRIVE
COMMERCIAL	5 SPACES	7 IN CONC DRIVE	7 IN CONC DRIVE
FOR RESTAURANT	1 SPACE/100 SF	5 SPACES TOTAL	5 SPACES TOTAL
(CODE Y) 1 SPACE/3 SEATS	12 SPACES	12 SPACES	12 SPACES
TOTAL			

PLAN OF LAND

IN
HAVERHILL, MA

TO ACCOMPANY SPECIAL PERMIT FOR
PREPARED FOR

MARYAM YAMIN

1000 HAVENWAY
HAVERHILL, MASSACHUSETTS 01830

DATE: JANUARY 30, 2026

SCALE: 1"=30'
0' 15' 30' 60' 90'



MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
TEL: (978) 475-1440
FAX: (978) 475-1440
EMAIL: MERRIMACK@MERRIMACK.COM

SEE CITY OF HAVERHILL PARCEL ID #461-3-1A,
DEED BOOK #41545 PAGE #270 AND PLAN
BOOK #347 PLAN #95 ESDRD FOR SITE

N/F	NOW OR FORMERLY
W/F	WOOD FRAME
BIT CONC	BITUMINOUS CONCRETE
CCW	CEMENT CONCRETE WALK
GP	GRANITE POST



IN
HAVERHILL, MA

TO ACCOMPANY SPECIAL PERMIT FOR
PREPARED FOR

MARYAM YAMIN

421 EAST BROADWAY
HAVERHILL, MASSACHUSETTS 01830

DATE OCTOBER 3, 2025

SCALE: 1"=30'

MERRIMACK ENGINEERING SERVICES

66 PARK STREET
ANDOVER, MASSACHUSETTS

PHONE: (978) 475-3555 FAX: (978) 475-1448
EMAIL: MERRENG@AOL.COM

“Mariam’s Cottage” Bed and Breakfast
Zoning Opinion

Maryam Salehi-Ala, and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin (the “Yamins”) are seeking a special permit to operate “Mariam’s Cottage” a family run bed and breakfast at 421 East Broadway (the “Property”). The special permit would allow the change in use from a single-family home.

The Property is located within the “RR” Rural Residential Zoning District, which requires 200 feet of frontage, 2 acres of lot area, 150 feet of lot depth, a 40 foot front setback, 25 foot side setbacks, 25 foot rear setbacks, a maximum 35 feet of height, a maximum of 15% of building coverage, and a minimum of 70% open space.

However, no changes to the lot or structure are currently planned for the Property that would implicate zoning regulations. As the structure was built circa 1817, it predates zoning, is legally preexisting non-conforming, and current dimensional regulations do not apply. See Bellalta v. Zoning Bd. of Appeals of Brookline, 481 Mass. 372, 376 (2019), citing G.L. c. 40A, § 6. Therefore, while the historic home encroaches into the front setback and the lot lacks frontage, the Property is in full compliance with zoning.

The physical changes to the Property are limited to the creation of a parking area that is adequate to support the bed and breakfast. The Haverhill Zoning Code (the “Code”) Section 6 does not provide a precise parking calculation, likely due to the hybrid residential and commercial nature of a bed and breakfast. Therefore, we calculated the necessary parking based on a restaurant use, which requires 1 parking space for every 3 seats. The Yamins propose 12 on-site parking spaces, which will support approximately 35 patrons. Twelve spaces are more than adequate overnight guests and the usual small-to-medium scale events. Where events approach the requested 50-guest limit, the Yamins will provide overflow parking on their neighboring property at 423 East Broadway.

/s/ Jonathan Stark-Sachs
Jonathan Stark-Sachs, Esq.

“Mariam’s Cottage” Bed and Breakfast Neighborhood Outreach

Maryam Salehi-Ala, and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin (the “Yamins”) submit the following letters in support of her petition for a special permit to operate a bed and breakfast at 421 East Broadway (the “Property”). Also included is an image from the city GIS depicting the neighboring properties whose owners have issued letters in support.

In addition, the Yamins hosted an open house at the Property on March 12, 2026, and invited all neighbors entitled to legal notice of the special permit application under G.L. c. 40A and those who signed a letter in opposition submitted to the Haverhill building inspector. The Yamins wished to explain the proposed bed and breakfast use, including the size of events and proposed improvements to parking and screening, and seek feedback regarding these neighbors’ concerns. Only the owners of 460 East Broadway attended the open house, and, following a tour and discussion, signed a letter in support of the special permit.



Dear Members of the City Council,

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

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

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

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

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

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

Philip Rice

A handwritten signature in dark ink, appearing to read "Philip Rice", followed by the date "3/17/26". The signature is written in a cursive, flowing style.

Dear Members of the City Council,

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

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

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

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

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

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

Best,
Denise Chesky

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

781-718-9361
ddelongis@gmail.com

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

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

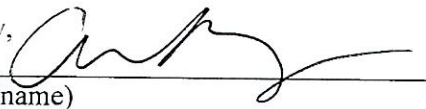
Dear Members of the City Council,

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

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

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

Sincerely,


(name)


(name)

407 E. Broadway
(address)

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

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

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

Sincerely,

Kara Sotirakopoulou
(name)

(name)

483 East Broadway
(address)

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

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

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

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

Sincerely,

Andrew FANARAK
(name)

Andrew Jones
(name)

551 EAST B WAY
(address)

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

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

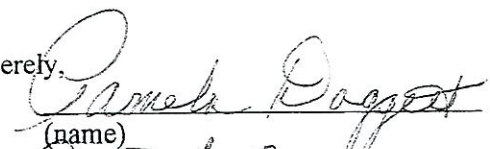
Dear Members of the City Council,

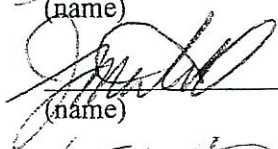
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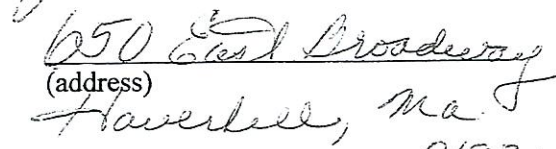
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Sincerely,


(name)


(name)


(address)

Haverhill, Ma
01830

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

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

Dear Members of the City Council,

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

Sincerely,

Maryam Salehi-Ala
(name)

Don Cox
(name)

595 East Broadway
(address)

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

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

Dear Members of the City Council,

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

Sincerely,

Stephen Pender
(name)

Russell F. Aborn
(name)

639 East Broadway
(address)

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

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

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

Sincerely,

Lina Maglio
(name)

Tina Maglio
(name)

5 Seven Sister Rd
(address)

Haverhill, MA 01830

Bed & Breakfasts in MA

Contents

- 1. Howarth House Bed & Breakfast , Fitchburg MA
 - 2. Centennial House Bed & Breakfast , Northfield MA
 - 3. Federal House inn, a Berkshires B&B , South Lee
- Events, rent the entire inn, wine and cheese offerings
- 1. Howarth House Bed & Breakfast , Fitchburg MA - 3 guest rooms



Howarth House Bed and Breakfast is at Howarth House Bed and Breakfast.

June 15 · Fitchburg · 🌐

Happy anniversary @angelfox612 and @michaeljavakian

A large group of people, mostly women, are gathered outdoors for a celebration. They are standing around a swimming pool, some on the pool deck and others on the lawn. A text overlay in a black box with white text reads: "Happy Anniversary to the most vibrant couple!". The background shows a house and lush greenery.

 8

 1

 1

 Like

 Comment

 Share

EXTENDED STAYS & SPECIAL EVENTS

Linger Longer or Celebrate Your Special Occasion at Howarth House

If you're looking for a place to stay in Massachusetts, somewhere for group lodging in New England, or for a special spot to celebrate near Boston, then let the Howarth House be your host! We're happy to accommodate extended stays, corporate retreats, small private events, and much more. Just give us a call at (978) 342-2651 or email us at info@howarthhouse.com to inquire!

CALL TO INQUIRE



BED-AND-BREAKFAST ESTABLISHMENT

Accommodations with not more than five bedrooms occupied by **bed-and-breakfast** guests in which the owner of the establishment resides. **Bed-and-breakfasts** are intended for guest on intermittent visits, and shall not be used as long-term rental units or apartments. All parking for residents and guests shall be off-street.

[Facebook Link here](#)

2. [Centennial House Bed & Breakfast , Northfield MA](#) - 5 rooms

Magical Events and Group Meetings



If you're planning a meeting, wedding, or other special life celebration, you'll be happy that you held it at Centennial House. Couples or families planning outdoor weddings or events of 5 to 150 guests will find the combination of the house and grounds a wonderful venue in summer and early fall. In colder months, we can accommodate up to 50 event guests indoors.

To help you picture your event, visit the large photo gallery on our Facebook page called "Weddings at Centennial House."

LEARN MORE



[Photo taken from Facebook- 01/03/2000](#)

BED-AND-BREAKFAST

A transient lodging establishment in an owner-occupied, detached single-family dwelling, with not more than six rooms used as sleeping accommodations for paying guests, and which may include **breakfast** as part of the lodging charge.

3. [Federal House inn, a Berkshires B&B](#) - South Lee - 9 rooms

Rent the Entire Inn

The Federal House Inn is the perfect Berkshires party venue.

From retirement parties to baby showers, the Federal House Inn is the Berkshires party venue you've been looking for.



Parties, Receptions, Reunions and More!

Rent the entire inn and enjoy the splendor of having an elegant Berkshires party venue reserved just for you and your guests. We welcome book clubs, business groups, ladies luncheons – please call and we would love to discuss possibilities.

20 overnight guests can be accommodated in 9 charming guest rooms, and additional guests can be accommodated nearby. The living room is warm and inviting with its black marble fireplace. The french doors that flank the fireplace can open out onto the porch, inviting your party to spill out onto the lawns. The dining room can accommodate 20 sit down guests, or 30 guests cocktail style.

Call us to discuss your specific needs based on your guest list size and desires.

BED-AND-BREAKFAST ESTABLISHMENT

A dwelling having a mixed use as a home for the residential owner and as guest lodging, with the lodging function often if not always superseding the home use. The home is to be the primary and legal residence of the owner. These dwellings would not be characterized as oversized or costly to maintain. The maximum number of guests that would be permitted at any one time is six. The maximum number of rooms for rent is three. Full food service may be provided for registered guests only.

BED-AND-BREAKFAST INN

A dwelling having a primary use as guest lodging with a home function for the owner or property manager clearly secondary to the business of renting rooms. The premises or premises immediately adjacent thereto is to be the primary and legal residence of the owner. These dwellings would be characterized as oversized homes as noted in § 199-9.3A(1) of this section. The maximum number of guests that would be permitted at any one time is 25. The maximum number of rooms for rent is 12. Full food service may be provided to registered guests only.

	A	B	C	D	E	F	G	H	I
1	ParcelID	StreetNum	StreetName	LocCity	Owner1	BillingAddress	City	State	Zip
2	461-1-10	434	EAST BROADWAY	HAVERHILL	TAYLOR REALTY TRUST	P O BOX 6	WINDHAM	NH	03087
3	461-3-1A	421	EAST BROADWAY	HAVERHILL	YAMIN ARASH	423 EAST BROADWAY	HAVERHILL	MA	01830
4	461-3-1B	423	EAST BROADWAY	HAVERHILL	SALEHI-ALA MARYANN	423 EAST BROADWAY	HAVERHILL	MA	01830
5	461-3-4A	427	EAST BROADWAY	HAVERHILL	RICE PHILIP R	PO BOX 1626	HAVERHILL	MA	01831
6	461-3-4B	435	EAST BROADWAY	HAVERHILL	CHARLTON ARTHUR S	435 EAST BROADWAY	HAVERHILL	MA	01830
7	469-193-3	419	EAST BROADWAY	HAVERHILL	TIMOTHY J STURGEON REV TRUST	419 EAST BROADWAY	HAVERHILL	MA	01830
8	469-193-3AA	413	EAST BROADWAY	HAVERHILL	CHESKY 2011 FAMILY TRUST	413 EAST BROADWAY	HAVERHILL	MA	01830
9	469-193-3B	407	EAST BROADWAY	HAVERHILL	BELANGER DANY-ETUX	407 EAST BROADWAY	HAVERHILL	MA	01830
10	469-194-14	418	EAST BROADWAY	HAVERHILL	TAYLOR REALTY TRUST	P.O. BOX 6	WINDHAM	NH	03087

461-1-10
TAYLOR REALTY TRUST ✓
P O BOX 6
WINDHAM, NH 03087

461-3-4A
RICE PHILIP R ✓
PO BOX 1626
HAVERHILL, MA 01831

469-193-3AA
CHESKY 2011 FAMILY TRUST ✓
413 EAST BROADWAY
HAVERHILL, MA 01830

461-3-1A
YAMIN ARASH ✓
423 EAST BROADWAY
HAVERHILL, MA 01830

461-3-4B
CHARLTON ARTHUR S ✓
435 EAST BROADWAY
HAVERHILL, MA 01830

469-193-3B
BELANGER DANY-ETUX ✓
407 EAST BROADWAY
HAVERHILL, MA 01830

461-3-1B
SALEHI-ALA MARYANN ✓
423 EAST BROADWAY
HAVERHILL, MA 01830

469-193-3
TIMOTHY J STURGEON REV TRUST ✓
419 EAST BROADWAY
HAVERHILL, MA 01830

~~469-194-14~~
~~TAYLOR REALTY TRUST~~
~~P.O. BOX 6~~
~~WINDHAM, NH 03087~~

Duplicate

City of Haverhill
4 Summer St
Haverhill, MA 01830

Tim Sturgeon and Judith Biewener
419 East Broadway
Haverhill, MA 01830
November 14, 2025

City Council Members
City of Haverhill
Haverhill, MA 01830

Dear City Councilors:

We are writing to express our opposition to the property owner of 421 East Broadway securing a Special Permit from the City Council to use that property as a Bed and Breakfast.

Even though the petition has not yet been filed, would like to outline our current concerns that form the basis of our opposition in advance. Once we have a chance to review the application, we may amend the contents of this letter.

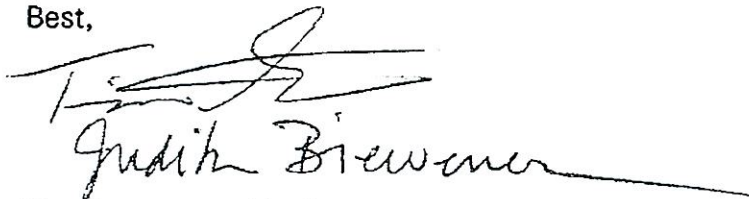
- The neighborhood is designated as a Rural Zone. We are concerned that granting a Special Permit for commercial use would set a precedent, not only for the perpetual commercial use of this property, but for permitting other commercial uses in the Rural Zone of East Broadway and in Rural Zones across the city. The assignment as a Rural Zone was done by the City by design, as a way to retain the rural character of the neighborhood. It is why we decided to buy our property here in 2001 and the reason our neighbors want to live here as well. Right now the closest commercial enterprise in our neighborhood is Charlie's Variety, located nearly 2 miles away at 277 Groveland Street.
- We do understand there are development needs in the city but we do not believe that allowing a Bed and Breakfast in our neighborhood addresses any of those needs. It does not, for example, fulfill the need for additional housing in the city. If anything, it eliminates the property as a single-family dwelling. Additionally, there are zones of the City where owner-occupied Bed and Breakfasts are permitted, i.e., there are other locations within Haverhill where one can open such a business.
- We also have safety concerns. The location of the property is on a very dangerous curve that has been the site of eight reported accidents in the last 15 years, according to the Haverhill Police Department. This does not include several unreported accidents that we have personally observed in which vehicles have

swerved off the road at 421 East Broadway, knocking over the granite posts and mailbox post in front of the house. If the Bed and Breakfast is permitted, there could be as many as eight additional cars entering and exiting the driveway directly onto that curve, increasing the likelihood of accidents and, at the very least, adding additional traffic on an already overly busy rural road.

- Finally, as direct abutters to the property, we are concerned that having up to eight people staying at the property (and potentially eight *different* people each night) increases the chance of noise disturbances in the neighborhood, especially because the intention of the venue is to provide a site for recreation. The property includes a large outdoor deck and backyard that extends right along our property which means the potential noise disturbances would not be confined to within the house.

Thank you for considering our concerns.

Best,

The image shows two handwritten signatures. The first signature is in dark ink and appears to be 'Tim Sturgeon'. The second signature is in a lighter, possibly blue or grey ink and appears to be 'Judith Biewener'. Both signatures are written in a cursive, flowing style.

Tim Sturgeon and Judith Biewener

CC: Russell Channen
Law Offices of Phillips, Gerstein & Channen, LLP
25 Kenoza Ave.
Haverhill, MA 01830



Haverhill

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

May 11, 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 June 2, 2026 at 7:00 PM on a request from Attorney Jonathan Stark-Sachs of Johnson and Borenstein, LLC for client, Maryam Salehi-Ala-Yamin, (CCSP-26-3) for approval to operate "Mariam's Cottage" a family run bed and breakfast at 421 East Broadway allowed with a special permit in the RR (Rural Residential) zoning district and seeks to host small-scale weddings and similar outdoor events of up to 50 guests packaged with overnight stays.

(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.

