JUL 24 AM11:31
HAVCITYCLERK

CITY OF HAVERHILL
CITY COUNCIL AGENDA –
Tuesday, July 28, 2026, at 7:00 PM
Theodore A. Pelosi, Jr. Council Chambers, 4 Summer St, Room 202
In-Person/Remote Meeting: https://meet.google.com/foa-vxtz-weq

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

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

5.1. Mayor Barrett wishes to present a citation to Lindsay Paris, *HC Media Director of Creative Operations,* on receiving the 2026 National First Place Hometown Media Award for Best Community Media News Magazine for the Haverhill Journal

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

6.1. Councilors Basiliere and Ferreira wish to introduce Matt Webel to share information about the Book Buddy program

6.2. President Jordan wishes to recognize Lindsay Paris, *HC Media's Director of Creative Operations,* on receiving the 2026 National First Place Hometown Media Award for Best Community Media News Magazine Program for the Haverhill Journal

6.3. Councilor Ferreira wishes to introduce Mark Lipman to announce the return of the Vagabond Poetry Caravan to Haverhill following its tour of North America and a related community event

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

8.1. Kaitlin M. Wright Esposito, *City Clerk*, submits an order to amend the City Clerk fee schedule

8.1.1. Order – Amend City Clerk Fee Schedule to increase fees for notarizing documents

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

9.1. **Doc 7-G** Petition from National Grid, requesting a joint pole location for Lowell Ave WR # 31284889

9.2. **Doc 7-H-** Petition from National Grid, requesting to install underground facilities for Lowell Ave WR #31284889

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

Continued from June 30, 2026

11. APPOINTMENTS:
12. PETITIONS:

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

Hearing for September 15, 2026

12.2. Petition from National Grid, requesting the installation of underground facilities for Middlesex St WR# 31310074

Hearing for August 25, 2026

12.3. **Applications Handicap Parking Sign:** *with Police approval*
12.4. **Amusement/Event Application:** *with Police approval*
12.5. **Auctioneer License**:
12.6. **Tag Days**: *with Police approval*

12.6.1. **TAGD-26-11 –** *Riverside Bradford Baseball,* July 31, August 1, and August 2, 2026

12.7. **One Day Liquor License –with Police and License Commission approval**
12.8. **ANNUAL LICENSE RENEWALS:**

12.8.1. **Hawker Peddlers License- Fixed location –** *w/Police approval*
12.8.2. **Coin-Op License *Renewals* –** *with Police approval*
12.8.3. **Christmas Tree Vendor –** *with Police approval*
12.8.4. **Taxi Driver Licenses:** *with Police approval*
12.8.5. **Taxi/Limousine License** *with Police approval*
12.8.6. **Junk Dealer /Collector License -** *with Police approval*
12.8.7. **Pool/Billiard**
12.8.8. **Bowling**
12.8.9. **Sunday Bowling**
12.8.10. **Buy & Sell Secondhand Articles** *with Police approval*
12.8.11. **Buy & Sell Secondhand Clothing** *with Police approval*
12.8.12. **Pawnbroker license** - *with police approval*
12.8.13. **Fortune Teller** *with - Police approval*
12.8.14. **Buy & Sell Old Gold –** *with Police approval*

12.8.14.1. **GOLD-26-2 –** Maria Turchi for *In A Blue Moon*, 99 Merrimack St

12.8.15. **Roller Skating Rink**
12.8.16. **Sunday Skating**
12.8.17. **Exterior Vending Machines/Redbox Automated Retail, LLC**
12.8.18. **Limousine/Livery License/Chair Cars** *with Police approval*

13. MOTIONS AND ORDERS:
14. ORDINANCES (FILE 10 DAYS):

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

LOCATION	REGULATION	HOURS/DAYS
93 White St	*No Parking (except for 1 24- hour handicap parking space)*	*24 hours*

File 10 days

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

LOCATION	REGULATION	HOURS/DAYS
40 Central St	*No Parking*	*24 hours*
	(except for 1 24-hour handicap parking space	

File 10 days

15. COMMUNICATIONS FROM COUNCILORS:

15.1. Vice President Michitson submits the summary of minutes and recommendations of the Planning and Development Committee meeting held on July 7, 2026 for acceptance and approval

15.2. Vice President Michitson wishes to announce the Planning and Development subcommittee meeting on Monday, August 24, 2026 at 6PM in Room 202, City Council Chambers

16. UNFINISHED BUSINESS OF PRECEDING MEETING:
17. RESOLUTIONS AND PROCLAMATIONS:
18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS:
19. DOCUMENTS REFERRED TO COMMITTEE STUDY:
20. LONG TERM MATTERS STUDY LIST:
21. ADJOURN:

6.1

MELINDA E. BARRETT
MAYOR

CITY OF HAVERHILL
MASSACHUSETTS

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

July 24, 2026

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

From: Mayor Melinda E. Barrett

Re: Citation for Lindsay Paris – 2026 National First Place Hometown Media Award

Dear Mr. President and Members of the City Council:

I respectfully request to present a Citation to Lindsay Paris on receiving the 2026 National First Place Hometown Media Award for Best Community Media Newsmagazine for the Haverhill Journal.

Very truly yours,

Melinda E. Barrett
Mayor

6.1

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

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

JUL 14 AM10:31
HAVCITYCLERK

July 20, 2026

To: President and Members of the City Council

Councilors Basiliere and Ferreira wish to introduce Matt Webel to share information about the Book Buddy program.

Ralph T. Basiliere
Councilor Ralph T. Basilire

Devan Ferreira
Councilor Devan Ferreira

(Meeting: 7.28.26)

6.2

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
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CITYCOUNCIL@HAVERHILLMA.GOV

July 17, 2026

To: Members of the City Council

President Jordan wishes to recognize Lindsay Paris, HC Media's Director of Creative Operations on receiving the 2026 National First Place Hometown Media Award for Best Community Media Newsmagazine Program for the *Haverhill Journal*.

Timothy J. Jordan

President Timothy J. Jordan

JUL 20 AM9:42
HAVCITYCLERK

(Meeting:7/28/26)

6.3

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
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Ralph T. Basiliere

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CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

July 23, 2026

JUL 23 AM11:38
HAVCITYCLERK

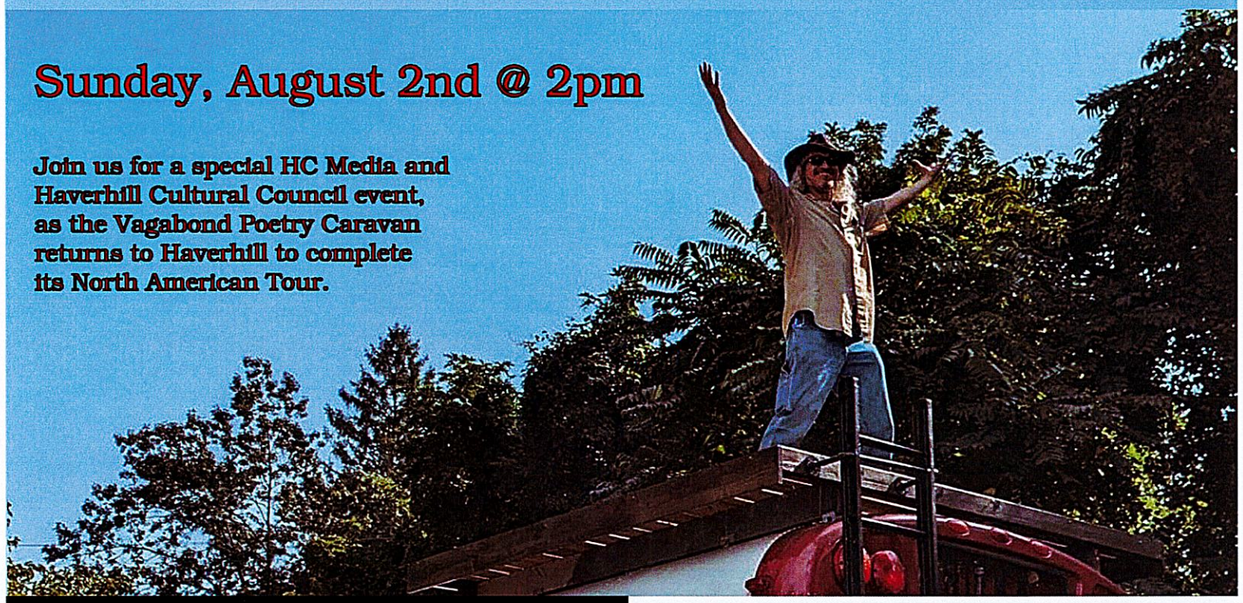
To: President & Members of the City Council

Councilor Ferreira wishes to introduce Mark Lipman to announce the return of the Vagabond Poetry Caravan to Haverhill following its tour of North America and a related community event.

Devan Ferreira
Councilor Devan Ferreira

(Meeting:7/28/26)

The Return of Furtherer



Sunday, August 2nd @ 2pm

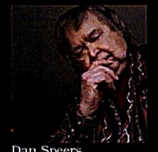
Join us for a special HC Media and Haverhill Cultural Council event, as the Vagabond Poetry Caravan returns to Haverhill to complete its North American Tour.

Poetry Open Mic

Featuring:

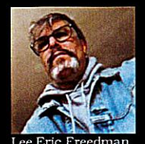
Jac-Lynn Stark

Mark Lipman
US National Beat
Poet Laureate (24-25)

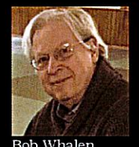


Dan Speers
Haverhill Poet Laureate

...with our MC:



Lee Eric Freedman
Past Poet Laureate
of Swampscott



Bob Whalen

Mark Bohrer
Past Poet Laureate
of North Andover

... and special keynote address by:

Matt Belfiore
executive director of HC Media

WHITTIER BIRTHPLACE

305 Whittier Road ⚜ Haverhill, MA 01830-1738

Haverhill Cultural Council
making waves one grant at a time

Mass Cultural Council

hc media
haverhill community tv

8.1

CITY OF HAVERHILL,
MASSACHUSETTS
Office of the City Clerk

4 Summer St, Room 118
Haverhill, MA 01830
Phone: 978-374-2312
Fax: 978-973-8490
haverhillma.gov

Kaitlin M. Wright Esposito
City Clerk

Rose M. Leonard-Flynn
Assistant City Clerk

July 22, 2026

Dear President Jordan and Members of the Haverhill City Council,

I am requesting approval by the City Council of an increase to the City Clerk's Fee Schedule for notarial services.

At present, the City Clerk's office charges $1.00 per signature for notarial services. This fee no longer reflects the staff time and administrative effort required to properly perform a notarial act. Each notarization requires the notary public to verify the identity of the signer, ensure the signer is acting willingly, complete the appropriate notarial certificate, and affix the notarial seal. While the act itself may appear simple, each notarization carries legal responsibility and requires careful attention to detail.

Additionally, many businesses in the area that offer notarial services either charge significantly higher fees or require appointments. As a result, the City Clerk's Office performs a number of notarizations each day as a convenient walk-in service for members of the public. While we are pleased to provide this service, the increasing volume of notarial requests requires staff to step away from their regular duties, creating a greater administrative burden on the office and reducing the time available for our core statutory responsibilities.

The order before you would increase the fee from $1.00 per signature to $10.00 per signature. This adjustment more accurately reflects the time required to provide this service while remaining a reasonable and affordable fee for the public. The proposed fee is consistent with the value of the service provided, will help offset the administrative costs associated with performing notarial acts, and will better align the fee with the level of service being provided.

Thank you for your consideration.

Respectfully,

Kaitlin M. Wright Esposito, CMC
City Clerk

CITY OF HAVERHILL

July___, 2026

JUL 22 PM1:57
HAVCITYCLERK

AN ORDER TO AMEND DOCUMENT 60 OF 1981, DOCUMENT 209 OF 1989, DOCUMENT 50 OF 1995, DOCUMENT 55 OF 2003, DOCUMENT 70 OF 2008, DOCUMENT 87 OF 2015, DOCUMENT 17-GG OF 2024, DOCUMENT 26 OF 2025, DOCUMENT 73 OF 2025, DOCUMENT 34-2026, DOCUMENT 32-G OF 2026, BE FURTHER AMENDED BY ADDING THE LANGAGE DENOTED AS EMBOLDENED AND REMOVING LANGAGE STRICKEN THROUGH:

Amended by inserting the following ***emboldened*** *language and removing the language* ~~*stricken through*~~*:*

That the fees to be charged by the City Clerk shall be as follows:

1. For furnishing certified vital record in office	$10.00
2. For furnishing certified vital record by mail	$15.00
3. For correcting errors in vital record	$35.00
4. For recording delayed birth record	$25.00
5. For furnishing genealogical research by request in writing	$10.00 /hour or any portion thereof
6. For examination of vital record	$10.00 – min. fee
7. For entering notice of intention of marriage intentions- in person only	$40.00
8. For furnishing certified voter's record	$10.00
9. For furnishing certified copy of Business certificate, also known as DBA	$60.00 – 4 yrs
10. For recording address change to Business certificate	$20.00
11. For recording withdrawal or discontinuance of Business certificate	$20.00
12. For issuing and recording license for tag day	$10.00 per day
13. For issuing and recording license for yard sale	$5.00 per day
14. For issuing and recording license for flea market	$75.00
15. For furnishing voting/resident extract	$10.00
16. For furnishing street listing book- in office	$100.00
17. For furnishing street listing book- by mail	$110.00
18. For issuing and recording drainlayer's license	$100.00
19. For issuing and recording license to fortune tellers or palm readers	$50.00
20. For issuing and recording license for coin operated machine	$100.00 each
21. For issuing and recording license for coin operated machine – Sundays	$20.00 each

22. For issuing and recording dog license – male or female $20.00
23. For issuing and recording dog license – spayed or neutered $15.00
    1. Dog License late fines
        1. Licensed after May 31st $10.00 additional to license fee
        2. Licensed after June 30th $15.00 additional to license fee
        3. Licensed after July 31st $25.00 additional to license fee
24. For recording certificate of Practice of Podiatry or Optometry $20.00
25. For recording certificate of Practice as Physician or Osteopath $20.00
26. For recording filing of complete inventory for "Closing Out Sale" $10.00 – first page, $2.00 each additional page
27. For recording Declaration of Trust $20.00
28. For recording Assignment Benefit of Creditors $10.00
29. For recording Power of Attorney $10.00
30. For recording deed or lot in public burial place or cemetery $5.00
31. For recording any other document $5.00 for 1st, $1.00 ea. Additional
32. For notarizing document ~~$1.00~~ **$10.00** each signature
33. For issuing and recording Raffles/Bazaars permit, new $50.00
34. For issuing and recording Raffles/Bazaars permit, renewal $10.00
35. For issuing and recording license to keepers of billiards hall, pool hall or bowling alley $60.00 for 1st. $30.00 ea. Additional
36. For issuing and recording license to keeper of bowling alley for Sunday Bowling $20.00 per alley
37. For issuing and recording license to keeper of billiards hall or pool hall for Sunday Pool or Billiards $100.00
38. For issuing and recording license to keeper of Roller Skating rink $100.00
39. For issuing and recording license to keeper of Roller Skating rink for Sunday Skating $10.00
40. For issuing and recording license to keeper of Skateboard facility $50.00
41. For issuing and recording license to Junk Dealer $200.00
42. For issuing and recording license to Junk Collector $100.00
43. For issuing and recording license to Pawnbroker $250.00
44. For issuing and recording license to Buy & Sell Old Gold $100.00
45. For issuing and recording license to Buy & Sell second hand articles $50.00
46. For issuing and recording license to Buy & Sell second hand clothing $50.00
47. For issuing and recording license for sale of used office machinery $60.00
48. For issuing and recording license for Hawker/peddler – 30 days or less $100.00
49. For issuing and recording license for Hawker/peddler – over 30 days $300.00
50. For issuing and recording license to sell Christmas trees $200.00
51. For issuing and recording license for Taxicab $150.00 ea vehicle
52. For issuing and recording license for Livery/Limousine $100.00 ea vehicle
53. For issuing and recording license for Ambulance $200.00 ea vehicle
54. For issuing and recording license for Chair car $150.00 ea vehicle
55. For issuing and recording Auctioneer license $50.00 ea auction