Advertise: May 14 and May 21, 2026
Haverhill Gazette

Kaitlin M. Wright, CMC
City Clerk



Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>

Date Fri 4/10/2026 9:58 AM

To CityClerk <cityclerk@haverhillma.gov>

Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright <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: **W0143367**
Business Type: **All Other Public Notices**
Notice Size: **Public Notices**
Notice Estimate: **\$161.54**
Referral Code: **421 East Broadway CCSP-26-3**

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 W01433670

Thu May 14, 2026

**Haverhill Gazette Public All Zones
Notices**

Thu May 21, 2026

**Haverhill Gazette Public All Zones
Notices**

PUBLIC HEARING

**City Council Chambers, City Hall,
Room 202, 4 Summer st**

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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.

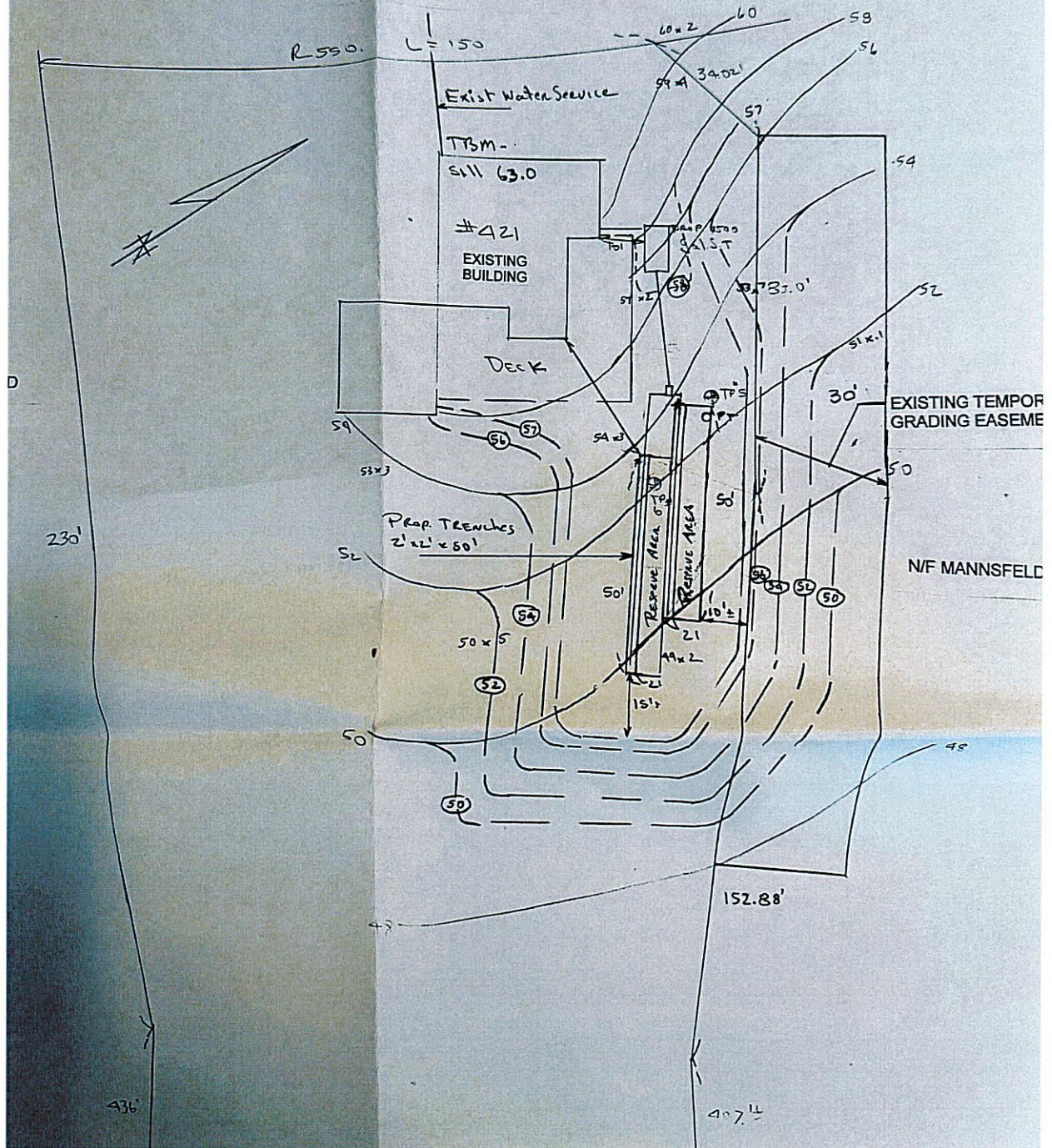
The North of Boston Media Group reserves the right to alter, edit and omit any notice to meet our editorial guidelines. Any additional charges or credits as a result of this process will be the responsibility of the individual or company submitting the notice.

Kaitlin Wright

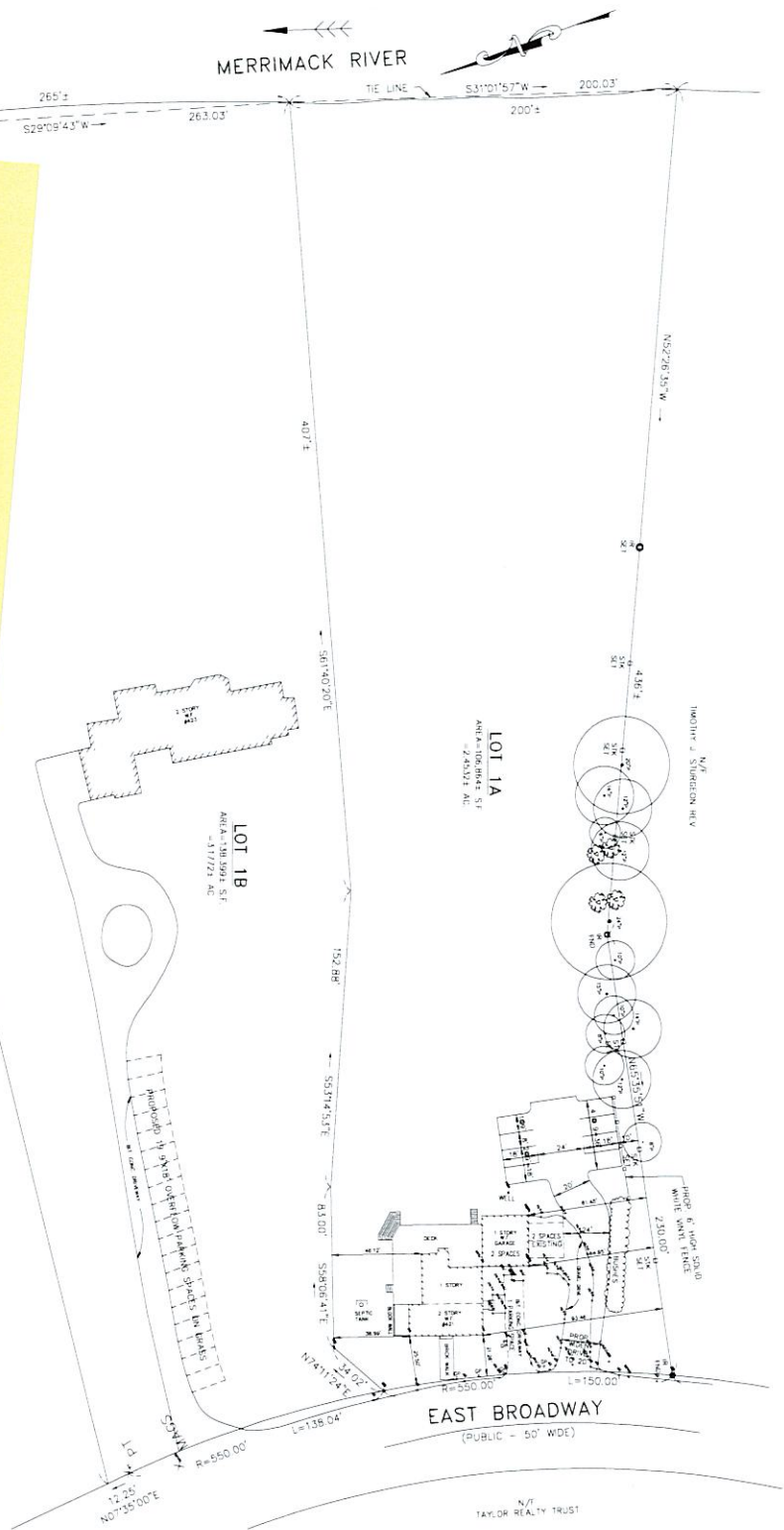
From: Mark Tolman <mtolman0@icloud.com>
Sent: Tuesday, February 24, 2026 8:54 AM
To: Mark Tolman
Subject: 421 east Broadway septic system location

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

EAST BROADWAY



Documents
received
after 4/10



DIMENSIONAL AND DENSITY SUMMARY			
ZONE DISTRICT: RS EXISTING USE: SINGLE FAMILY RESIDENTIAL			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	2 ACRES	106,864 S.F.	106,864 S.F.
MIN LOT FRONTAGE	NA	245.121 ACRES	245.121 ACRES
MIN LOT DEPTH	150'	150'	150'
MINIMUM LOT WIDTHS			
FRONT	40'	21'26"/75.5'	21'26"/75.5'
SIDE	25'	36'97"/81.45'	36'97"/81.45'
REAR	25'	555'1'	555'1'
MAXIMUM HEIGHT	35'	435'	435'
MAXIMUM STORIES	2.5 STORIES	2 STORIES	2 STORIES
MAX BUILD COVERAGE	15%	100%	100%
MAX FLOOR AREA (FAR)	NA	96,508	96,508
MAX OPEN SPACE	20%	96,508	96,508
PARKING REQUIRED (PER 1,000 S.F. OF GROUND COVER)	4 SPACES	2 SPACES	2 SPACES
(CODE 1) 1 SPACE PER RESIDENTIAL FUNCTION/STORY	15 SPACES/10,000 S.F.	12 SPACES	12 SPACES
(CODE 2) 1 SPACE/2,000 S.F.	12 SPACES	12 SPACES	12 SPACES



DATE: APRIL 6, 2026
SCALE: 1"=30'
MERRIMACK ENGINEERING SERVICES
600 PARK STREET, SUITE 200
MERRIMACK, MA 01854
PHONE: (978) 475-3550 FAX: (978) 475-1448
EMAIL: MERRIMACK@MERRIMACK.COM

PLAN OF LAND
IN
HAVERHILL, MA
TO ACCOMPANY SPECIAL PERMIT FOR
MARYAM YAMIN
421 EAST BROADWAY
HAVERHILL, MASSACHUSETTS 01830

- LEGEND**
- N/A: NOT ON PROPERTY
 - M/T: MOUNTAIN TOP
 - CONC: CONCRETE
 - GP: GRANITE POST
 - FOUND: FOUND
 - 12" P: 12" PINE TREE WITH SIZE
 - SHRUB: SHRUB
 - ACCD STAGE: ACCIDENT STAGE
 - IRON ROD: IRON ROD

- NOTES**
- SEE CITY OF HAVERHILL, PARCEL ID #461-3-1A, DEED BOOK #81545 PAGE #270 AND PLAN BOOK #347 PLAN #35 FOR LOT 1A AND PARCEL ID #461-3-1B DEED BOOK #85585 PAGE #112 AND PLAN BOOK #347 PLAN #40 FOR LOT 1B ESOPD FOR SITE.
 - DRAWER OF RECORD FOR LOT 1A IS MARYAM YAMIN, A.Y. YAMIN, JOURNAL STREET, NORTH HAVERHILL, MA 01834. DRAWER OF RECORD FOR LOT 1B IS MARYAM YAMIN, A.Y. YAMIN, 421 EAST BROADWAY, HAVERHILL, MA 01834.
 - SITE DETAIL ON LOT 1A SHOWN FROM FIELD SURVEY.



Fw: Hearing date June 30th

From Kaitlin Wright <kwright@haverhillma.gov>
Date Fri 5/22/2026 10:12 AM
To Natalia Hernandez <NHernandez@HaverhillMa.gov>

Please email her back and let her know we will put the request to move the hearing date before council.

Get [Outlook for iOS](#)

From: Maryam Yamin <maryamsalehia@yahoo.com>
Sent: Friday, May 22, 2026 9:48:02 AM
To: Kaitlin Wright <kwright@haverhillma.gov>
Subject: Hearing date June 30th

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

Good morning Kaitlin,

Hope all is well.

I believe my attorney Jonathan Stark sacks submitted our hearing date to be moved to June 30th on the portal.

I just wanted to send you a direct email as well.

Thank you so much for all you are doing and have a great holiday!

Maryam

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

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jbllclaw.com
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Mark B. Johnson (MA, NH, DC)
Donald F. Borenstein (MA, ME, NH)

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

Of Counsel
Robert W. Lavoie (MA, NH)

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

May 27, 2026

MAY 27 PM 1:13
HAVCITYCLERK

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

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

Dear Chair Jordan and members of the Council,

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

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

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

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client



Conservation Department Review

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

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

Applicant

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

Messages

Robert Moore

April 13, 2026 at 11:48 am

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

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

Robert Moore

April 13, 2026 at 11:39 am

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

Robert Moore

April 13, 2026 at 11:17 am

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

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

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



Storm Water Review

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

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

Applicant

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

Messages

Robert Moore

April 13, 2026 at 12:11 pm

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

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

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



City Clerk Review – Hearing Dates Set

Record No. CCSP-26-3

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright

Record No: CCSP-26-3

City Council Special Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

Owner

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

Applicant

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

Messages

Jonathan Stark-Sachs

May 22, 2026 at 9:32 am

Dear Clerk Wright,

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

Thank you,

Jonathan

Kaitlin Wright

April 22, 2026 at 2:25 pm

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

Jonathan Stark-Sachs

April 22, 2026 at 1:39 pm

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

Kaitlin Wright

April 22, 2026 at 10:56 am

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

Kaitlin Wright

April 14, 2026 at 3:23 pm

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

Jonathan Stark-Sachs

April 14, 2026 at 2:35 pm

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

Kaitlin Wright

April 14, 2026 at 1:20 pm

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

Jonathan Stark-Sachs

April 8, 2026 at 10:12 am

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

Kaitlin Wright

April 8, 2026 at 8:28 am

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

Jonathan Stark-Sachs

April 7, 2026 at 5:43 pm

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

Kaitlin Wright

April 7, 2026 at 3:55 pm

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

Tim Sturgeon and Judith Biewener
419 East Broadway
Haverhill, MA 01830
May 26, 2026

City Council Members
City of Haverhill
Haverhill, MA 01830

(Note that this is an updated version of a previous letter submitted on November 12, 2025, supplemented with new details and information in response to Maryam Yamin's application materials.)

Dear City Councilors:

As direct abutters to 421 East Broadway, we are writing to express our opposition to issuing a Special Permit to the property owner to use the property as a Bed and Breakfast (and for the additional uses noted in the application).

Maryam Yamin renovated an older farmhouse on East Broadway that was in very poor condition. (We have done the same: our house was advertised as a teardown when we bought it.) However, investing substantial resources into a renovation does not convey the right to use the property for commercial purposes. In a clear case of begging forgiveness rather than first seeking permission, she undertook this renovation and plan to open a B&B without seeking approval from the City or consulting neighbors. In fact, she had the business labeled on Google Maps, a sign hanging from the house, and a full-blown website (see *Exhibit A: Screenshots from Mariam's Cottage website*) advertising multiple types of events and linking users to the Airbnb platform for room rental before seeking any input from us, despite the fact we were in relatively close neighborly contact over the two year of renovation period. During that period, she told us the work was being done for her son to potentially occupy the house, apologized for noise, and brought us baked goods and flowers. She only told us of her plans for a B&B on October 20, 2025, well after all work had been completed in June 2025 and her business was underway. Apparently, only after the City intervened, did Maryam seek to apply for a Special Permit and talk to neighbors.

The application's narrative states that "during the process of rehabilitation of two years the Yamins fell in love with the property and Maryam developed a dream to open up the home as Mariam's Cottage." Logic suggests that this is untrue, since the renovation work included the extra time and expense of four *en suite* bathrooms and individualized décor in each room common in many B&Bs. Moreover, it is our understanding that Maryam told the Building Commissioner, a City Councilor, and Maryam's prior Counsel that everyone in the neighborhood was in support of her plan when, in fact she had not consulted us or other nearby neighbors. This lack of transparency provides context for our opposition; it makes it difficult to believe Maryam would carry out any conceded obligations in good faith.

We oppose the proposed B&B for the following reasons:

1. The proposed B&B is in clear contravention of the City's zoning ordinances. Our main objection is that the neighborhood is designated as a Rural Residential Zone (RR). We are concerned that

granting a Special Permit for commercial use would set a precedent, not only for the perpetual commercial use of this property, but for permitting other commercial uses in the RR Zone of East Broadway and in RR Zones across the city. The assignment as a RR Zone was done by the City – by design – to retain the rural character of the neighborhood. It is why we decided to buy our property here in 2002 and the reason our neighbors want to live here as well. The closest commercial enterprises are Charlie's Variety, Protech Auto Repair, and Azul Mexican Restaurant, all located 1.8 miles away at the intersection of East Broadway and Groveland Street within a designated commercial zone (CH).