56. For issuing and recording license to keeper of a theater	$125.00 ea screen
57. For furnishing and recording dance license	$5.00
58. For issuing and recording license to a Circus	$100.00 per day
59. For furnishing a voting list	$10.00 per disk
60. For furnishing certified copies of document	$10.00 per document
61. For furnishing photocopies	$.20 per page
62. For administering an oath of office for Notary Public, Justice of the Peace, and any other Public Offices	$20.00
63. For recording a home birth record	$35.00
64. For issuing a personal kennel license, as defined in Mass. General Laws CH. 140, section 136A	$150.00
1. Late Fee, after May 31st annually	$50.00
65. For issuing a commercial breeder kennel license, commercial boarding or training kennel license, and a veterinary kennel license, all as defined in Mas. General Laws Ch. 140, section 136A, except there shall be no fee for kennel licenses issued to a domestic charitable corporation incorporated exclusively for the purpose of protecting animals from cruelty, neglect or abuse or for the relief of suffering	$200.00
1. Late Fee, after May 31st annually	$50.00
66. For processing petitions and issuing a Utility permit	$100.00

In City Council, adopted July __, 2026

Approve: _____
Melinda E. Barrett, Mayor

Attest: _____
Kaitlin M. Wright Esposito, City Clerk

Date: _____

Document # 7-G

Petition from National Grid and Verizon,
requesting a joint pole location for Lowell Ave
WR # 31284889

IN CITY COUNCIL: June 30, 2026

Hearing for July 28, 2026

12.1

nationalgrid

HAV CITY CLRK JUN 5'26 8:39

April 20, 2026

WR# 31284889 – Lowell Avenue

To the City of Haverhill, Massachusetts

To Whom It May Concern:

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

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

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 each of the above-named Companies.

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

Very truly yours,

Dave Johnson

Dave Johnson
Supervisor, Distribution Design

Enclosures

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

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To The City Council
Of Haverhill, Massachusetts

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

Lowell Avenue - National Grid to install 1 JO pole on Lowell Ave. beginning at a point approximately 790 feet North of the centerline of the intersection of River Street & Lowell Avenue and continuing approximately 250 feet in a Westerly direction. National Grid will install JO pole # 3-1. P3-1 to feed existing padmounted transformer at 395 Lowell Avenue. Existing pole that fed padmount transformer pad-1 had to be relocated to meet clearance per the Haverhill Fire Department.

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 – Lowell Avenue - Haverhill, Massachusetts.

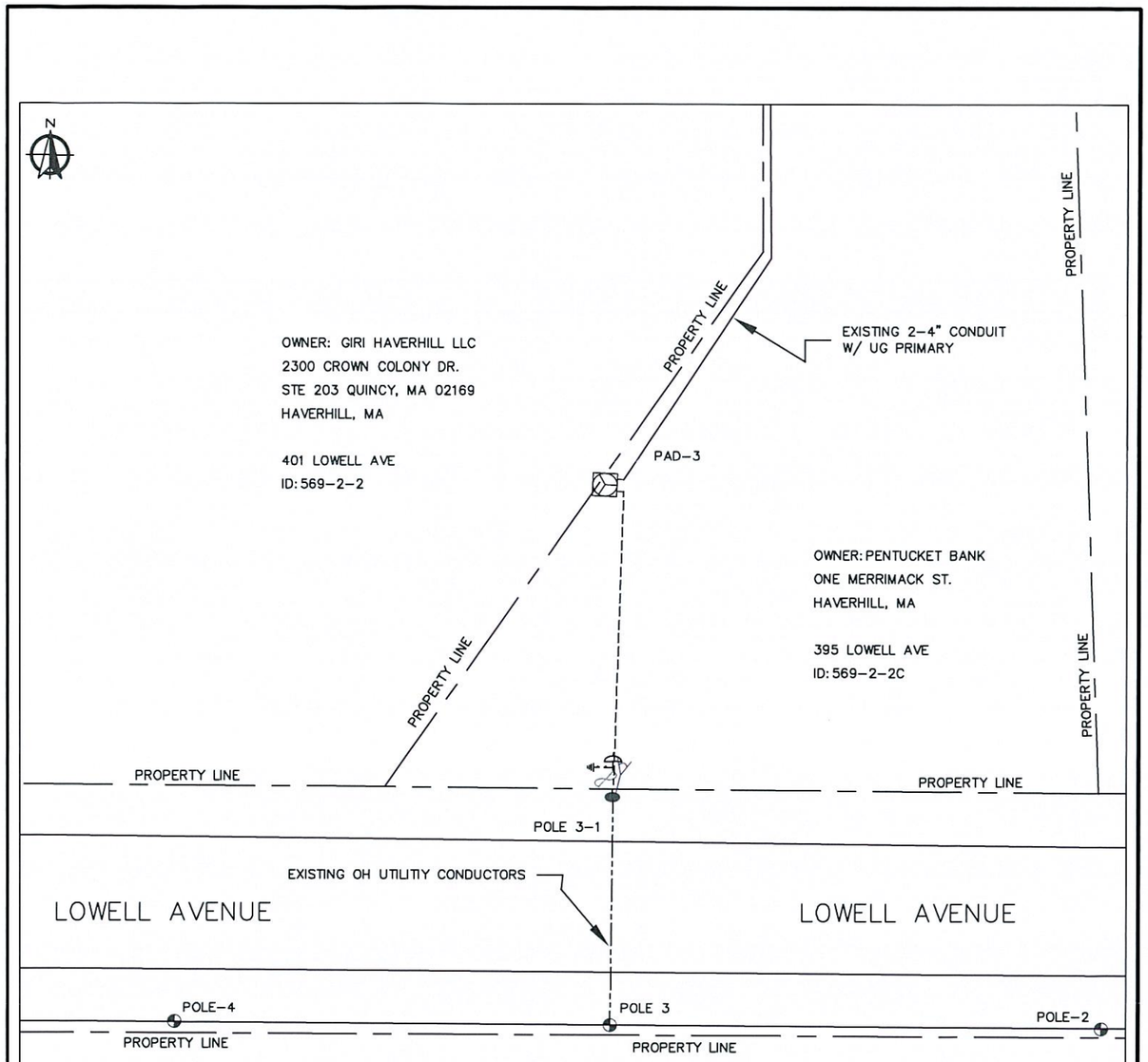
No.# 31284889

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

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

Massachusetts Electric Company d/b/a
NATIONAL GRID Dave Johnson
BY _____
Engineering Department

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



OVERHEAD PETITION

Proposed Anchor and Anchor Guy	
Proposed J.O Pole w/ Underground Conduit w/ UG Conductor	
Existing J.O. Pole Locations	
Existing Padmounted Transformer	

Nationalgrid to install jointly owned pole 3-1. Pole 3-1 to be located +/-790' north and +/-25'west of the centerline of River St. and Lowell Ave. Pole 3-1 to feed existing padmounted transformer at 395 Lowell Ave. Existing pole that fed padmount transformer pad-1 had to be relocated in order to meet clearances per The Haverhill Fire Department.

DISTANCES ARE APPROXIMATE

nationalgrid
And
Verizon New England, Inc.

Date: 4.13.2026

Work Request Number: 31284889

To Accompany Petition Dated:

To The: CITY Of HAVERHILL

For Proposed: J.O Pole: 3-1 Location: LOWELL AVE

April 20, 2026

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

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council Of Haverhill, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 25th 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 – Water Street - Haverhill, Massachusetts.

No.# 31222575

Filed with this order:

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

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

Lowell Avenue - National Grid to install 1 JO pole on Lowell Ave. beginning at a point approximately 790 feet North of the centerline of the intersection of River Street & Lowell Avenue and continuing approximately 250 feet in a Westerly direction. National Grid will install JO pole # 3-1. P3-1 to feed existing padmounted transformer at 395 Lowell Avenue. Existing pole that fed padmount transformer pad-1 had to be relocated to meet clearance per the Haverhill Fire Department.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.
I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of ,Massachusetts held on the day of 20 .

City/Town Clerk.

Massachusetts 20 .

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

Book Page

Attest:

City/Town Clerk

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

City/Town Clerk.

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

Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:

City/Town Clerk

9.2

Document # 7-H

Petition from National Grid, requesting the installation of underground facilities for Lowell Ave
WR# 31284889

IN CITY COUNCIL: June 30, 2026

Hearing for July 28, 2026

11 YEAS, 0 NAYS, 0 ABSENT

Attest: Kaitlin M. Wright Esposito

Kaitlin M. Wright Esposito, CMC

City Clerk

12.2

nationalgrid

HAV CITY CLRK JUN 5'26 8:39

April 20, 2026

To the City Council of Haverhill, Massachusetts

To Whom It May Concern:

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

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

To the City Council of Haverhill, Massachusetts

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

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

The following are the streets and highways referred to:

WR# 31284889

Lowell Avenue - National Grid will install underground facilities beginning at a point approximately 790 feet North of the centerline of the intersection of River Street and Lowell Avenue and continuing approximately 250 feet in a Westerly direction. National Grid to install +/- 15' of 2-4" conduit with underground primary in the public way at 395 Lowell Ave. to existing transformer pad-1 at 395 Lowell Avenue, Haverhill, MA.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID Dave Johnson
BY _____
Engineering Department

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

Dated: April 20, 2026

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 14th day of April, 2026.

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

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

WR# 31284889

Lowell Avenue - National Grid will install underground facilities beginning at a point approximately 790 feet North of the centerline of the intersection of River Street and Lowell Avenue and continuing approximately 250 feet in a Westerly direction. National Grid to install +/- 15' of 2-4" conduit with underground primary in the public way at 395 Lowell Ave. to existing transformer pad-1 at 395 Lowell Avenue, Haverhill, MA

I hereby certify that the foregoing order was adopted at a meeting of the .....

.....

....., held on the ..... day of ....., 20 .....

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

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

Attest: .....

..... hereby certify that on .....20....., at ..... o'clock, ...M

at ....., a public hearing was held on the petition of

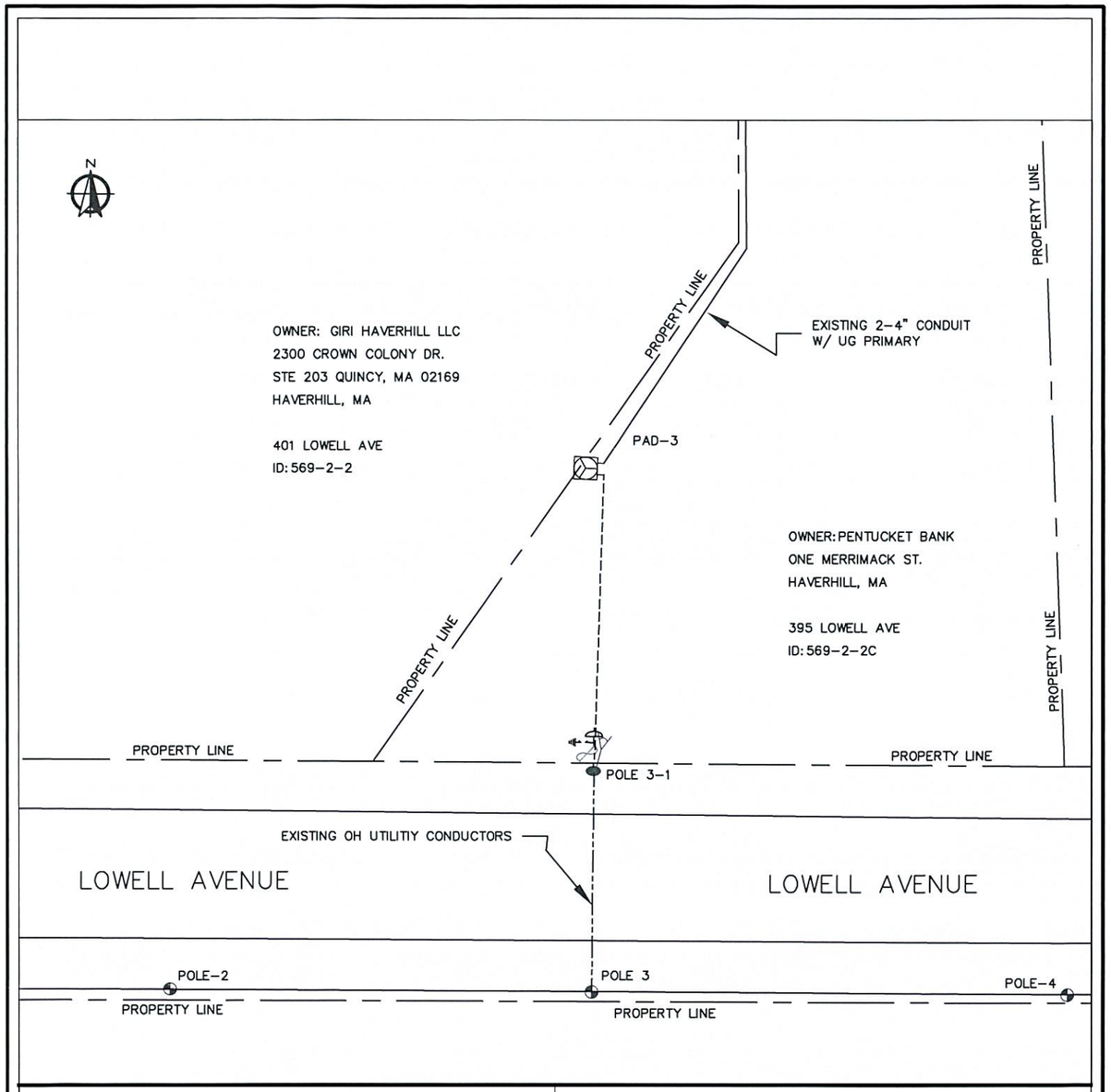
Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the

owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....

.....

.....



UNDERGROUND PETITION

	Proposed Anchor and Anchor Guy
	Proposed J.O Pole w/ Underground Conduit w/ UG Conductor
	Existing J.O. Pole Locations
	Existing Padmounted Transformer

Nationalgrid to Install approximately +/- 15' of 110' of 2-4" conduit w/ UG primary in the public way on Lowell Ave to existing transformer pad-1 at 395 Lowell Ave. Haverhill, MA 01832

DISTANCES ARE APPROXIMATE

nationalgrid
And
Verizon New England, Inc.

Date: 4.13.2026

Work Request Number: 31284889

To Accompany Petition Dated:

To The: CITY Of HAVERHILL

For Proposed: J.O Pole: 3-1 Location: LOWELL AVE

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
Kaitlin M. Wright, CMC
City Clerk

IN CITY COUNCIL: JUNE 2, 2026
CONT'D TO JUNE 30TH
10 YEAS, 0 NAYS, 1 ABSENT
ATTEST:
ROSE LEONARD-FLYNN
ASSISTANT CITY CLERK

IN CITY COUNCIL: JUNE 30, 2026
HEARING ~~SCHEDULED~~ continued FOR JULY 28, 2026
11 YEAS, 0 NAYS, 0 ABSENT

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

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

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

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

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

Of Counsel
Robert W. Lavoie (MA, NH)

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

MAY 27 PM1:13
HAVCITYCLERK

May 27, 2026

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

City Council Special Permit

CCSP-26-3

Submitted On: Mar 24, 2026

12.1

Primary Location

421 EAST BROADWAY
Haverhill, MA 01830

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

APR 8 PM 3:17
HAVCITYCLERK

Important: Please Read Before Starting Your Application

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

Residential Housing

TOTAL Number of Units Planned

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

City of Haverhill, MA

May 28, 2026

City Clerk Review – Hearing Dates Set

Record No.CCSP-26-3

Status Completed

Type Approval

Assignee Kaitlin Wright

Became Active April 7, 2026

Due Date None

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.

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 ad 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.