2. The proposed B&B does not fit the character of the neighborhood. Granting permission to use the property for commercial purposes will be passed on to future owners, permanently altering the character of the neighborhood. The Yamin application includes:
 - Using the property as an event venue, for “weddings and similar outdoor events for up to 50 people packaged with overnight stays.”*
 - Up to 8 rotating overnight guests arriving and departing from the property on a daily basis.
 - A gamut of events, including “afternoon teas, baby showers, engagement parties, household and handicraft classes, cooking classes, soap making and flower arrangement.”
 - A twelve-car parking lot (see site map included in the Application).

*Ms. Yamin states that “most events” will be small-scale and larger outdoor events will be held “only occasionally”. If the application is approved, there is nothing to prevent these “occasional” larger events from becoming more frequent.

3. Most neighbors located in the immediate vicinity of the proposed B&B are opposed. We are not alone in our concerns and opposition. If you consider the neighbors who will be most affected if this Special Permit is granted (those within 1000 feet of the site), 23 people at 8 properties have signed a petition to oppose the proposal while only 4 people at 3 properties have signed letters of support. (Six of the nine letters of support for the business are from properties not in the immediate vicinity of the proposed B&B.) (See *Exhibit B: Petition by Opposing Neighbors and Map of Proximate Properties*)

(NOTE: Exhibit C points out the inaccuracy submitted in the applicant's Neighborhood Outreach Statement and Letters of Support document which overstates the number of letters of support received from neighbors within 1,000 feet of the proposed B&B.)

4. The proposed B&B does not help the city meet its housing goals. We understand the urgent need for more housing in the city. However, allowing a B&B in our neighborhood does not address that need. In fact, it eliminates the property as a single-family dwelling.
5. The proposed B&B comes with significant risk of nuisance. As direct abutters to the property, we are concerned that having up to eight people staying at the property (and potentially eight *different* people each night), as well as parties and weddings with up to 50 attendees with the likely inclusion of live and recorded music and the consumption of alcohol, will greatly increase the chance of noise disturbances in the neighborhood. The property includes a large outdoor deck

and backyard that is adjacent to where our home is situated, which means noise disturbances would not be confined to within the house. The proposed fence along the parking area would do little to buffer noise. (See *Exhibit D: Layout of Abutting Property in Relation to Proposed B&B and Outdoor Event Space*)

Even then, there is no practical way to ensure that disturbances would be addressed satisfactorily or in a timely manner. No one in the Yamin family actually lives at the property; the house is currently vacant. The Application is seeking a variance for owner occupancy based on that hope that Mayram can be vigilant enough to "supervise" guests from her home next door at 432 East Broadway. As a potential alternative the Application states that a family member could be required to stay in the house temporarily when guests are present. However, there is no practical way to enforce either requirement and we are concerned that the obligation of vigilance would fall to us, the immediate abutters, with no certain mechanism to address disturbances.

6. The proposed B&B is unsafe. The property is located on a notoriously dangerous curve and hill that has been the site of numerous accidents. (See *Exhibit E: Approach to Driveway at 421 from Both Directions*) According to the Haverhill Police Department, there have been eight reported accidents on that curve at 421 East Broadway in the last 15 years. This does not include multiple unreported accidents that we have personally observed in which vehicles have swerved or slid off the road at that exact location, knocking over the mailbox and protective granite posts in front of the house and then departing the scene. If the B&B is permitted, there could be as many as eight additional cars entering and exiting the driveway directly onto that curve on a daily basis, and many more when larger events are held, increasing the likelihood of accidents and, at the very least, adding additional traffic on an already overly busy rural road on which cars regularly exceed the speed limit.

In sum, we believe the B&B and event business will significantly impact the nature of our neighborhood and, particularly, the tranquil experience of living in our neighborhood. We are also concerned that permitting commercial use in this zone would negatively impact the resale value of our property. Over the last 24 years, we have put significant sweat equity, financial resources, and love into renovating our home, all with the expectation that we would never be faced with living next to a commercial business.

Thank you for considering our concerns.

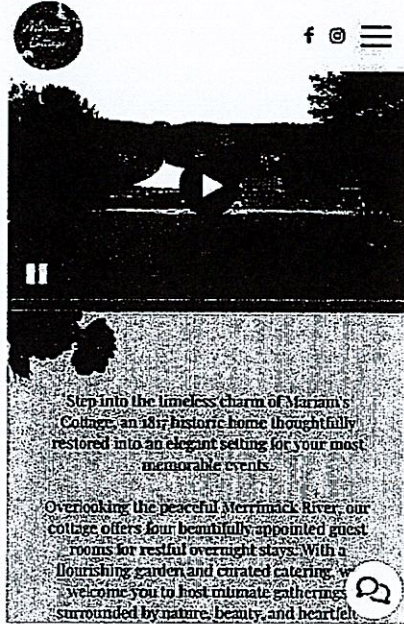
Best,

The block contains two handwritten signatures. The first signature, on the left, is written in dark ink and appears to be 'Tim Sturgeon'. The second signature, on the right, is also in dark ink and appears to be 'Judith Biewener'. Both signatures are fluid and cursive.

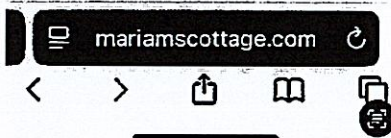
Tim Sturgeon and Judith Biewener

CC: Russell Channen, Partner, Phillips, Gerstein, & Channen, LLP

Exhibit A: Screenshots from Mariam's Cottage website (pages have now been taken down)



EVENTS CATERING



Hope to see you soon!

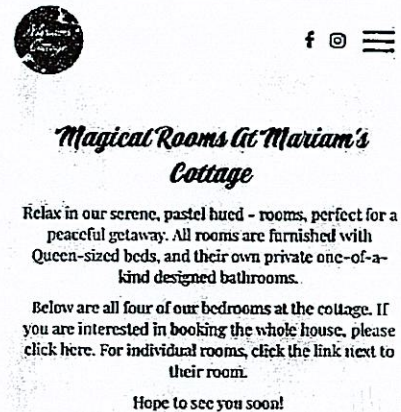
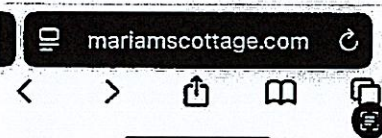
Guest Rooms

RiverView Room

Unique to this room:

- Our largest room has a furnished private balcony overlooking the garden and Merrimack River.

EVENTS CATERING



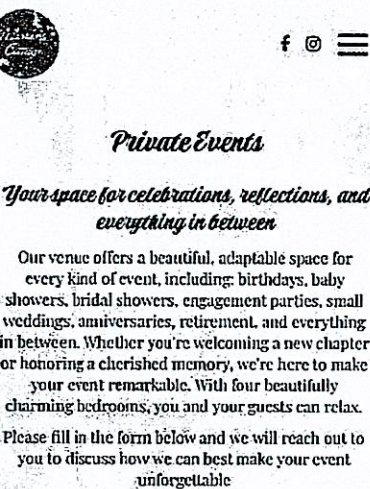
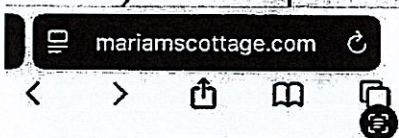
Guest Rooms

RiverView Room

Unique to this room:

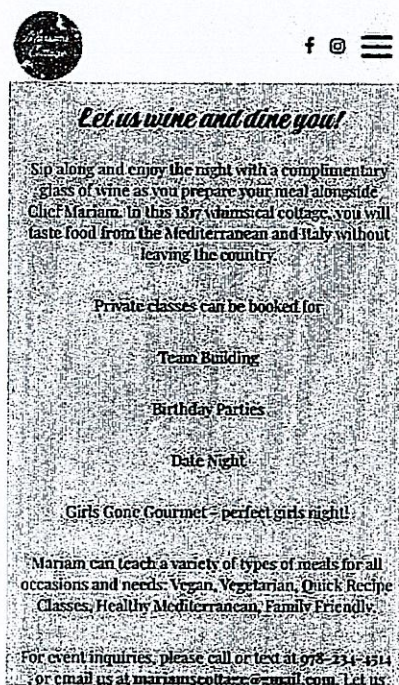
- Our largest room has a furnished private balcony overlooking the garden and Merrimack River.
- Vintage style full length mirror and vintage dresser.

EVENTS CATERING

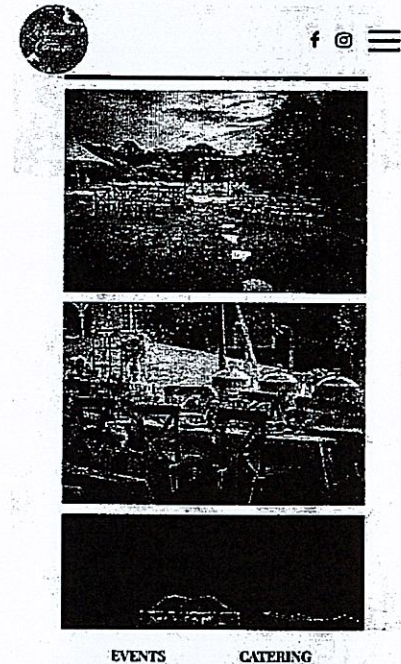
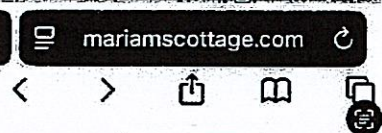


INQUIRE NOW

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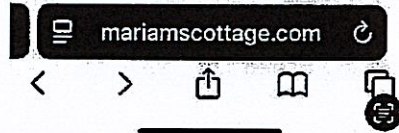


Exhibit B: Petition by Opposing Neighbors and Map of Proximate Properties

PETITION

We, the undersigned neighbors and/or abutters to the property at 421 East Broadway, oppose the Owner's special permit request to allow a bed & breakfast to operate on said Property.

We do not believe a commercial business of this type should be allowed to exist in this rural area. We are concerned that if this permit is allowed it could open the floodgates to further commercial development in an area designed for rural living.

Name/Signature	Street Address
Lisa Onyon <i>Lisa Onyon</i>	400 East Broadway
John M. Cutcherson <i>John M. Cutcherson</i>	" " "
Pam White <i>Pam White</i>	390 E. Broadway
Kevin White <i>Kevin White</i>	390 E. Broadway
Pam Duffy <i>Pam Duffy</i>	449 E. Broadway
Kathleen McCormick <i>Kathleen McCormick</i>	455 E. Broadway
FERNANDO FIAZ <i>Fernando Fiaz</i>	455 E. Broadway
KEVIN DUFFY <i>Kevin Duffy</i>	449 E. Broadway
JANE JEFFERS <i>Jane Jeffers</i>	460 E. Broadway
STEVEN HAGLER <i>Steven Hagler</i>	" "
Martha Simpson <i>Martha Simpson</i>	384 E. Broadway
Ernest Simpson <i>Ernest Simpson</i>	" "
Brian Leather	43 Main
Judith Brewster <i>Judith Brewster</i>	419 East Broadway
Tim Surgeon <i>Tim Surgeon</i>	419 East Broadway
Carlin McCutcheon <i>Carlin McCutcheon</i>	400 East Broadway
Jan Lee <i>Jan Lee</i>	459 E. Broadway
	459 E. Broadway
	459 E. Broadway

PETITION

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[illegible]

Addendum to Original PETITION

(addressing additional uses requested in the Special Permit application
beyond the use of the property as a Bed & Breakfast)

We, the undersigned neighbors and/or abutters to the property at 421 East Broadway, oppose the Owner's Special Permit request to hold weddings and similar outdoor events of up to 50 people at said Property.

We do not believe that commercial use of such property should be allowed to exist in this rural area. We are concerned that if this permit is allowed, it could open the floodgates to further commercial development in an area designed for rural living.

Name/Signature	Street Address
Kathleen McCormick <i>Kathleen McCormick</i>	455 E Broadway
FERNANDO FERRAZ <i>Fernando Ferraz</i>	455 E BROADWAY
Pam Duffy <i>Pam Duffy</i>	449 E Broadway
Mathias Simpson <i>Mathias Simpson</i>	384 E. Broadway
Ernest A. Simpson <i>Ernest A. Simpson</i>	384 East Broadway
Lisa Onyon <i>Lisa Onyon</i>	400 East Broadway
John McCutcheon <i>John P. McCutcheon</i>	400 East Broadway
Caitlin McCutcheon <i>Caitlin McCutcheon</i>	400 EAST BROADWAY
Don Lee <i>Don Lee</i>	459 E Broadway
<i>Don Lee</i>	459 E Broadway
<i>Don Lee</i>	459 E Broadway
Kathleen Lee	459 E Broadway
DAVID LEE <i>David Lee</i>	459 E. BROADWAY
<i>David Lee</i>	459 E Broadway
Jordan Wolff <i>Jordan Wolff</i>	419 E Broadway
Maxine Sturgeon <i>Maxine Sturgeon</i>	419 E Broadway
<i>John Jeffers</i>	460 E. Broadway

Addendum to Original PETITION

(addressing additional uses requested in the Special Permit application beyond the use of the property as a Bed & Breakfast)

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We do not believe that commercial use of such property should be allowed to exist in this rural area. We are concerned that if this permit is allowed, it could open the floodgates to further commercial development in an area designed for rural living.

[illegible]

Neighbors within 1,000 feet of proposed B&B

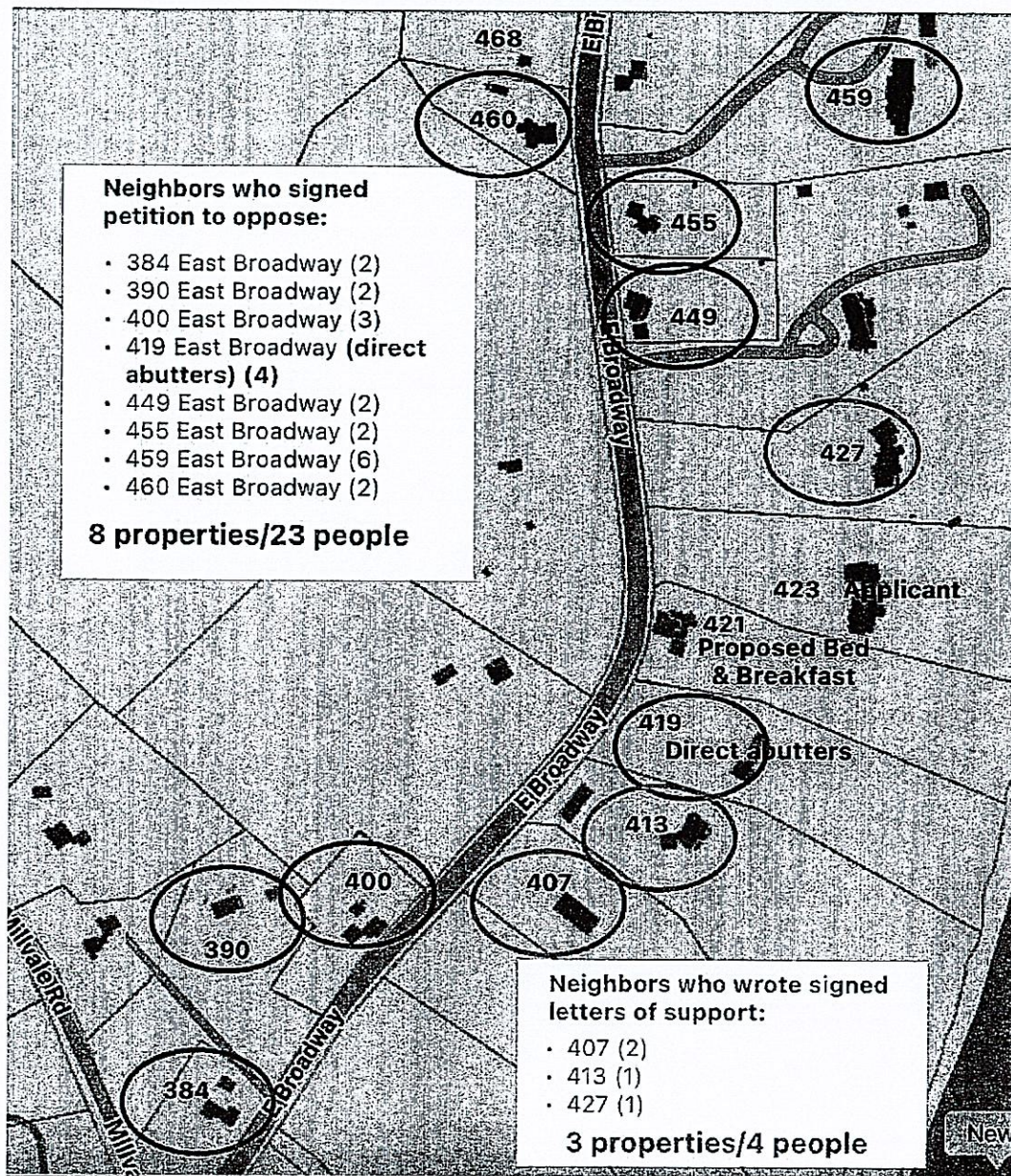


Exhibit C: Inaccuracy in Applicant's *Neighborhood Outreach Statement and Letters of Support* document

"Mariam's Cottage" Bed and Breakfast
Neighborhood Outreach

Maryam Salehi-Ala, and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin (the "Yamins") submit the following letters in support of her petition for a special permit to operate a bed and breakfast at 421 East Broadway (the "Property"). Also included is an image from the city GIS depicting the neighboring properties whose owners have issued letters in support.

In addition, the Yamins hosted an open house at the Property on March 12, 2026, and invited all neighbors entitled to legal notice of the special permit application under G.L. c. 40A and those who signed a letter in opposition submitted to the Haverhill building inspector. The Yamins wished to explain the proposed bed and breakfast use, including the size of events and proposed improvements to parking and screening, and seek feedback regarding these neighbors' concerns. Only the owners of 460 East Broadway attended the open house, and, following a tour and discussion, signed a letter in support of the special permit.

There is no letter of support from these property owners

The property owners at 460 E Broadway in fact signed the petition to oppose.

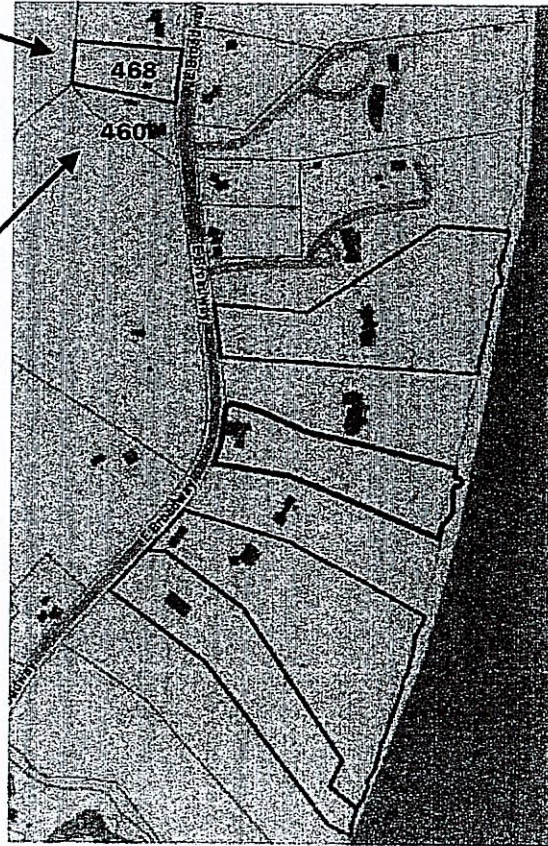
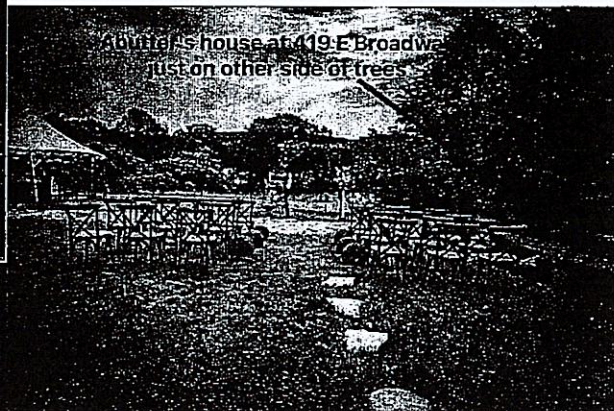
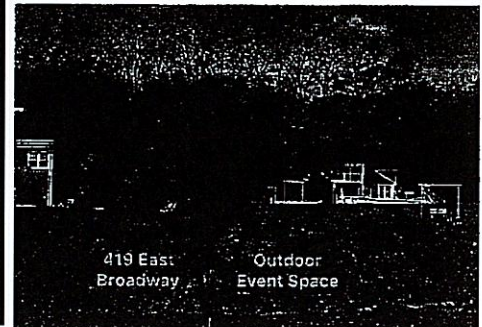
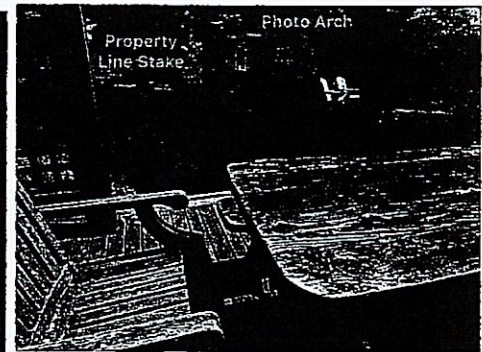
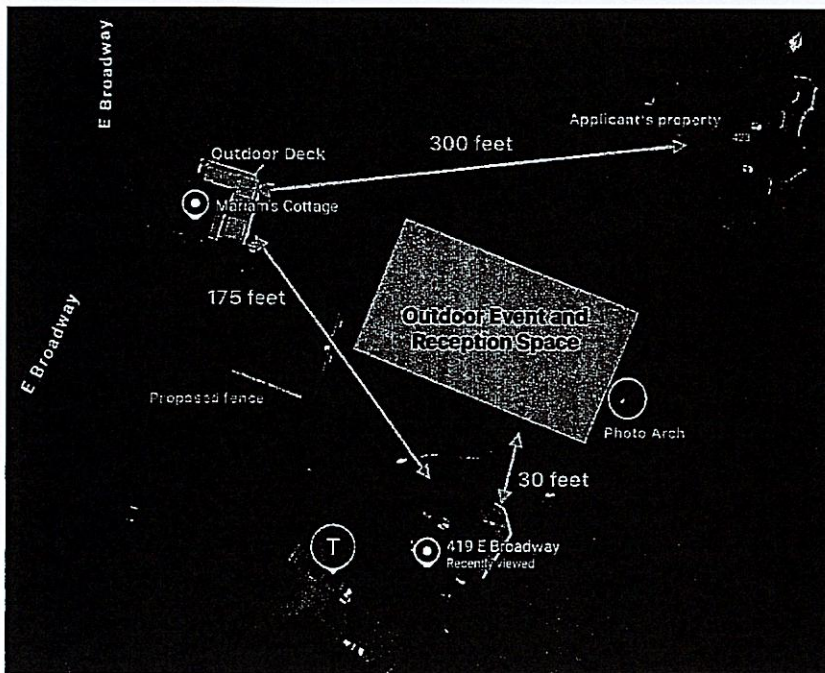


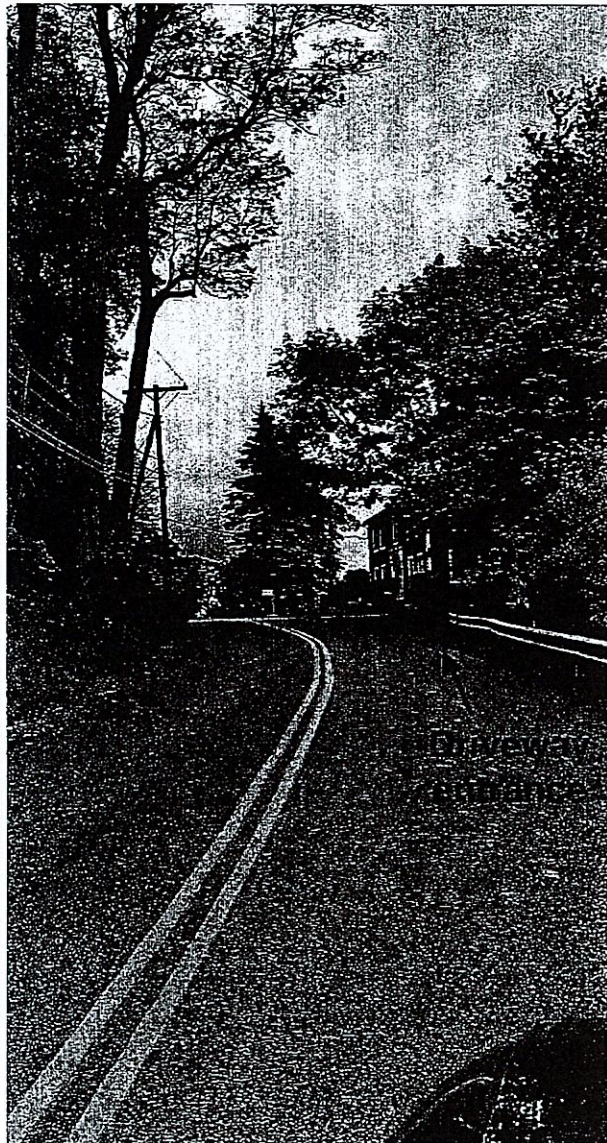
Exhibit D: Layout of Abutting Property in Relation to Proposed B&B and Outdoor Event Space



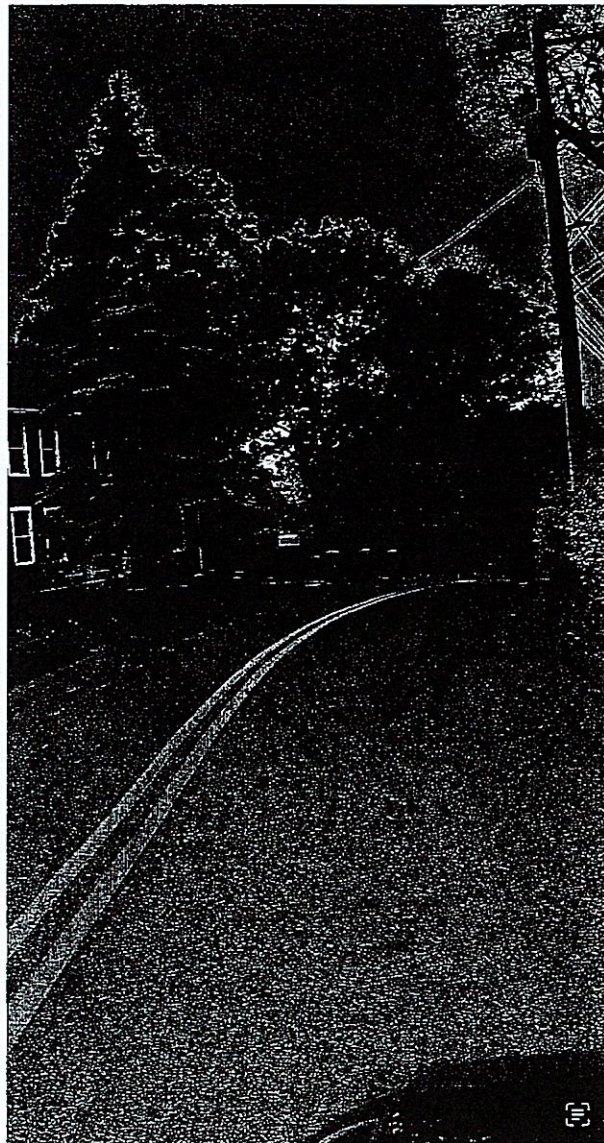
Photos from *Mariam's Cottage* website
(website has been taken down)

Exhibit E: Approach to Driveway at 421 East Broadway from Both Directions

Approach heading northeast



Approach heading south





Haverhill

Economic Development and Planning
Jacki Byerley, Planning Director
jbyerley@haverhillma.gov
Phone: 978-374-2330

To: City Council

From: Jacki Byerley, AICP, Planning Director

Re: CCSP-26-3 – 421 East Broadway

Date: May 22, 2026

The applicant is seeking a Special Permit to operate “Mariam’s Cottage” Bed and Breakfast at 421 East Broadway within the RR Rural Residential zoning district. Under the City’s Zoning Ordinance, a bed and breakfast establishment is an allowed use by Special Permit within the district and is categorized within the Use Table as a residential use rather than a commercial use. The RR District is intended to preserve the residential and rural character of the neighborhood and allows only limited business and non-residential uses. The application also represents the restoration and adaptive reuse of a residential structure that had previously fallen into disrepair.

The proposed use is consistent with the intent of the zoning ordinance because the operation will remain residential in appearance and function while providing a low-intensity lodging use specifically contemplated by the ordinance through the Special Permit process. The request as proposed and with appropriate conditions will help ensure that the use remains compatible with the surrounding neighborhood and that any events remain appropriately scaled for the property.

The proposal includes on-site parking improvements and overflow parking accommodations intended to address parking and traffic concerns.

Accordingly, I recommend that the City Council approve the requested Special Permit for “Mariam’s Cottage” subject to the conditions suggested by the applicant and departments.

PETITION

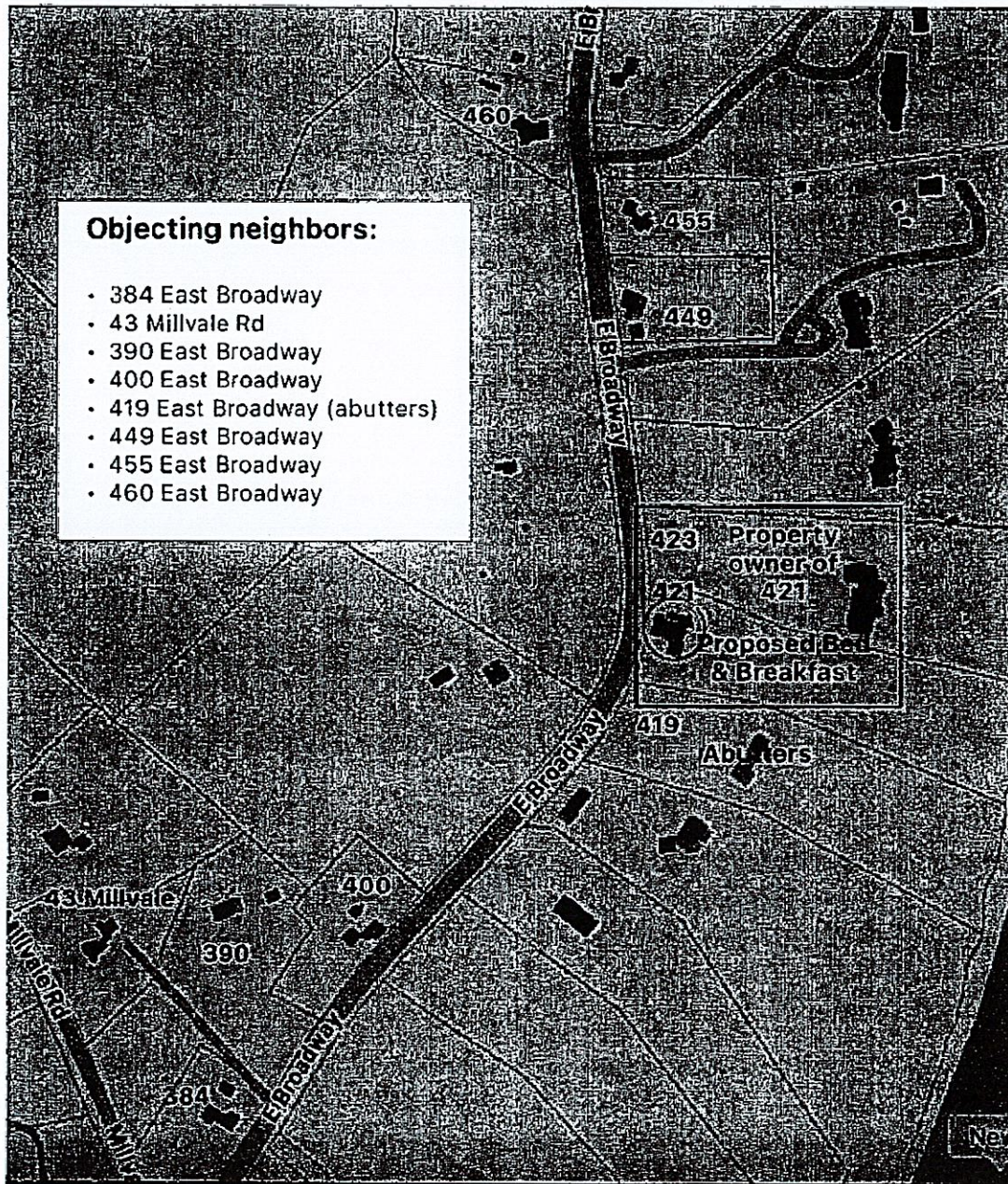
We, the undersigned neighbors and/or abutters to the property at 421 East Broadway, oppose the Owner's special permit request to allow a bed & breakfast to operate on said Property.

We do not believe a commercial business of this type should be allowed to exist in this rural area. We are concerned that if this permit is allowed it could open the floodgates to further commercial development in an area designed for rural living.