City of Haverhill, MA

June 26, 2026

DPW Review

Record No.**CCSP-26-3**

Status Skipped

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Robert Ward

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

Kaitlin Wright Esposito June 16, 2026 at 10:58 am

@Robert Ward please review ASAP as this is coming before Council on June 30th. Thank you!

City of Haverhill, MA

June 26, 2026

Engineering Department Review

Record No.CCSP-26-3

Status Completed

Type Approval

Assignee Lisa Demeo

Became Active April 7, 2026

Due Date None

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

No comments yet.

City of Haverhill, MA

June 26, 2026

Fire1 Department Review

Record No.CCSP-26-3

Status Skipped

Type Approval

Assignee Justin Borden

Became Active April 7, 2026

Due Date None

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

City of Haverhill, MA

June 26, 2026

Fire2 Department Review

Record No.CCSP-26-3

Status Completed

Type Approval

Assignee Robert Irvine

Became Active April 7, 2026

Due Date None

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 Irvine April 7, 2026 at 3:58 pm

This project shall require an NFPA 13 compliant sprinkler system.

City of Haverhill, MA

June 26, 2026

Health Department Review

Record No.**CCSP-26-3**

Status Completed

Type Approval

Assignee Mark Tolman

Became Active April 10, 2026

Due Date None

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

Mark Tolman April 10, 2026 at 8:49 am

To City Council:

The following is the conversation I had with the Attorney & Owner regarding this Special Permit.

Hi Jonathan,

As per our conversation / meeting the following was discussed:

1) The house has a septic system designed and installed for 4 bedrooms. The house has city water.

View the location of the septic system which I attached for viewing. Make sure no one drives over or parks on the leach field.

2) Kitchen will not be licensed because you currently do not meet the definition of a licensed kitchen for a Bed & Breakfast.

If you change your business plan and meet or exceed the following definition of a licensed kitchen, then you must license your kitchen:

(1) A residential kitchen, such as a family daycare provider; or a bed-and-breakfast operation that prepares and offers food to guests if the home is owner occupied, the number of available guest bedrooms does not exceed six, breakfast is the only meal offered, the number of guests served does not exceed 18, and the consumer is informed by statements contained in published advertisements, mailed brochures, and placards posted at the registration area that the food is prepared in a kitchen that is not regulated and inspected by the FC-regulatory authority; (2) A private home that receives catered or home-delivered food; and (3) Cooking classes that are held for educational purposes only.

Because of the septic system you are only allowed to use single service disposal items; ie paper & plastic plates, cups, utensils etc..

3) 1 Regular and 1 handicap porta potty must be placed in an accessible area and used During outside spring, summer, and fall events.

An agreement that porta potties will be used and an invoice from a porta potty company must be uploaded.

4) Because you are a business and have 4 units or more in the house you must get a rubbish container and have it contracted with a private rubbish company for pickup. A rubbish contract must be uploaded.

Any other questions or comments let me know.

Mark

City of Haverhill, MA

June 26, 2026

Police Department Review

Record No.CCSP-26-3

Status Completed

Type Approval

Assignee Kevin Lynch

Became Active April 7, 2026

Due Date None

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

No comments yet.

City of Haverhill, MA

June 26, 2026

School Department Review

Record No.**CCSP-26-3**

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee HPS Superintendent

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

No comments yet.

City of Haverhill, MA

May 28, 2026

Storm Water Review

Record No.CCSP-26-3

Status Completed

Type Approval

Assignee Robert Moore

Became Active April 7, 2026

Due Date None

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 of Haverhill, MA June 26, 2026

Water/Wastewater Review

Record No.**CCSP-26-3**

Status Active
Type Approval
Assignee Robert Ward

Became Active April 7, 2026
Due Date None

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

Kaitlin Wright Esposito June 16, 2026 at 10:58 am

@Robert Ward please review ASAP as this is coming before Council on June 30th. Thank you!

City of Haverhill, MA

June 26, 2026

Water Supply Review

Record No.**CCSP-26-3**

Status Skipped

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Robert Ward

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

Kaitlin Wright Esposito June 16, 2026 at 10:58 am

@Robert Ward please review ASAP as this is coming before Council on June 30th. Thank you!

City of Haverhill, MA

June 26, 2026

Building Inspector Review

Record No.**CCSP-26-3**

Status Completed

Became Active April 7, 2026

Type Approval

Due Date None

Assignee Tom Bridgewater

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

Kaitlin Wright Esposito June 16, 2026 at 10:58 am

@Tom Bridgewater please review ASAP as this is coming before Council on June 30th. Thank you!

Tom Bridgewater June 26, 2026 at 12:04 pm

A few comments,

421 East Broadway was a problem house for Inspectional Services where homeless where squatting, the house was in rough condition and after the applicant purchased the property these issues and others were resolved.

I see some comments about the sign from neighbors, which is correct the sign was put up without a permit and soon as i received a complaint and notified the applicant the sign was taken down immediately.

I will not give an opinion on supporting a Special Permit and it is up to the Council to approve or not and a Bread and Breakfast is allowed with a SP from CC in that Zone.

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 crew 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 wainscotting 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 opitmize 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.

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[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.

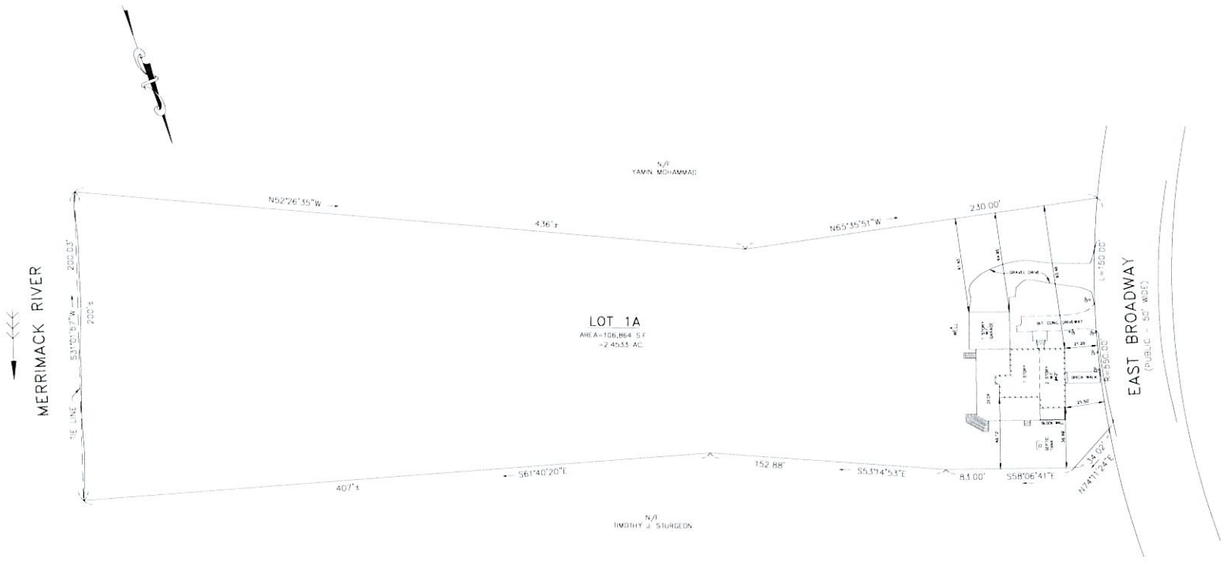
The Yamins look forward to presenting their petition at an upcoming Council hearing. Thank you for your time and consideration.