Name/Signature	Street Address
Lisa Onyon <i>Lisa Onyon</i>	400 East Broadway
John M. Cutcheon <i>John M. Cutcheon</i>	" " "
Pam White <i>Pam White</i>	390 E. Broadway
Kevin White <i>Kevin White</i>	390 E. Broadway
Pam Duffy <i>Pam Duffy</i>	449 E. Broadway
Kathleen McCormick <i>Kathleen McCormick</i>	455 E Broadway
FERNANDO FERRAZ <i>Fernando Ferraz</i>	455 E BROADWAY
KEVIN DUFFY <i>Kevin Duffy</i>	449 E Broadway
JANE JEFFERS <i>Jane Jeffers</i>	400 E Broadway
STEVEN HAGER <i>Steven Hager</i>	" "
Martha Simpson <i>Martha Simpson</i>	384 E. Broadway
Ernest Simpson <i>Ernest Simpson</i>	" "
Brian Leathe <i>Brian Leathe</i>	43 Millvale
Judith Biewener <i>Judith Biewener</i>	419 East Broadway
Tim Sturgeon <i>Tim Sturgeon</i>	419 East Broadway

Objecting neighbors:

- 384 East Broadway
- 43 Millvale Rd
- 390 East Broadway
- 400 East Broadway
- 419 East Broadway (abutters)
- 449 East Broadway
- 455 East Broadway
- 460 East Broadway



Lori Robertson

From: John Nelson <jrn.mba@gmail.com>
Sent: Saturday, May 23, 2026 2:06 PM
To: Lori Robertson; Marcia Lee
Subject: Letter of Objection: 421 E Broadway, Haverhill, MA 01830

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

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

MAY 28 PM3:00
HAVCITYCLERK

Re: Letter of Objection: 421 E Broadway, Haverhill, MA 01830 Special Permit CCSP-26-3: 12 parking spaces; PPR-26-11: Use of historic home as bed & breakfast with events up to 35 guests and on-site parking in rear; 132701: residential kitchen, food service school, home occupation culinary arts classes; ZVBC-25-189 residential food & beverage

Dear Members of the City Council,

Let me begin by saying that even Maryam Salehi-Ala-Yamin does not want her own party venue next to her house any more than I do. Maryam owns two abutting properties with acreage (her home at 423 E Broadway, Haverhill, MA, and her business, Maryam's Cottage, at 421 E Broadway). And yet, she would expect her closest neighbor to be happy with the venue being run feet from the neighbor's property line. Not only would it be more considerate and less disruptive for her to situate the people, the music, the eating and drinking and the Porta-o-Potties closer to her own home, she could provide overflow toileting (between her two houses a total of 28 in-house bathrooms exist) rather than subject the neighbors to the blight of Port-o-Potties, and the septic trucks required to drop off, pick up and service. And that is in addition to the coming and goings of more rubbish trucks, tent trucks, food trucks, employee and participant vehicles on a narrow, rural, curved road already difficult to safely walk or bike.

Let me continue by saying Maryam would appear to have a recorded history of charging forward without consideration for rules or regulations. Maryam's Cottage house sign, google posts, advertising, promotion, and conducting of business were in full swing last year without any noted federal, local, or state licensing, certifications, inspections (see Feb 20, 2025, Newburyport Eats promotion which is but one of many). And it appears from her story online, her communicated desires, her proposed plans, and her requests for multiple variances she is attempting to skirt rules and regulations in any way she can going forward.

It is interesting that Maryam's inspiration, Alice in Wonderland, (https://www.cnhi.com/rss_feed/a-storybook-success-story-alice-in-wonderland-inspires-new-bed-and-breakfast/) (July 31, 2025) is a girl who falls down the rabbit hole into a nonsensical fantasy world having to deal with what is described as irrational authority figures. Does she consider the process of business establishment and management a rabbit hole? A nonsensical fantasy world? Does she view federal, state and local authorities, including the Haverhill City Council, irrational? This is not a children's book, or a dream. This is a process for appropriately licensing multiple business ventures.

Maryam shared that the degree she pursued was the culinary arts, not hotel/motel management. She lists herself as an employer, with full and part-time employees. She wants to run several business ventures out of an empty house she owns. She wants to run a bed and breakfast without living there, provide food services beyond breakfast, run a school, hold and cater events, include alcohol (she promotes BYOB). Her interest is food preparation, and her plans include teas, catering, lunches, dinners, and putting culinary students to work in real life situations cooking and serving food. Unless she has a fully licensed, approved and inspected commercial kitchen it would appear she is attempting to establish unregulated food service under the guise of a 4-bedroom bed and breakfast, or cooking classes in a non-residential, non-licensed historic home being used as a business.

Not only are bed and breakfasts supposed to be owner-occupied (and not as defined by Webster's dictionary), but they are also supposed to serve only breakfast. I believe serving tea requires a licensed commercial kitchen. Even if the wedding party is in the Cottage, catering for a wedding would seem well beyond the scope of a bed and breakfast kitchen. And, if being conducted in a commercial setting, which the Cottage is - *since it is being used as a business and not a home*, cooking classes, especially if the food is being served to guests at the Cottage, or participants at events, would likely require a licensed commercial kitchen as well. She seeks approval for a home occupation culinary arts school and yet she doesn't conduct the classes in her home. They are conducted at 421 E Broadway, her business location.

How convenient it would be if the Cottage could maintain residential status without it being a home in which Maryam lives, where students cook meals other than breakfast, and alcohol gets umbrella'd under small venue cooking classes. That would mean no irrational authority figures requiring business certificates, OSHA, food handling permits, alcohol licenses, NSF certified equipment; no environmental compliance, no inspections, etc. to deal with. Let's all just have a party, eat, drink, and carry on without any regard for health and safety requirements.

In addition to public health and safety related to food service and alcohol, fire safety also needs to be closely supervised and should be of the highest standard - especially if the Salehi-Ala-Yamin family are not living in the house. Guests will not have a guide out of the house or assistance if needed. Do all stairs have graspable handrails, are there any flammable/combustibles on or under exit paths, are exit signs illuminated, are smoke detectors hard-wired, in every bedroom? Are there visual smoke detectors for the visually impaired? Are breakers/fuses labeled, are there daisy chain extension cords, do fire extinguishers have current state inspection tags from licensed contractors? Has the fire department done its inspection? Have at least basic requirements of the Americans with Disabilities Act been met for a commercial enterprise (again, the Cottage is not a home, it is a place of business that serves the public)?

Of additional note, many letters of support provided with the application for a hearing are in support of a bed and breakfast. Nowhere in these letters do I read support for weddings, and other similar events, dinners, lunches, alcohol consumption, catering, classes and the like. As such these letters should be removed from consideration, at least until those that signed off include support for all that is being proposed, or until the proposal is trimmed back to a bed and breakfast only.

I am sure Maryam is a lovely lady who shares images of magical moments in an intimate country setting in a charming little bed & breakfast. And if she had stayed with the residential bed & breakfast, and only the bed & breakfast (live in, limited to 4 bedrooms and breakfast), and sought prior approval, I might have been more willing to consider. What she is proposing, however, is closer to a three act play taking place on the same stage, at the same time, using the same actors. Without the family living at 421 E Broadway, it is nothing more than a business. And without protections in place to accurately identify functions and allowable activities to prevent crossover, there will be smoke and mirrors and unregulated activities.

Marcia R. Lee

Marcia R. Lee
459 E Broadway
Haverhill, MA 01830

May 23, 2026

Date

10.2

Document # 13-B

Zoning hearing request from Attorney Paul Magliochetti on behalf of client, *Haverhill STEM, LLC (Haverhill STEM)* for a zoning change to allow the licensing and operation of Marijuana Social Consumption Establishments

IN CITY COUNCIL: April 14, 2026

Refer to Planning Board + Solicitor's Office

11 YEAS, 0 NAYS

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

SHEEHAN, SCHIAVONI, JUTRAS & MAGLIOCCHETTI, LLP
ATTORNEYS AT LAW



RICHARD J. SHEEHAN, JR.
TIMOTHY J. SCHIAVONI
ROBERT A. JUTRAS
PAUL A. MAGLIOCCHETTI
SONJA STARINS
THOMAS C. TRETTER
WILLIAM D. CHASE

OF COUNSEL
KRISTIN M. YASENKA
JOSHUA S. ENGLAND, LLM

May 28, 2026

Timothy Jordan
City Council President
2 Summer Street
Haverhill, MA 01830

RE: Haverhill STEM, LLC
Proposed Ordinance: Marijuana Social Consumption Establishments
Request for a Continuance

MAY 29 AM 8:20
HAVCITYCLERK

Dear President Jordan,

Haverhill STEM, LLC respectfully requests that the hearing on this matter be continued until July 14, 2026. The reason for the request is that the Planning Board hearing has been continued until July 8th to allow time to resolve issues raised by the City Solicitor, and therefore additional time is required to get you the recommendation you requested.

Very Truly Yours,

Paul A. Magliocchetti

Paul A. Magliocchetti
pmagliocchetti@ssjmattoorneys.com

Enclosures: Planning Director Letter

Cc: Client

Planning Director



Haverhill

Economic Development and Planning
Jacki Byerley, Planning Director
jbyerley@haverhillma.gov
Phone: 978-374-2330

May 28, 2026

MAY 28 AM 9:06
HAVCITYCLERK

City Council President Timothy Jordan
& City Councilors
City of Haverhill

RE: Proposed Social Consumption Ordinance

Dear Council President Jordan and Members of the City Council:

Please be advised that the Planning Board is unable to provide a recommendation on the proposed social consumption ordinance at this time.

The applicant requested a continuance of the public hearing related to the proposed ordinance. The Planning Board voted to grant the continuance and the matter has been rescheduled for further discussion and consideration at the Board's July 8, 2026 meeting.

As a result, the Planning Board has not completed its review or taken action to issue a recommendation to the City Council. Following the continued hearing and further deliberation, the Planning Board will forward its recommendation to the City Council for consideration.

Please feel free to contact the Planning Department with any questions.

Respectfully submitted,

Jacki Byerley, AICP
Planning Director

Cc: Mayor Barrett
Lisa Mead, City Solicitor
Kaitlin Wright, City Clerk

SHEEHAN, SCHIAVONI, JUTRAS & MAGLIOCCHETTI, LLP
ATTORNEYS AT LAW



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THOMAS C. TRETTER
WILLIAM D. CHASE
JULIE C. MAGLIOCCHETTI
MATTHEW W. SIMULIS

OF COUNSEL
KRISTIN M. YASENKA
JOSHUA S. ENGLAND, LL.M.

VIA EMAIL

May 27, 2026

Planning Board
City of Haverhill
Haverhill City Hall
4 Summer Street
Haverhill, MA 01830

**RE: STEM Haverhill, LLC
Zoning Amendment
Request for continuance**

Dear Chairman and Members of the Planning Board:

The applicant, Haverhill STEM LLC, requests that the hearing on the above captioned matter be continued until your next scheduled meeting in June.

Very truly yours,

Paul A. Magliocchetti

Paul A. Magliocchetti

Cc: Planning Director
City Council
Client

SHEEHAN, SCHIAVONI, JUTRAS & MAGLIOCCHETTI, LLP
ATTORNEYS AT LAW



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SONJA STARINS
THOMAS C. TRETTER
WILLIAM D. CHASE

OF COUNSEL
KRISTIN M. YASENKA
JOSHUA S. ENGLAND, LLM

April 10, 2026

12.2

Timothy Jordan
City Council President
2 Summer Street
Haverhill, MA 01830

APR 10 AM 11:29
HAVCITYCLERK

RE: Haverhill STEM, LLC
Proposed Ordinance: Marijuana Social Consumption Establishments

Dear President Jordan,

Please be advised that I represent Haverhill Stem, LLC of 124 Washington Street, Haverhill, MA 01830 a Licensed Marijuana Establishment/Cannabis Dispensary, and Carambola, LLC, the owner of 124 Washington Street, Haverhill, MA.

On behalf of Haverhill STEM, LLC (Haverhill STEM), I am writing to formally request that the City Council initiate the process to amend the Haverhill City Ordinances to allow for the licensing and operation of Marijuana Social Consumption Establishments. As you are aware, on January 2, 2026, the Massachusetts Cannabis Control Commission officially promulgated new regulations authorizing on-site consumption at licensed venues. Under G.L. c. 94G, § 3(b), municipalities must affirmatively opt-in to this program via local ordinance or referendum to enable these new business models within their borders.

Since opening in 2020, Stem Haverhill has been a proud partner in the economic revitalization of downtown Haverhill. As a woman-owned Economic Empowerment business, we have prioritized community investment, generously contributing thousands of dollars annually to local nonprofits. We believe that social consumption represents the next critical evolution for our industry and our city.

By amending our local ordinances to permit these establishments, Haverhill can realize several key benefits:

- Economic Opportunity: Social consumption sites will create new jobs and generate additional local tax revenue for the City of Haverhill.

SHEEHAN, SCHIAVONI, JUTRAS & MAGLIOCCHETTI, LLP
ATTORNEYS AT LAW

- Public Safety: Regulated lounges provide a safe, controlled, and age-gated (21+) environment for consumption, moving it away from public spaces where it remains prohibited.
- Responsible Service: These licenses require rigorous safeguards, including mandatory Responsible Vendor Training for staff to recognize impairment and the implementation of comprehensive transportation strategies to prevent impaired driving.
- Tourism & Hospitality: As the first state in New England to allow social consumption, Massachusetts—and specifically Haverhill—stands to benefit from increased tourism.

Haverhill STEM is already preparing to invest in this future by transforming our historic property at 124 Washington Street into a state-of-the-art social consumption and education center. We are committed to working closely with the Mayor, the City Council, the Haverhill Police Department, and local stakeholders to ensure that any local ordinance includes the highest standards for security, ventilation, and public safety.

We respectfully request a hearing to discuss the attached draft ordinance and how we can work together to ensure the values and safety of our community are addressed while embracing this new economic reality.

Thank you for your time and continued dedication to the City of Haverhill.

Very Truly Yours,

Paul A. Magliocchetti

Paul A. Magliocchetti
pmagliocchetti@ssjmattoorneys.com

Enclosures: Draft Ordinance: Marijuana Social Consumption Establishments

Cc: Client

Draft Ordinance: Marijuana Social Consumption Establishments

Section 1: Purpose and Authority

The purpose of this ordinance is to allow for the operation of Social Consumption Establishments in the City of Haverhill in accordance with G.L. c. 94G, § 3(b) and CCC regulations. This ordinance aims to provide safe, regulated spaces for adult-use cannabis consumption while protecting public health and safety.

Section 2: Definitions

Social Consumption Establishment: Shall have the meaning set forth in 935 CMR 500.002, as amended from time to time, and includes the license types established thereunder.

Marijuana Establishment: Shall have the meaning set forth in 935 CMR 500.002, as amended from time to time.

Section 3: Opt-In and Licensing

Local Approval: No Social Consumption Establishment shall operate without a valid license from the CCC and a local Special Permit issued by the Haverhill City Council.

Host Community Agreement (HCA): Every operator must execute an HCA with the City of Haverhill prior to commencing operations. Where an operator already holds a valid HCA with the City for a licensed Marijuana Establishment, no new HCA shall be required and the operator shall instead obtain a simple amendment to the existing HCA to reflect the addition of the Social Consumption Establishment license.

Equity Exclusivity: The City of Haverhill shall recognize and enforce the exclusivity period established under M.G.L. c. 94G and 935 CMR 500.000, as amended from time to time, during which Social Consumption Establishment licenses are reserved on an exclusive basis for Social Equity Program Participants, Economic Empowerment Priority Applicants, Microbusinesses, and Craft Marijuana Cooperatives. The City shall not accept, process, or approve any local application from a non-qualifying applicant during the period in which such applicants are excluded under state law and CCC regulation.

Section 4: Operational Requirements

Age Restriction: Entry is strictly limited to individuals 21 years of age or older.

Product Sourcing: Customers are prohibited from bringing their own cannabis products ("BYOC").

Alcohol and Tobacco: The sale or consumption of alcohol and tobacco is strictly prohibited within the licensed consumption area.

Hours of Operation: Pursuant to the authority granted to municipalities under 935 CMR 500.141, the City of Haverhill hereby expressly authorizes Social Consumption Establishments to sell marijuana products until 12:00 AM. Sales of marijuana products must cease at least 30 minutes before the establishment closes.

Food Service: Establishments may sell pre-packaged, shelf-stable food and may seek additional local permits for prepared food service.

Section 5: Health and Safety Standards

All Social Consumption Establishments shall comply with the health and safety requirements established under M.G.L. c. 94G and 935 CMR 500.141, as amended from time to time, including without limitation, requirements governing ventilation and smoke control, transportation assistance for impaired consumers, and dose education and overconsumption prevention. To the extent practicable, health and safety standards applicable to Social Consumption Establishments shall be governed by state law and CCC regulation, which the City of Haverhill recognizes as establishing a comprehensive regulatory framework for such establishments.

Section 6: Zoning and Location

Social Consumption Establishments are permitted by Special Permit in the WD-A Zoning District.

Establishments must be located a minimum of 500 feet from public and private schools serving grades K-12 at the time of application, unless otherwise waived by the City of Haverhill.

Existing Special Permit: Where an applicant holds an existing Special Permit for a licensed Marijuana Establishment and seeks a Supplemental On-site Consumption License for a consumption area located within the same building as that licensed Marijuana Establishment, no new Special Permit shall be required. In such circumstances, the applicant shall be required only to obtain an amendment to the existing Special Permit, which amendment shall be subject to an expedited administrative review by the Haverhill City Council. Such amendment shall not require a new public hearing unless the Council determines, in its discretion, that material changes to the scope or operation of the premises warrant one.

Section 7: Signage

All signage shall comply with the requirements established under M.G.L. c. 94G and 935 CMR 500.000, as amended from time to time. An establishment that posts signage templates required and approved by the CCC shall be deemed in full compliance with the signage requirements of this ordinance. No additional or supplemental signage shall be required of any operator who has posted the applicable CCC-approved templates.



Haverhill

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

May 11, 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 June 2, 2026 at 7:00 PM on the request of Haverhill STEM LLC of 124 Washington Street to amend the City's Ordinances to allow for the licensing and operation of Marijuana Social Consumption Establishments. The draft ordinance includes purposes and authority, definitions, opt-in and licensing, operational requirements, health and safety standards, zoning and location and signage. Complete text of the proposed ordinance can be obtained in the City Clerk's office.

(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.)