NOTES

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

LEGEND

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



PLAN OF LAND

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'

0' 15' 30' 60' 90'

MERRIMACK ENGINEERING SERVICES

66 PARK STREET

ANDOVER, MASSACHUSETTS 01810

PHONE (978) 475-3555 FAX (978) 475-1448

EMAIL MERRENG@AOL.COM

D:\435\75 RBE\TP\15788\1202.DWG 10/3/25

NOTES

1. SEE CITY OF HAVERHILL PARCEL ID #461-1-1A, DEED BOOK #45545, PAGE #270 AND PLAN BOOK #454, PAGE #39; FOR LOT 1A AND PARCEL ID #461-5-1B DEED BOOK #45545, PAGE #272 AND PLAN BOOK #547 PLAN #40; FOR LOT 1B USED FOR SITE
2. OWNER OF RECORD FOR LOT 1A IS MARYAM SALEH-ALA YAMIN, 421 EAST BROADWAY, HAVERHILL, MA AND BOOKA YAMIN OF 674 TURNPIKE STREET, NORTH ANDOVER, MA 01845. RECORD FOR LOT 1B IS MOHAMMAD YAMIN AND MARYAM SALEH-ALA YAMIN OF 30 VALONIA DRIVE, NORTH ANDOVER, MA 01845
3. SITE DETAIL ON LOT 1A SHOWN FROM FIELD SURVEY.
   SITE DETAIL ON LOT 1B FROM MASSGIS MAPPING

LEGEND

YP	NOW OR FORMERLY
W	WOOD FRAME
HYD. CONC.	REINFORCED CONCRETE
GP	GRANITE POST

DIMENSIONAL AND DENSITY SUMMARY

ZONE DISTRICT: RS EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: BED & BREAKFAST

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	7,500 S.F.	105,844 S.F.	105,844 S.F.
		2.43 ACRES	2.43 ACRES
MIN. LOT AREA/DU	7,500 S.F.	N/A	N/A
MIN. LOT FRONTAGE	100'	150'	150'
MIN. LOT DEPTH	150'	655'±	655'±
MINIMUM LOT SETBACKS: FRONT	40'	21.25'(25.5')	21.25'(25.5')
SIDE	25'	56.99'(61.45')	56.99'(61.45')
REAR	25'	555'±	555'±
MAXIMUM HEIGHT	35'	<35'	<35'
MAXIMUM STORIES	2.5 STORIES	2 STORIES	2 STORIES
MAX. BLDG. COVERAGE	15%	1.85%	1.85%
MAX. FLOOR AREA (FAR)	NONE	----	----
MIN. OPEN SPACE	70%	98.15%	96.15%
PARKING REQUIRED: 1 PER BED & BREAKFAST INCLUDE ANY HOME OCCUPATION	BED & BREAKFAST: 4 BEDS = 4 SPACES	2 IN GARAGE	2 IN GARAGE
CODE (1) SPACE FOR RESIDENCE AND 1 SPACE PER ROOM FOR RESTAURANT	1 SPACE FOR RESIDENCE	2 BEHIND GARAGE	2 BEHIND GARAGE
CODE (1) 1 SPACE/3 SEATS	RESTAURANT: 36 SEATS = 12 SPACES	1 ON CONC. DRIVE	1 ON CONC. DRIVE
	TOTAL: 17 SPACES	5 SPACES TOTAL	17 TOTAL SPACES

PLAN OF LAND
IN
HAVERHILL, MA

TO ACCOMPANY SPECIAL PERMIT FOR
PREPARED FOR:
MARYAM YAMIN
421 EAST BROADWAY
HAVERHILL, MASSACHUSETTS 01830

DATE: JANUARY 30, 2026

SCALE: 1"=30'

0' 15' 30' 60' 90'

MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
PHONE: (978) 475-7055 FAX (978) 475-1440
EMAIL: MERRIMACKMA.COM

15788-01/TP/SHEET1PD3A.DWG 1/30/26

"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.

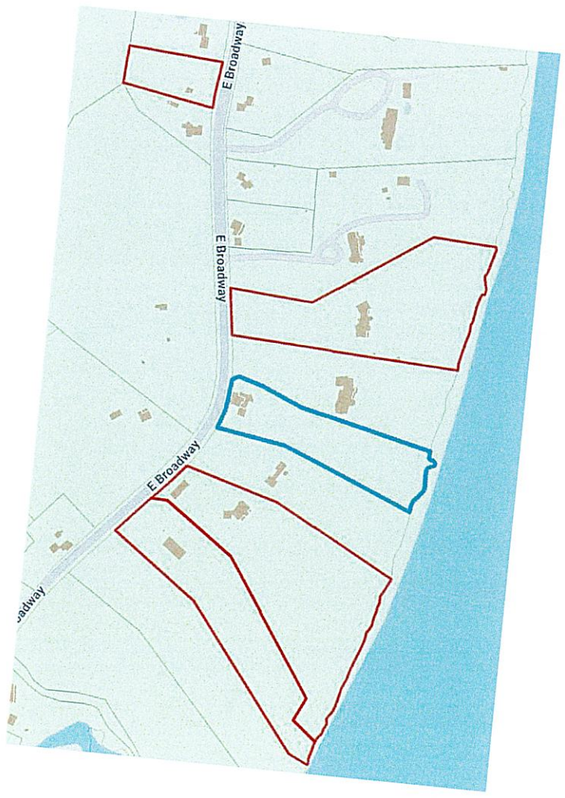
The physical changes to the Property are limited to the creation of a parking area that is adequate to support the bed and breakfast. The Haverhill Zoning Code (the "Code") Section 6 does not provide a precise parking calculation, likely due to the hybrid residential and commercial nature of a bed and 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

3/17/26

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

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

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,

Kara Sotirakopoulos
(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

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,

ANDREW FANARAS
(name)

(name)

55 EAST BWAY
(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,

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,

Pamela Doggett
(name)

(name)

650 East Broadway
(address)
Haverhill, MA
01830

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

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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,

Yanna Salehi-Ala
(name)

Don Cox
(name)

595 East Broadway
(address)

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

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Sincerely,

Stephanie Renkin
(name)

Rose M F. Aborn
(name)

639 East Broadway
(address)

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

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Sincerely,

Lisa Maglio
(name)

Lisa Maglio
(name)

5 Seven Sisters 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

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) 342-2851 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

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

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

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

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

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

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

469-193-3B
BELANGER DANY-ETUX
407 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 assignation 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,

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

Outlook

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

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

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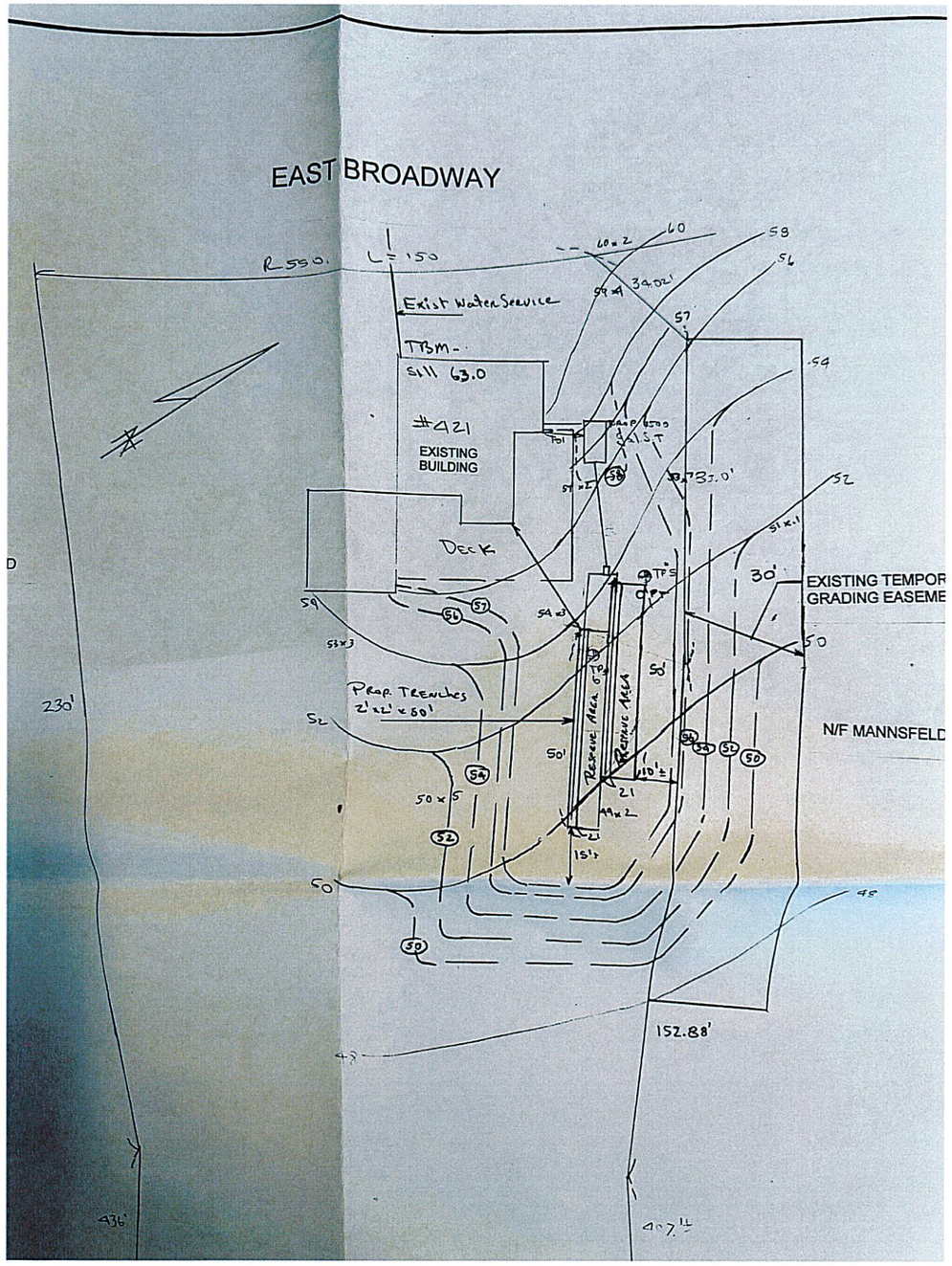
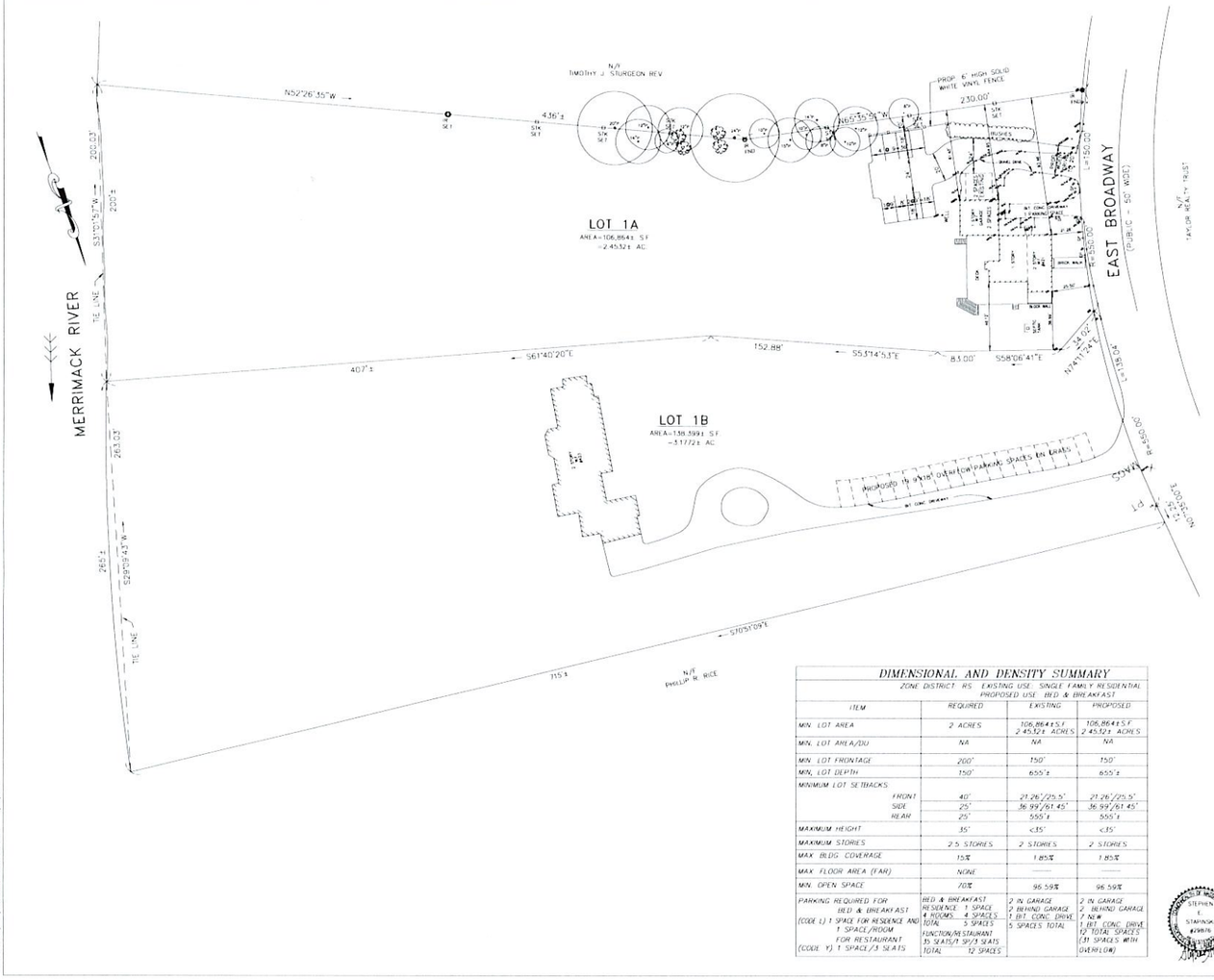
The North of Boston Media Group reserves the right to alter, edit and omit any notice to meet our editorial guidelines. Any additional charges or credits as a result of this process will be the responsibility of the individual or company submitting the notice.

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
R=550.
L=150
Exist Water Service
TTBM -
Sill 63.0
#421
EXISTING BUILDING
DECK
Prop. Trenches
2' ±2' x 50'
Reserve Area
Reserve Area
EXISTING TEMPOR
GRADING EASEME
N/F MANNSFELD
152.88'
230'
436'
60
58
56
57
54
52
50
48
30'
50'
151'±



NOTES

1. SEE CITY OF HAVERHILL PARCEL ID #461-3-1A, DEED BOOK #41545 PAGE #270 AND PLAN BOOK #347 PLAN #95 FOR LOT 1A AND PARCEL ID #461-3-1B DEED BOOK #36585 PAGE #312 AND PLAN BOOK #547 PLAN #40 FOR LOT 1B ESDRO FOR SITE.
2. OWNER OF RECORD FOR LOT 1A IS MARYAM SALEHI-ALA YAMIN, ARASH YAMIN, SHERWIN YAMIN, AND NIKKA YAMIN OF 674 TURNPIKE STREET, NORTH ANDOVER, MA 01845. OWNER OF RECORD FOR LOT 1B IS MOHAMMAD YAMIN AND MARYAM SALEHI-ALA YAMIN OF 32 PALOMINO DRIVE, NORTH ANDOVER, MA 01845.
3. SITE DETAIL ON LOT 1A SHOWN FROM FIELD SURVEY, SITE DETAIL ON LOT 1B FROM MASGIS MAPPING.