Advertise: May 14 and May 21, 2026
Haverhill Gazette

Kaitlin M. Wright, CMC
City Clerk

Kaitlin Wright

From: North of Boston <noreply@wave2adportal.com>
Sent: Monday, April 27, 2026 10:21 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:
W0143840
Business Type:
[All Other Public Notices](#)
Notice Size:
[Public Notices](#)
Notice Estimate:
\$150.00
Referral Code:
STEM Social Consumption 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 W01438400

Thu May 14, 2026
Haverhill Gazette Public Notices
All Zones

Thu May 21, 2026
Haverhill Gazette Public Notices
All Zones

PUBLIC HEARING
City Council Chambers, City Hall,
Room 202, 4 Summer St
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Kaitlin M. Wright, CMC
City Clerk
HG - Publication Dates

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Mead, Talerman & Costa, LLC
Attorneys at Law

227 Union Street
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New Bedford, MA 02740
www.mtclawyers.com

Newburyport Office
30 Green Street
Newburyport, MA 01950

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

HAV CITY CLERK MAY26/26 10:55

ADVISORY OPINION

TO: TIMOTHY JORDAN, PRESIDENT, CITY COUNCIL

FR: LISA L. MEAD AND ELIZABETH LYDON, CITY SOLICITORS

CC: MELINDA BARRETT, MAYOR

RE: PROPOSED SOCIAL CONSUMPTION ORDINANCE

DA: MAY 25, 2026

Reference is made to the above captioned matter. In that connection, below is a legal opinion regarding the impacts of the social consumption ordinance proposed by Haverhill Stem LLC on the City's marijuana regulatory framework and in particular its existing Zoning Ordinances. For the reasons stated below, we do not recommend adoption of the proposed ordinance. I have attached the proposal for your convenience.

The proposed ordinance would allow for marijuana social consumption establishments that are licensed by the Cannabis Control Commission to operate in the WD-A Zoning District and allow existing permitted marijuana establishments to engage in social consumption without amending their existing permit.

First, the City's Zoning Ordinance under Section 9.7.8(7) and its Board of Health Regulation Prohibiting Smoking in Workplaces and Public Places which applies to non-tobacco products, prohibit public consumption of marijuana and social consumption establishments within the City's borders. The proposed ordinance does not consider these existing prohibitions or provide suggested amendments to accommodate the new use. Therefore, the proposed use cannot be implemented without removal of the existing prohibition.

Further, any proposed amendment to the City's Ordinances, and Zoning Ordinance in particular, should be compared against and incorporated into the existing Code of Ordinances, and any change to the allowed uses under Chapter 255 Zoning should be incorporated into that section. The City currently has an Overlay District for Marijuana Establishments under Section 9.7, Licensed Marijuana Establishment Overlay Zone. Since the proposal does not address the existing Zoning Ordinance, it would create redundancies and conflicting provisions within Chapter 255 if adopted. There has been no effort on the part of the proponent to recognize the existing Zoning Ordinance or integrate the proposal into the existing regulatory framework.

The ordinance is proposed as a separate standalone section, and it is unclear where in the Code of Ordinances it is intended to be inserted. The definitions proposed under the ordinance conflict with those definitions already found in Chapter 255. For example, social consumption establishment and marijuana establishment. The proposed location under Section 6 of the proposed ordinance does not reference the existing overlay district but another district entirely. The proposed location for the use not only conflicts with where marijuana establishments are currently allowed under Chapter 255, but that inconsistency could inadvertently prevent current operators of marijuana establishments from adding a

social consumption license to their existing permits. The proposed location also creates conflicts with the proposed language allowing social consumption to be added to existing establishments without a new special permit because the proposed ordinance does allow social consumption as a use in the existing Overlay District. This language also conflicts with Section 9.7.6 which specifically requires a Special Permit when adding another license to an existing establishment and would prevent City oversight of the location and design of social consumption establishments when those establishments are added by right.

The remainder of the proposed ordinance is redundant as a recitation of existing laws and regulations and should not be included in the City's ordinances as it would need to be updated every time the law changes.

In summary, adoption of the proposed ordinance would lead to redundancies and conflicts with the City's existing Ordinances and Board of Health Regulation and is not recommended.

Attachment A – Draft Ordinance

Draft Ordinance: Marijuana Social Consumption Establishments

Section 1: Purpose and Authority

The purpose of this ordinance is to allow for the operation of Social Consumption Establishments in the City of Haverhill in accordance with G.L. c. 94G, § 3(b) and CCC regulations. This ordinance aims to provide safe, regulated spaces for adult-use cannabis consumption while protecting public health and safety.

Section 2: Definitions

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Marijuana Establishment: Shall have the meaning set forth in 935 CMR 500.002, as amended from time to time.

Section 3: Opt-In and Licensing

Local Approval: No Social Consumption Establishment shall operate without a valid license from the CCC and a local Special Permit issued by the Haverhill City Council.

Host Community Agreement (HCA): Every operator must execute an HCA with the City of Haverhill prior to commencing operations. Where an operator already holds a valid HCA with the City for a licensed Marijuana Establishment, no new HCA shall be required and the operator shall instead obtain a simple amendment to the existing HCA to reflect the addition of the Social Consumption Establishment license.

Equity Exclusivity: The City of Haverhill shall recognize and enforce the exclusivity period established under M.G.L. c. 94G and 935 CMR 500.000, as amended from time to time, during which Social Consumption Establishment licenses are reserved on an exclusive basis for Social Equity Program Participants, Economic Empowerment Priority Applicants, Microbusinesses, and Craft Marijuana Cooperatives. The City shall not accept, process, or approve any local application from a non-qualifying applicant during the period in which such applicants are excluded under state law and CCC regulation.

Section 4: Operational Requirements

Age Restriction: Entry is strictly limited to individuals 21 years of age or older.

Product Sourcing: Customers are prohibited from bringing their own cannabis products ("BYOC").

Alcohol and Tobacco: The sale or consumption of alcohol and tobacco is strictly prohibited within the licensed consumption area.

Hours of Operation: Pursuant to the authority granted to municipalities under 935 CMR 500.141, the City of Haverhill hereby expressly authorizes Social Consumption Establishments to sell marijuana products until 12:00 AM. Sales of marijuana products must cease at least 30 minutes before the establishment closes.

Food Service: Establishments may sell pre-packaged, shelf-stable food and may seek additional local permits for prepared food service.

Section 5: Health and Safety Standards

All Social Consumption Establishments shall comply with the health and safety requirements established under M.G.L. c. 94G and 935 CMR 500.141, as amended from time to time, including without limitation, requirements governing ventilation and smoke control, transportation assistance for impaired consumers, and dose education and overconsumption prevention. To the extent practicable, health and safety standards applicable to Social Consumption Establishments shall be governed by state law and CCC regulation, which the City of Haverhill recognizes as establishing a comprehensive regulatory framework for such establishments.

Section 6: Zoning and Location

Social Consumption Establishments are permitted by Special Permit in the WD-A Zoning District.

Establishments must be located a minimum of 500 feet from public and private schools serving grades K-12 at the time of application, unless otherwise waived by the City of Haverhill.

Existing Special Permit: Where an applicant holds an existing Special Permit for a licensed Marijuana Establishment and seeks a Supplemental On-site Consumption License for a consumption area located within the same building as that licensed Marijuana Establishment, no new Special Permit shall be required. In such circumstances, the applicant shall be required only to obtain an amendment to the existing Special Permit, which amendment shall be subject to an expedited administrative review by the Haverhill City Council. Such amendment shall not require a new public hearing unless the Council determines, in its discretion, that material changes to the scope or operation of the premises warrant one.

Section 7: Signage

All signage shall comply with the requirements established under M.G.L. c. 94G and 935 CMR 500.000, as amended from time to time. An establishment that posts signage templates required and approved by the CCC shall be deemed in full compliance with the signage requirements of this ordinance. No additional or supplemental signage shall be required of any operator who has posted the applicable CCC-approved templates.



MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

11.1.1
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

May 28, 2026

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

From: Melinda E. Barrett

**RE: Central Business District Parking Commission Appointment –
Angelo Asprogiannis**

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

Please be advised I hereby appoint Angelo Asprogiannis, of 326 Haven Street, Reading, MA and business owner of La Pizza di Forno, within the Central Business District to the Central Business District Parking Commission. This is a confirming appointment after which takes effect upon confirmation and will expire on May 31, 2027.

I recommend approval.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em

Effie Mayors Admin

From: Angelo Asprogiannis <asptsa@yahoo.com>
Sent: Friday, May 29, 2026 8:52 AM
To: Effie Mayors Admin
Subject: Parking commission

May 29 AM 8:24
INACTYCLERK

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

Hello, this is angelo asprogiannis I am requesting to be on the parking commission for the city of Haverhill.

Event Permit

EVNT-26-15

Submitted On: Apr 23, 2026

Applicant

 Kevin Burke
 9785876008
@ kevin.burke@nemoves.com

Primary Location

10 CHURCH ST
Bradford, MA 01835

12.2.1

Organization Information

Organization

Team Haverhill

Organization Address

P.O. Box 5034

Organization State

MA

Is the Organization Tax Exempt?

Yes

Is the Organization a House of Worship?

No

Organization Phone

9785876008

Organization City

Haverhill

Organization Zip

01835

Is the Organization Non-Profit?

Yes

MAY 18 AM 10:27
HAVCITYCLERK

Contact Information

Contact Name

Kevin Burke

Contact Phone

9785876008

Contact Address

40 Kenoza Avenue

Contact State

MA

Contact Title

President

Contact Email

Kevin.Burke@NEMoves.com

Contact City

Haverhill

Contact Zip

01830

Property Owner Information

Property Owner Name

The First Church of Christ, Bradford

Property Owner Address

10 Church Street

Property Owner State

MA

Is the Applicant the Property Owner?

No

Property Owner Phone

978-374-1141

Property Owner City

Bradford

Property Owner Zip

01835

Event Information

Description of event

Thursday Nights Live! Summer concert series at the Bradford Common

Type of Event

Concert

Event Date

07/09/2026

Event Location

Bradford Common

is the Event on Bradford Common?

Yes

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

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

Yes

Event Start Time

6pm

Event End Time

8pm

Will Food Be Served/Sold at the Event?

Yes

IF YES TO FOOD, By What Means?

Vendors

IF YES To FOOD, How Will it be Cooked?

Truck Stoves/Grills

Are you planning to serve alcohol?

No

Any Helpful Comments about Food

We only invite two vendors: Nice Ice Baby (Nick Soter) and Lucky Pig BBQ (Fred Clark)

Special Considerations (i.e. fireworks)

This permit is actually for a series of six Thursdays: 7/9, 7/16, 7/23, 7/30, 8/6, 8/13 with rain dates of 8/20 and 8/27

Parking Information

Number of Parking Spaces Onsite

0

Have Off-site Parking Arrangements Been Made?

No

Are There Charges/Fees for Parking?

No

Sanitation Information

Number of Public Restrooms Available

5

Type of Toilets

Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

First Church of Christ, Bradford allows access to church bathrooms

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true



City Clerk Approval

Record No. EVNT-26-15

Status Completed

Became Active April 23, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright

Record No: EVNT-26-15

Event Permit

Status: Active

Submitted On: 4/23/2026

Messages

No comments yet.



Building Inspector Approval

Record No. EVNT-26-15

Status Completed

Became Active May 7, 2026

Type Approval

Due Date None

Assignee Tom Bridgewater

Record No: EVNT-26-15

Event Permit

Status: Active

Submitted On: 4/23/2026

Messages

No comments yet.



Fire Inspector Approval

Record No. EVNT-26-15

Status Completed

Became Active May 7, 2026

Type Approval

Due Date None

Assignee Eric Tarpy

Record No: EVNT-26-15

Event Permit

Status: Active

Submitted On: 4/23/2026

Messages

No comments yet.



Health Inspector Approval

Record No.EVNT-26-15

Status Completed

Became Active May 7, 2026

Type Approval

Due Date None

Assignee Mark Tolman

Record No: EVNT-26-15

Event Permit

Status: Active

Submitted On: 4/23/2026

Messages

Mark Tolman

May 11, 2026 at 8:52 am

Hi Kevin,

1) Fred Clark (Lucky Pig BBQ) has not applied for a food permit yet. Have him go on line or come to our office to pull the permit before he operates.

2) Also make sure there is access to bathrooms in the church. if not, porta potties must be present, 1 regular 1 handicap.

3) How is the rubbish going to be stored and picked up?

Any other questions or comments let me know.

Mark



Police Department Approval

Record No. EVNT-26-15

Status Completed

Became Active May 7, 2026

Type Approval

Due Date None

Assignee Kevin Lynch

Record No: EVNT-26-15

Event Permit

Status: Active

Submitted On: 4/23/2026

Messages

Kaitlin Wright

May 12, 2026 at 2:06 pm

@Kevin Lynch , can you review when you have a moment? I'd like to get this to council on May 19th if possible.



Public Works Director Approval

Record No. EVNT-26-15

Status Completed

Became Active May 7, 2026

Type Approval

Due Date None

Assignee Robert Kimball

Record No: EVNT-26-15

Event Permit

Status: Active

Submitted On: 4/23/2026

Messages

No comments yet.



teamhaverhill.org

Team Haverhill, Inc.
P.O. Box 5034
Haverhill, MA 01835

February 19, 2026

To Whom it May Concern,

There are no event agreements, leases or contracts for entertainers/performers, sound stage, cleaning, security, vendor, catering or food service. This is a volunteer effort and there are no written contracts with the local bands.

Sincerely,

A handwritten signature in black ink that reads "Kevin M. Burke".

Kevin Burke
President
Team Haverhill, Inc.



Team Haverhill, Inc.
P.O. Box 5014
Haverhill, MA 01835

February 19, 2026

To Whom it May Concern,

The above organization in consideration of the permit granted by the City Council as above requested hereby remises, releases and forever discharges the City of Haverhill, its respectful employees, agents and attorneys from all manner of actions, causes of actions, debts,, dues, claims and demands both in law and in equity, more especially any and all claims as a result of the issuance of this permit or use of any City Property, including, but not limited to, property damages and personal injuries resulting from the same.

Licensee is solely responsible for the cost of any damage that occurs to public property or extraordinary expense necessary for the public safety as a result of the public event, exhibition, show or amusement. Licensee shall be responsible for the cost of any police or fire official(s) required by the City Council to be attendance at the event.

Sincerely,

A handwritten signature in blue ink that reads "Kevin M. Burke".

Kevin Burke
President
Team Haverhill, Inc.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: APR 14 2013

TEAM HAVERHILL INC
C/O TEAM HAVERHILL
51 LEROY AVE
BRADFORD, MA 01835

Employer Identification Number:
37-1665975
DLN:
102107049
Contact Person:
DANIEL RENNER ID# 31697
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
January 12, 2012
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

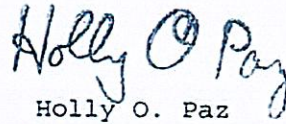
We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive 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.

TEAM HAVERHILL INC

Sincerely,

A handwritten signature in dark ink, appearing to read "Holly O. Paz". The signature is written in a cursive, flowing style.

Holly O. Paz
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

The First Church of Christ, Bradford

10 Church Street

Bradford, Massachusetts 01835

978-374-1141

office @fccbradford.org

January 27, 2026

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

Please be advised the Trustees of the First Church of Christ – Bradford, MA. grant permission to use of the Bradford Common to TEAM HAVERHILL c/o Tim Jordan for Concerts on the Common for each Thursday evening starting June 9th thru August 13th 2026 with rain dates of August 20 and 27.

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

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

Very truly yours; *Steven R Esty*

Steven Esty, President Board of Trustees

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/17/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	James Page Insurance Agency, Inc. 191 Merrimack St, Suite 306 Haverhill, MA 01830 License #: 1780398	CONTACT NAME: James Traver PHONE (A/C, No, Ext): (978)373-3893 E-MAIL ADDRESS: jtraver@jamespageins.com FAX (A/C, No): 9789127902
INSURED	Team Haverhill, Inc Kevin Burke PO Box 5034 Haverhill, MA 01835	INSURER(S) AFFORDING COVERAGE INSURER A : Nautilus Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES

CERTIFICATE NUMBER: 00066834-250509102646

REVISION NUMBER: 4

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	NN1869206	07/09/2026	09/13/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐ N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

The City of Haverhill is an additional insured for the summer concert series called "Thursday Nights Live" held on 7/09/2026, 7/16/2026, 7/23/2026, 7/30/2026, 8/06/2026, 8/13/2026 with rain dates: 8/20/2026 & 8/27/2026

Location of concerts: Bradford Common, 10 Church St, Bradford, MA 01835

CERTIFICATE HOLDER

CANCELLATION

City of Haverhill
4 Summer St
Haverhill, MA 01831

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

(JPT)

Event Permit**EVNT-26-18**

Submitted On: May 21, 2026

Applicant

 Cynthia Graham
 9789941854
 cynthiagraham409@gmail.com

Primary Location

75 KENOZA AVE
Haverhill, MA 01830

12.2.2

Organization Information**Organization**

Haverhill Firefighting Museum

Organization Address

75 Kenoza Ave

Organization State

MA

Is the Organization Tax Exempt?

Yes

Is the Organization a House of Worship?

No

Organization Phone

978-994-1854

Organization City

Haverhill

Organization Zip

01830

Is the Organization Non-Profit?

Yes

Contact Information**Contact Name**

Cynthia Graham

Contact Phone

978-994-1854

Contact Address

669 Kenoza St

Contact State

MA

Contact Title

Vice President

Contact Email

cynthiagraham409@gmail.com

Contact City

Haverhill

Contact Zip

01830

Property Owner Information**Property Owner Name**

Haverhill Fire Dept Credit Union

Property Owner Address

75 Kenoza Ave

Property Owner State

MA

Is the Applicant the Property Owner?

No

Property Owner Phone

978-372-8833

Property Owner City

Haverhill

Property Owner Zip

01830

Event Information

Description of event

Fundraiser
Music Bingo

Type of Event

Other

Event Date

06/06/2026

is the Event on Bradford Common?

No

Event Venue

Indoor

Do attendees need to purchase a ticket to attend?

Yes

Event Start Time

6PM

Will Food Be Served/Sold at the Event?

Yes

IF OTHER FOOD, Please Explain

Hot dog cart

IF OTHER COOKING, Please Explain

Propane hot dog cart

Any Helpful Comments about Food

--

Special Considerations (i.e. fireworks)

No

IF OTHER, Please Specify

Fundraiser

Event Location

Museum

Is the Event on City Property?

No

Number of Anticipated Attendees

50

Is this event open to the public? Or private?

Public

Event End Time

10PM

IF YES TO FOOD, By What Means?

Other

IF YES To FOOD, How Will it be Cooked?

Other

Are you planning to serve alcohol?

Yes

Parking Information

Number of Parking Spaces Onsite

15

IF YES, Please Provide Details of Offsite Arrangements

On street

Are There Charges/Fees for Parking?

No

Have Off-site Parking Arrangements Been Made?

Yes

Sanitation Information

Number of Public Restrooms Available

Type of Toilets

1 Permanent

Please Describe Plans for Solid Waste Disposal & Recycling

Curb pickup

General Release & Indemnity Agreement

Yes

true

Terms of Understanding

Yes

true

GOOD THOMAS MUSIC BINGO

2852 Riverside Ave. Somerset, MA 02726

Music Bingo Services for 50-75 people

Haverhill Firefighting Museum 75 Kenoza Ave., Haverhill, MA 01830

Saturday, June 6, 2026 6-8PM

Cost is \$300.00 for 50 people additional \$6.00 per person

A handwritten signature in black ink, appearing to read 'Rob Murray', with a stylized, cursive script.

Rob Murray

General Manager

HAVERHILL FIREFIGHTING

MUSEUM

*Come experience the evolution of
New England Fire Fighting history!*

In consideration of a permit by the Haverhill City Council as requested herein, The Haverhill Firefighting Museum hereby remises, releases and forever discharges the City of Haverhill, its respective employees, agents and attorneys from all manner 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.

Cynthia Graham 9/18/25

Cynthia Graham
V/P HFFM

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 21 2013**

HAVERHILL FIRE FIGHTING MUSEUM INC
C/O CYNTHIA GRAHAM
75 KENOZA AVE
HAVERHILL, MA 01830

Employer Identification Number:
90-0118304
DLN:
17053250393012
Contact Person:
RACHEL M LEIFHEIT ID# 31617
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
October 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
August 28, 2012
Contribution Deductibility:
Yes
Addendum Applies:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

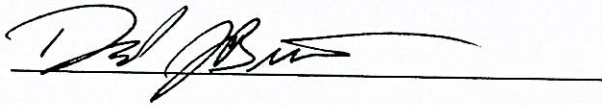
HAVERHILL FIRE DEPT. CREDIT UNION

NOT FOR PROFIT. NOT FOR CHARITY. BUT FOR SERVICE.

March 28, 2025

To Whom It May Concern:

The Haverhill Firefighting Museum, a tenant in the Haverhill Fire Dept Credit Union building on 75 Kenoza Ave in Haverhill, MA., has our permission to hold events in their space.



David Butt
Manager/Treasurer



75 KENOZA AVENUE, HAVERHILL, MASSACHUSETTS 01830-4132

PHONE. 978.372.8833 • FAX. 978.372.7782

WWW.HFDCU.COM



Event Permit Payment

Record No. EVNT-26-18

Status Completed

Became Active May 21, 2026

Type Payment

Due Date None

Assignee Cynthia Graham

Invoice ID 1241509

Record No: EVNT-26-18

Event Permit

Status: Active

Submitted On: 5/21/2026

Primary Location

75 KENOZA AVE
Haverhill, MA 01830

Owner

HAVERHILL FIRE DEPT. CREDIT
UNION
KENOZA AVE 75 HAVERHILL, MA
01830

Applicant

 Cynthia Graham
 978-994-1854
 cynthiagraham409@gmail.com
 669 Kenoza St
Haverhill, Ma 01830

Messages

Cynthia Graham

May 21, 2026 at 2:50 pm

Can I pay tomorrow by check for this, a raffle permit and liquor application, all in one check?



City Clerk Approval

Record No.EVNT-26-18

Status Completed

Became Active May 22, 2026

Type Approval

Due Date None

Assignee Rose Leonard-Flynn

Record No: EVNT-26-18

Event Permit

Status: Active

Submitted On: 5/21/2026

Primary Location

75 KENOZA AVE
Haverhill, MA 01830

Owner

HAVERHILL FIRE DEPT. CREDIT
UNION
KENOZA AVE 75 HAVERHILL, MA
01830

Applicant



Cynthia Graham



978-994-1854



cynthiagraham409@gmail.com



669 Kenoza St

Haverhill, Ma 01830



Building Inspector Approval

Record No. EVNT-26-18

Status Completed

Became Active May 22, 2026

Type Approval

Due Date None

Assignee Tom Bridgewater

Record No: EVNT-26-18

Event Permit

Status: Active

Submitted On: 5/21/2026

Primary Location

75 KENOZA AVE
Haverhill, MA 01830

Owner

HAVERHILL FIRE DEPT. CREDIT
UNION
KENOZA AVE 75 HAVERHILL, MA
01830

Applicant

 Cynthia Graham
 978-994-1854
 cynthiagraham409@gmail.com
 669 Kenoza St
Haverhill, Ma 01830

Messages

No comments yet.

Messages

Nicholas Flynn  Internal

May 22, 2026 at 11:57 am

**Liquor Liability: City insured is on p23 (of the pdf).

Nicholas Flynn  Internal

May 22, 2026 at 9:29 am

@Rose Leonard-Flynn @Natalia Hernandez Have a look, and if you don't see any issues please complete the step.

Nicholas Flynn  Internal

May 22, 2026 at 9:28 am

-I have deleted the document containing banking information due to its irrelevance and sensitivity. Real letter uploaded in its stead.

-Liquor Liability policy does contain City of Haverhill as additionally insured. Second policy uploaded showing general liability coverage through event date, City named as Certificate Holder.

-Permanent indemnity agreement uploaded.

Kaitlin Wright  Internal

May 21, 2026 at 3:12 pm

@Nicholas Flynn

Kaitlin Wright

May 21, 2026 at 3:12 pm

Cindy, please provide a certificate of insurance that lists the City of Haverhill as the certificate holder in the bottom lefthand corner. Further, please provide a letter stating permission to host the event at the Musuem - the letter showing your routing and account number is not sufficient and I am not comfortable including that in the Council agenda given the sensitive nature of the document.



License Commission Notification

Record No. EVNT-26-18

Status Completed

Became Active Unknown

Type Approval

Due Date None

Assignee Nicholas Flynn

Record No: EVNT-26-18

Event Permit

Status: Active

Submitted On: 5/21/2026

Primary Location

75 KENOZA AVE
Haverhill, MA 01830

Owner

HAVERHILL FIRE DEPT. CREDIT
UNION
KENOZA AVE 75 HAVERHILL, MA
01830

Applicant

 Cynthia Graham
 978-994-1854
 cynthiagraham409@gmail.com
 669 Kenoza St
Haverhill, Ma 01830

Messages

Nicholas Flynn  Internal

May 21, 2026 at 3:03 pm

LCDL-26-10 pending Event Permit



Fire Inspector Approval

Record No. EVNT-26-18

Status Completed

Became Active May 22, 2026

Type Approval

Due Date None

Assignee Justin Borden

Record No: EVNT-26-18

Event Permit

Status: Active

Submitted On: 5/21/2026

Primary Location

75 KENOZA AVE
Haverhill, MA 01830

Owner

HAVERHILL FIRE DEPT. CREDIT
UNION
KENOZA AVE 75 HAVERHILL, MA
01830

Applicant

 Cynthia Graham
 978-994-1854
 cynthiagraham409@gmail.com
 669 Kenoza St
Haverhill, Ma 01830

Messages

Justin Borden

May 26, 2026 at 1:56 pm

No outside recreation fires are allowed. Approval is based on information provided on application. Additional permits may be required for storage of propane if necessary.

Any vendor using propane/cooking must have a fire extinguisher. Any vendor carrying more than 42lbs of propane must obtain a permit from the Fire Department. Any questions please contact the office at 978-373-8460.



Health Inspector Approval

Record No. EVNT-26-18

Status Completed

Became Active May 22, 2026

Type Approval

Due Date None

Assignee Mark Tolman

Record No: EVNT-26-18

Event Permit

Status: Active

Submitted On: 5/21/2026

Primary Location

75 KENOZA AVE
Haverhill, MA 01830

Owner

HAVERHILL FIRE DEPT. CREDIT
UNION
KENOZA AVE 75 HAVERHILL, MA
01830

Applicant

 Cynthia Graham
 978-994-1854
 cynthiagraham409@gmail.com
 669 Kenoza St
Haverhill, Ma 01830

Messages

Mark Tolman

May 26, 2026 at 8:09 am

No food permit required Hotdogs and soda only.



Police Department Approval

Record No. EVNT-26-18

Status Completed

Became Active May 22, 2026

Type Approval

Due Date None

Assignee Kevin Lynch

Record No: EVNT-26-18

Event Permit

Status: Active

Submitted On: 5/21/2026

Primary Location

75 KENOZA AVE
Haverhill, MA 01830

Owner

HAVERHILL FIRE DEPT. CREDIT
UNION
KENOZA AVE 75 HAVERHILL, MA
01830

Applicant

 Cynthia Graham
 978-994-1854
 cynthiagraham409@gmail.com
 669 Kenoza St
Haverhill, Ma 01830

Messages

Nicholas Flynn  Internal

May 28, 2026 at 12:24 pm

Music bingo only, not real bingo.

Kevin Lynch

May 25, 2026 at 2:59 am

This might require a bingo permit from the Commonwealth of
Massachusetts.

13.1



Document

City of Haverhill

In Municipal Council May 22, 2026

MAY 29 AM 9:24
HAYCITYCLERK

Ordered:

That as part of the fiscal year 2027 annual budget the sum of **\$14,805,633** be appropriated to operate the Water Department for items marked as appropriated on the attached.

And that \$ 15,040,417 come from Water Revenue

And that \$ 0 come from Available Retained Earnings

And that \$ 234,784 be appropriated in the General Fund and funded from Water Receipts

Introduced by the Mayor Melinda E. Barrett
an Order Concerning Appropriations for the Fiscal Year Beginning July 1, 2026

Ordered that the following sums, designated as appropriations, are hereby appropriated in the Water Fund of the City of Haverhill and that \$234,784 be appropriated in the General Fund and funded from Water revenue.

	Salaries		Expenses		Capital	Total City	Other Assessments		Grand Totals
	Appropriation		Appropriation		Appropriation		From General Fund		
General Operations	3,102,226		3,250,346		851,000	7,203,572			7,203,572
Engineering	747,090		193,100			940,190			940,190
Conservation	172,519		13,550			186,069			186,069
Transfers			0			0	234,784		234,784
Benefits	1,797,561					1,797,561			1,797,561
Debt			4,526,123			4,526,123			4,526,123
Reserves			0			0			0
Insurance			152,118			152,118			152,118
Total Water Fund	5,819,396		8,135,237		851,000	14,805,633	234,784		15,040,417

Be it further ordered that the City appropriations and assessments in the Water Fund are to be financed by estimated revenues drawn from the following sources.

	Charges for		Other		Engineering		Total		Available		Grand Totals
	Services		Revenue		Revenue	Fees	Revenue		Fund Balance		
Water Fund	14,701,567		185,000		153,850		15,040,417		-		15,040,417
Total Water Fund	14,701,567		185,000		153,850		15,040,417		-		15,040,417

13.2



Document

City of Haverhill

In Municipal Council May 22, 2026

MAY 29 AM 9:24
HVCITYCLERK

Ordered:

That as part of the fiscal year 2027 annual budget the sum of **\$15,967,043** be appropriated to operate the Wastewater Department for items marked as appropriated on the attached.

And that \$ 16,666,024 come from Wastewater Revenue

And that \$ 0 come from available Retained Earnings

And that \$ 698,981 be appropriated in the General Fund and funded from Wastewater receipts.

Introduced by the Mayor Melinda E. Barrett
an Order Concerning Appropriations for the Fiscal Year Beginning July 1, 2026

Ordered that the following sums, designated as appropriations, are hereby appropriated in the Wastewater Fund of the City of Haverhill and that \$698,981 be appropriated in the General Fund and funded from Wastewater revenue.

	Salaries Appropriation	Expenses Appropriation	Capital Appropriation	Total City From General Fund	Other Assessments From General Fund	Grand Totals
General Operations	3,102,959	6,087,180	225,000	9,415,139		9,415,139
Stormwater	103,974	285,100	122,000	511,074		511,074
Transfers	0	0		0	698,981	698,981
Benefits	1,572,118			1,572,118		1,572,118
Debt		4,367,996		4,367,996		4,367,996
Reserves		0		0		0
Insurance		100,716		100,716		100,716
Total Wastewater Fund	4,779,051	10,840,992	347,000	15,967,043	698,981	16,666,024

Be it further ordered that the City appropriations and assessments in the Wastewater Fund are to be financed by estimated revenues drawn from the following sources.

	Charges for Services	Other Revenue	Total Revenue	Available Fund Balance	Grand Totals
Wastewater Fund	16,446,024	220,000	16,666,024	-	16,666,024
Total Wastewater Fund	16,446,024	220,000	16,666,024	-	16,666,024



Document

City of Haverhill

In Municipal Council May 22, 2026

13.3
MAY 29 AM 9:25
HVCITYCLERK

Ordered:

That the sum of **\$274,750,725** be and is hereby raised and appropriated designated as appropriation on the attached and further that said appropriation be funded in the following manner:

\$5,150,000	Free Cash
\$ 234,784	Water Receipts
\$ 698,981	Wastewater Receipts
\$ 125,000	Transfer from Other Available Funds
\$268,541,960	Taxation and Other Receipts

Introduced by Mayor Melinda E. Barrett

an Order Concerning Appropriations for the Fiscal Year Beginning July 1, 2026

City Council
City of Haverhill

Submitted May 21, 2026

Ordered that the following sums, designated as appropriations, are hereby appropriated in the General Fund of the City of Haverhill.						
	Salaries Appropriation	Expenses Appropriation	Capital Appropriation	Department Totals	State and Other Assessments	Grand Totals
General Government						
City Council	236,676	6,600		243,276		243,276
Mayor's Office	446,004	206,750		652,754		652,754
Auditor's Office	406,751	148,100		554,851		554,851
Treasurer/Collector	428,727	250,300		679,027		679,027
Constituent Services	104,272	8,900		113,172		113,172
Assessing	310,083	171,079		481,162		481,162
Purchasing	102,632	15,050		117,682		117,682
Law Department	47,754	425,000		472,754		472,754
Economic Development	366,920	52,370		419,290		419,290
Building Maintenance	26,000	373,500		399,500		399,500
Human Recourses	331,555	130,300		461,855		461,855
Municipal Information Systems	211,100	691,809		902,909		902,909
City Clerk	612,582	154,380		766,962		766,962
	3,631,056	2,634,138	0	6,265,194	0	6,265,194
Public Safety						
Police Department	15,215,388	2,171,608	115,000	17,501,996		17,501,996
Fire Department	14,883,477	1,006,973	29,522	15,919,972		15,919,972
	30,098,865	3,178,581	144,522	33,421,968	0	33,421,968
Education						
Whittier Regional School		9,469,211		9,469,211		9,469,211
North Shore/Essex Regional School		690,625		690,625		690,625
School Other Funding				0		0
School Department		136,998,618		136,998,618		136,998,618
	0	147,158,454	0	147,158,454	0	147,158,454
Public Works						
Administration	297,318	37,165		334,483		334,483
Highways	1,127,200	712,800	100,000	1,940,000		1,940,000
Solid Waste/Recycling	218,924	5,899,227		6,118,151		6,118,151
Parking	51,726	396,670		448,396		448,396
Street Marking Division		200,000		200,000		200,000
Fleet Maintenance	281,158	76,260		357,418		357,418
Parks Department	587,791	285,871		873,662		873,662
Street Lighting		753,608		753,608		753,608
Snow & Ice Removal	229,330	980,670		1,210,000		1,210,000
	2,793,447	9,342,271	100,000	12,235,718	0	12,235,718
Human Services						
Citizens Center	317,822	158,610		486,432		486,432
Veterans Service	131,645	533,250		664,895		664,895
Senior Services	12,100	2,400		14,500		14,500
Public Health	254,291	7,000		261,291		261,291
Stadium Commission		61,600		61,600		61,600
Recreation	233,997	86,400		320,397		320,397
Inspectional & Health Services	1,271,710	45,450		1,317,160		1,317,160
Public Library	1,711,916	298,134		2,010,050		2,010,050
	3,933,481	1,202,844	0	5,136,325	0	5,136,325
Debt Service						
Employee Benefits		8,834,819		8,834,819		8,834,819
Retirement Fund		23,838,461		23,838,461		23,838,461

	Salaries Appropriation	Expenses Appropriation	Capital Appropriation	Department Totals	State and Other Assessments	Grand Totals
Unemployment Compensation		280,000		280,000		280,000
Group Insurance		31,583,332		31,583,332		31,583,332
Payroll Taxes (FICA/Medicare)		2,207,955		2,207,955		2,207,955
Workers Compensation		890,000		890,000		890,000
Indemnification of Retirees		85,000		85,000		85,000
Sick Leave Bank		182,934		182,934		182,934
Vacation Accrual		50,000		50,000		50,000
Injured on Duty Clams		210,000		210,000		210,000
Other	0	59,327,682	0	59,327,682	0	59,327,682
Capital Projects						0
General Liability Insurance		1,381,899		1,381,899		1,381,899
Salary Reserve		388,666		388,666		388,666
Stabilization Fund				0		0
Budget Reserve		600,000		600,000		600,000
Other Deficits (Snow & Ice)				0		0
State Assessments (Cherry Sheets)				0	10,271,435	10,271,435
Reserve for Abatements and Exemptions				0	249,999	249,999
	0	2,370,565	0	2,370,565	10,521,434	12,891,999
Total General Fund	40,456,849	234,049,354	244,522	274,750,725	10,521,434	285,272,159



Document

CITY OF HAVERHILL

In Municipal Council

13.4

Ordered:

That \$2,770,000 will be transferred from fiscal 2025-certified free cash to partially fund the snow and ice deficit and to provide for continuing appropriations.

APR 29 4:25 PM
CITY CLERK

16.1

Document # 10-L

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

<u>LOCATION</u>	<u>REGULATION</u>	<u>HOURS/ DAYS</u>
-----------------	-------------------	--------------------

Blossom St:

In front of # 58	No Parking	24- hours
	(except for 1 24- hour	
	handicap parking space)	

IN CITY COUNCIL: May 12, 2026

Filed 10 days

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

File 10 days

14.1



Haverhill

Lisa E. DeMeo, P.E.
City Engineer/Assistant director of Public Works
Phone: 978-374-2335
ldemeo@haverhillma.gov

April 30, 2026

MAY 4 AM 8:48
HAVCITYCLERK

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

Subject: Blossom Street #58 – HPS-26-13 - 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, P.E.

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, Lt. Lynch, K. Wright, R. Ward, L. Mead, R. Kimball



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:

Blossom Street:	No Parking	24 hours
In front of #58	(except for 1 24-hour handicap parking space)	

APPROVED AS TO LEGALITY.

City Solicitor



Outlook

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>

Date Wed 5/6/2026 4:59 PM

To CityClerk <cityclerk@haverhillma.gov>

Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright <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: **W0144134**
Business Type: **All Other Public Notices**
Notice Size: **Public Notices**
Notice Estimate: **\$69.23**
Referral Code: **58 Blossom 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 W01441340

Thu May 14, 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:

Blossom Street:	No Parking	24 Hours
In front of #58	(except for 1 24-hour handicap parking space)	
APPROVED AS TO LEGALITY		
City Solicitor		
HG - Publication Dates		

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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.

16.2

Document # 10-M

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

<u>LOCATION</u>	<u>REGULATION</u>	<u>HOURS/DAYS</u>
-----------------	-------------------	-------------------

Lancaster St:

In front of # 30	No Parking	24- hours
-------------------------	-------------------	------------------

(except for 1 – 24 hours

handicap parking space)

IN CITY COUNCIL: May 12, 2026

Filed 10 days

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

File 10 days

14.2



Haverhill

Lisa E. DeMeo, P.E.
City Engineer/Assistant director of Public Works
Phone: 978-374-2335
ldemeo@haverhillma.gov

April 30, 2026

MAY 4 AM 8:48
HAVCITYCLERK

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

Subject: *Lancaster Street #30 – HPS-26-10 - 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, P.E.
City Engineer

C: Mayor Barrett, Lt. Lynch, K. Wright, R. Ward, L. Mead, R. Kimball



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:

Lancaster Street:
In front of #30

No Parking
(except for 1 24-hour
handicap parking space)

24 hours

APPROVED AS TO LEGALITY.

City Solicitor

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>

Date Wed 5/6/2026 4:55 PM

To CityClerk <cityclerk@haverhillma.gov>

Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright <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: **W0144133**
Business Type: **All Other Public Notices**
Notice Size: **Public Notices**
Notice Estimate: **\$69.23**
Referral Code: **30 Lancaster**

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 W01441330

Thu May 14, 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:

Lancaster Street: No Parking 24 Hours
In front of #30 (except for 1 24-hour handicap parking space)

APPROVED AS TO LEGALITY

City Solicitor

HG - Publication Dates

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16.3

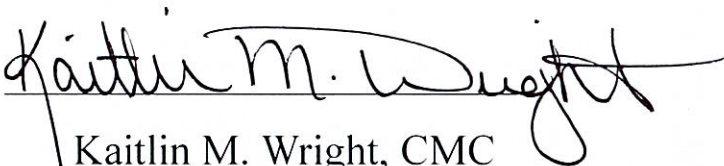
Document # 26-D

Order- That the City is hereby authorized to acquire, either by purchase or eminent domain, the parcel of land located at 309 East Broadway identified as Assessor's Parcel ID 469-188-6, for the purpose of providing a new water supply well for City's water supply, and to take any other action incidental and related thereto

IN CITY COUNCIL: May 19, 2026

Placed on file for 10 days

11 YEAS, 0 NAYS, 0 ABSENT

Attest: 
Kaitlin M. Wright, CMC
City Clerk

MELINDA E BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

5.4

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

May 14, 2026

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

From: Mayor Melinda E. Barrett

**RE: Loan Order - \$ 900,000.00 for the Acquisition of Property of 309 East
Broadway**

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

Please see attached a proposed loan order for \$900,000.00 for the acquisition of
property of 309 East Broadway. This item must be placed on file for 10 days.

I recommend approval.

Sincerely,

Melinda E. Barrett
Mayor

MEB/em



Haverhill

Robert E. Ward, DPW Director
Phone: 978-374-2382 Fax: 978-521-4083
rward@haverhillma.gov

Date: May 14, 2026

To: The Honorable Melinda E. Barrett
Mayor of Haverhill

From: Robert E. Ward *RW*
DPW Director

Subject: Loan Order for the Acquisition of Property at 309 East Broadway

Attached for your review and consideration is a proposed loan order authorizing the borrowing of \$900,000 for the acquisition of the house and property located at 309 East Broadway. The agreed compensation amount of \$1.8 million will be funded by this loan order, plus \$900,000 from a capital fund in the Water Enterprise Fund.

The purpose of this acquisition is to provide the City with a suitable location to site and construct a municipal well to augment the City's public water supply, strengthen long-term water system reliability, improve resiliency during periods of drought and seasonal supply constraints, and support the City's long-term water supply planning efforts.

This property was identified as a suitable location for the proposed well through numerous geological studies, including a geological survey of the entire Merrimack River within the Haverhill boundaries, soil sampling, and test well installations.

As you are aware, some members of the City Council did not support proceeding with an eminent domain taking of a portion of the parcel necessary for the well construction for \$937,000 as originally proposed at the City Council meeting on February 10, 2026. Instead, those Councilors expressed a preference to pursue acquisition of the parcel through a negotiated agreement with the property owner, even if it meant purchasing the entire parcel, including the house.

Several Councilors indicated a willingness to support borrowing \$900,000 toward acquiring the parcel and house at the appraised value of \$1.8 million, contingent upon reaching an agreement with the property owner.

The proposed approach represents a negotiated or "friendly" taking, whereby the City would exercise its eminent domain authority with the cooperation and agreement of the property owner. Under this approach, the City and property owner have agreed to a mutually agreed-upon Taking Agreement that establishes the compensation, terms, and conditions of the acquisition, thereby avoiding contested eminent domain proceedings while still achieving the City's water supply objectives. The City Council will need to approve an Order Authorizing the Taking of the property.

The debt service on the loan will be paid from the Water Budget with an annual estimated payment of \$70,000 over 20 years. This equates to approximately \$0.04 per hundred cubic feet on the user rate.

If acceptable, I respectfully request that you submit the attached loan order to the City Council. The loan order must be placed on file for the required ten days prior to consideration and voting. At the same meeting on June 2nd as the Council's consideration of the loan order, the proposed Order to Authorize the Taking of 309 East Broadway is anticipated to be presented for city council approval.

Please let me know if you need any additional information.

Attachment - Proposed Loan Order

Cc: Christine Lindberg, Chief of Staff, clindberg@haverhillma.gov
Lisa Mead, Mead, Talerman & Costa LLC, lisa@mtclawyers.com
Joseph Ruotolo, Mead, Talerman & Costa, LLC, joe@mtclawyers.com
John D'Aoust, Water Treatment Plant Manager, jdaoust@HaverhillMa.gov
Mathew Snell, Nutter, McClennen & Fish, LLP, MSnell@nutter.com
Angel Perkins, City Auditor, aperkins@haverhillma.gov



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

5.4.1
MAY 15 4:48:23
HACITYCLERK

ORDERED:

\$900,000 Land Acquisition Bonds

ORDERED: That the City is hereby authorized to acquire, either by purchase or eminent domain, the parcel of land located at 309 East Broadway in Haverhill, Massachusetts, identified as Assessor's Parcel ID 469-188-6, for the purpose of providing a new water supply well for the City's water supply, and to take any other action incidental and related thereto; that Nine Hundred Thousand Dollars (\$900,000) is appropriated to pay the costs of said land acquisition project, including the payment of all costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 8(3) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this 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.

**CITY OF HAVERHILL
In Municipal Council**

ORDERED:

\$900,000 Land Acquisition Bonds

ORDERED: That the City is hereby authorized to acquire, either by purchase or eminent domain, the parcel of land located at 309 East Broadway in Haverhill, Massachusetts, identified as Assessor's Parcel ID 469-188-6, for the purpose of providing a new water supply well for the City's water supply, and to take any other action incidental and related thereto; that Nine Hundred Thousand Dollars (\$900,000) is appropriated to pay the costs of said land acquisition project, including the payment of all costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 8(3) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this 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.

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.



Outlook

Thank you for placing your order with us.

From North of Boston <noreply@wave2adportal.com>

Date Mon 5/18/2026 9:31 AM

To CityClerk <cityclerk@haverhillma.gov>

Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright <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: **W0144427**
Business Type: **All Other Public Notices**
Notice Size: **Public Notices**
Notice Estimate: **\$109.62**
Referral Code: **Land acquisition on 309 East
Broadway**

Schedule for notice number W01444270

Thu May 21, 2026
**Haverhill Gazette Public All Zones
Notices**

Account Details

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

Document 26-C

Mayor Barrett submits a Loan Order
for the roof replacement project
at Silver Hill Elementary School

IN CITY COUNCIL: May 12, 2026

Filed 10 Days

16.4.1

MELINDA E. BARRETT
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

5.3
CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@HAVERHILLMA.GOV
WWW.HAVERHILLMA.GOV

May 8, 2026

MAY 8 AM 9:52
HAVERHILL CITY CLERK

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

From: Mayor Melinda E. Barrett

Re: Loan Order – Silver Hill Elementary School roof replacement

Dear Mr. President and Members of the City Council:

I respectfully submit the attached Loan Order for the Silver Hill Elementary School roof replacement project.

I recommend approval.

Very truly yours,

Melinda E. Barrett
Mayor



Document

5.3.1

CITY OF HAVERHILL

In Municipal Council

Ordered:

Ordered: That the City of Haverhill hereby appropriates Three Million Five Hundred Twenty-One Thousand Eight Hundred Twenty-Nine Dollars (\$3,521,829) to pay costs of the roof replacement project at Silver Hill Elementary School located at 675 Washington Street, Haverhill, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve assets that otherwise are capable of supporting the required educational programs, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the Haverhill Public Schools Chief Financial Officer; that to meet this appropriation, the City Treasurer, with the approval of the Mayor, is authorized to borrow said amount pursuant to Chapter 44 or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six and eighty-four one hundredths percent (76.84%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized pursuant to this loan order shall be reduced by any grant amount set forth in and received by the City pursuant to the Project Funding Agreement that may be executed between the City and the MSBA for 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.

Kaitlin Wright

From: Kaitlin Wright
Sent: Friday, May 8, 2026 10:48 AM
To: hglegals@hgazette.com
Cc: Kaitlin Wright; Natalia Hernandez
Subject: Ad - Haverhill Loan Order Silver Hill Roof Replacement
Attachments: Ad - Loan Order \$3,521,829 Silver Hill Roof Replacement.pdf

Good morning,

Please run this legal ad for a loan order one time in the Gazette on Thursday May 14th.

Thank you! Any questions, I am available at (978) 420-3622.

All my best,

Kaitlin

Kaitlin M. Wright, CMC

City Clerk

4 Summer Street, Room 118

Office: (978) 374-2312

Fax: (978) 373-8490

kwright@haverhillma.gov



VERIFY YOUR VOTER STATUS HERE: <https://www.sec.state.ma.us/ovr/>

STATE PRIMARY ELECTION	VOTER REGISTRATION DEADLINE	EARLY VOTING PERIOD	LAST DAY TO REQUEST VOTE BY MAIL BALLOT
September 1, 2026	August 22, 2026	August 22 – August 28, 2026	August 25, 2026



**MASSACHUSETTS
REGISTER
TO VOTE
ONLINE**

Click here to request a

**VOTE BY
MAIL Ballot**



Kaitlin Wright

From: North of Boston <noreply@wave2adportal.com>
Sent: Monday, May 11, 2026 9:18 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:
W0144225
Business Type:
[All Other Public Notices](#)
Notice Size:
[Public Notices](#)
Notice Estimate:
\$173.08
Referral Code:
Loan Order - Silver Roof Replacement

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 W01442250
Thu May 14, 2026
Haverhill Gazette Public Notices
All Zones

**CITY OF HAVERHILL
In Municipal Council**

Ordered: That the City of Haverhill hereby appropriates Three Million Five Hundred Twenty-One Thousand Eight Hundred Twenty-Nine Dollars (\$3,521,829) to pay costs of the roof replacement project at Silver Hill Elementary School located at 675 Washington Street, Haverhill, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve assets that otherwise are capable of supporting the required educational programs, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"). said amount to be expended under the direction of the Haverhill Public Schools Chief Financial Officer; that to meet this appropriation, the City Treasurer, with the approval of the Mayor, is authorized to borrow said amount pursuant to Chapter 44 or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six and eighty-four one hundredths percent (76.84%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized pursuant to this loan order shall be reduced by any grant amount set forth in and received by the City pursuant to the Project Funding Agreement that may be executed between the City and the MSBA for 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.

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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

DOCUMENTS REFERRED TO COMMITTEE STUDY

MAY 29 AM 8:57
 HAVCITYCLERK

Document Number	Motion Details	Committee	Date Sent
103-HH	Motion by Councilor Michitson to send the Home Rule Petition – <i>An Act Establishing Guidelines for the Installation and Use of Electric Vehicle Charging Stations in the City of Haverhill</i> to committee in order to coordinate with condominium associations.	A&F	12/23/23
40	Motion by Councilor Lewandowski to send updated <i>Cannabis Social Equity Best Practices</i> for the Cannabis Control Commission to A&F for further review.	A&F	4/2/24
12-S	Motion by Councilor Ferreira to send the City's Swimming Ordinance (Chapter 193, Article III) and related items at Lake Saltonstall (Plug Pond) to NRPP for further discussion.	NRPP	6/18/24
33-F	Motion by Councilor Basiliere to send resident winter parking concerns and offer suggestions for improvements to the Public Health & Safety Committee.	Public Health & Safety	3/11/25
33-L	Motion by Councilor Lewandowski to send Bill 3360 (vacancy tax on residential properties) for review, along with further review of the Massachusetts Vacant Storefront Program (MVSP).	Planning & Development	6/24/25
33-P	Motion by Councilor Ferreira to send for review the City's local strategies regarding traffic and safety, including evaluation of intersections at Amesbury Line Road and Merrimac Road for public safety improvements.	Public Health & Safety	9/16/25
94-B	Motion by Councilor Ferreira to review and update standards of Chapter 250, Article VI of the Haverhill Zoning Code regarding water use restrictions established in 2016.	Planning & Development	9/16/25
33-T	Motion by Councilor Lewandowski to establish a working group, as previously discussed, to implement a control management plan for vegetation in Riverside Park / Edible Avenue along the river.	NRPP	9/30/25
85-E	Motion by Councilor Michitson to send Judi Barrett's progress report on the fiscal impact analysis prepared for the Council for further discussion.	Planning & Development	12/9/25
1-F	Motion by Councilor Lewandowski to send for discussion the establishment or formalization of an ordinance regarding a water conservation program.	Planning & Development	1/27/26
1-Q / 1-QQ	Motion by Councilor Lewandowski to send for further discussion amendments to Chapter 216 – Snow and Ice Removal, including changes to Sections 1-16, Article 1, Chapter 1 (General Provisions), to increase fines for violations.	Public Health & Safety	3/17/26

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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