LEGEND

N/F	NOW OR FORMERLY
W.F.	WOOD FRAME
BIT. CONC.	BITUMINOUS CONCRETE
GR	GRANITE POST
FND	FOUND
● 12"P	PINE TREE WITH SIZE
	SHRUB
⊔STK	WOOD STAKE
○ IR	IRON ROD

DIMENSIONAL AND DENSITY SUMMARY

ZONE DISTRICT: RS EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: BED & BREAKFAST

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	106,864± S.F. 2.453± ACRES	106,864± S.F. 2.453± ACRES
MIN. LOT AREA/DU	NA	NA	NA
MIN. LOT FRONTAGE	200'	150'	150'
MIN. LOT DEPTH	150'	655'±	655'±
MINIMUM 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'±	555'±
MAXIMUM HEIGHT	35'	<35'	<35'
MAXIMUM STORIES	2.5 STORIES	2 STORIES	2 STORIES
MAX. BLDG. COVERAGE	15%	1.85%	1.85%
MAX. FLOOR AREA (FAR)	NONE	———	———
MIN. OPEN SPACE	70%	96.59%	96.59%
PARKING REQUIRED FOR BED & BREAKFAST (CODE 1) 1 SPACE FOR RESIDENCE AND 1 SPACE/ROOM FOR RESTAURANT (CODE 9) 1 SPACE/3 SEATS	BED & BREAKFAST RESIDENCE: 1 SPACE 4 ROOMS: 4 SPACES TOTAL: 5 SPACES FUNCTION/RESTAURANT 35 SEATS/1 SP/3 SEATS TOTAL: 12 SPACES	2 IN GARAGE 2 BEHIND GARAGE 1 BIT. CONC. DRIVE 5 SPACES TOTAL	2 IN GARAGE 2 BEHIND GARAGE 7 N/A 1 BIT. CONC. DRIVE 12 TOTAL SPACES (11 SPACES WITH OVERFLOW)

PLAN OF LAND
IN
HAVERHILL, MA

TO ACCOMPANY SPECIAL PERMIT FOR
PREPARED FOR
MARYAM YAMIN
421 EAST BROADWAY
HAVERHILL, MASSACHUSETTS 01830

DATE: APRIL 6, 2026

SCALE: 1"=30'

0' 15' 30' 60' 90'

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

12786-01/15786PLOT.DWG 4/6/26

Outlook

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!

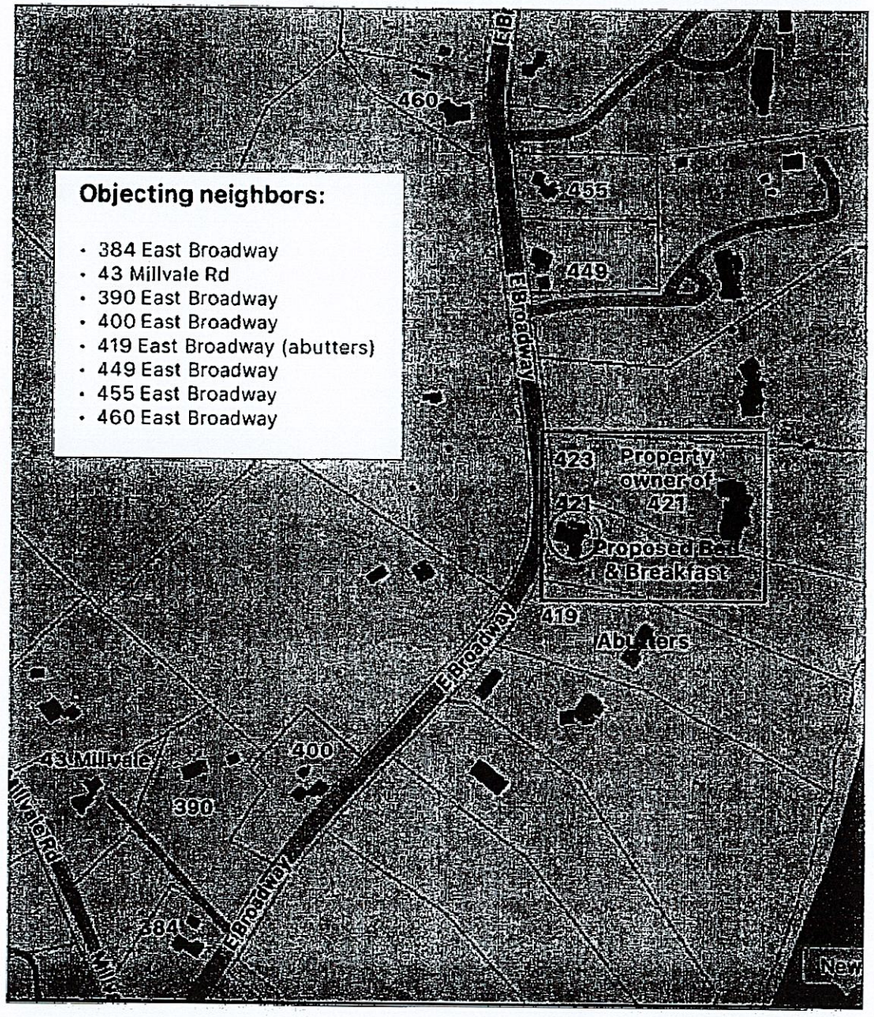
Maryam

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	400 East Broadway
John M. Cutcheon	" " "
Pam White	390 E. Broadway
Kevin White	390 E. Broadway
Pam Duffy	449 E. Broadway
Kathleen McCormick	455 E Broadway
FERNANDO FINAZ	455 E BROADWAY
KEVIN DUFFY	449 E Broadway
JANE JEFFERS	1160 E Broadway
STEVEN HAGER	" "
Martha Simpson	384 E. Broadway
Ernest Simpson	" "
Brian Leathe	43 Millvale
Judith Biewener	419 East Broadway
Tim Sturgeon	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
460
455
449
E Broadway
423
Property owner of 421
421
Proposed Bed & Breakfast
419
Abutters
E Broadway
43 Millvale
400
390
Millvale Rd
384
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)

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
Kevin White	390 E Broadway
Pam White	390 E Broadway
Judith Brewener	419 E Broadway
Jim Sturgeon	419 E Broadway

Neighbors within 1,000 feet of proposed B&B

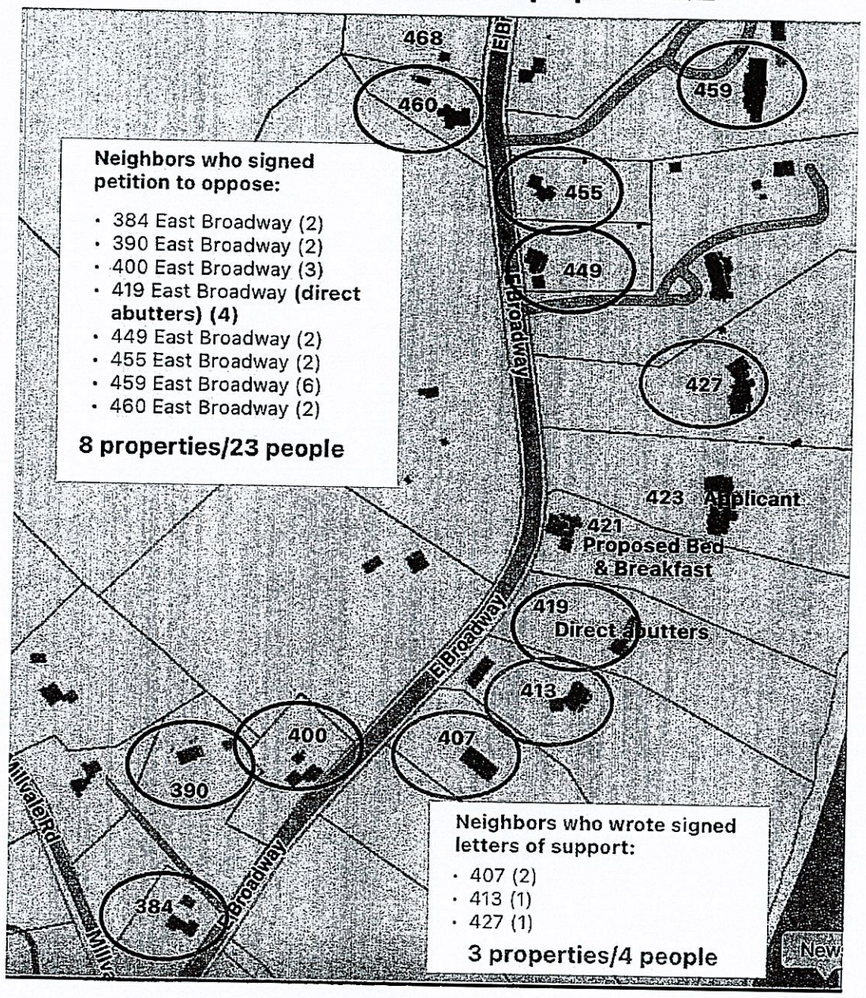


Exhibit C: Inaccuracy in Applicant's *Neighborhood Outreach Statement and Letters of Support* document

"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.

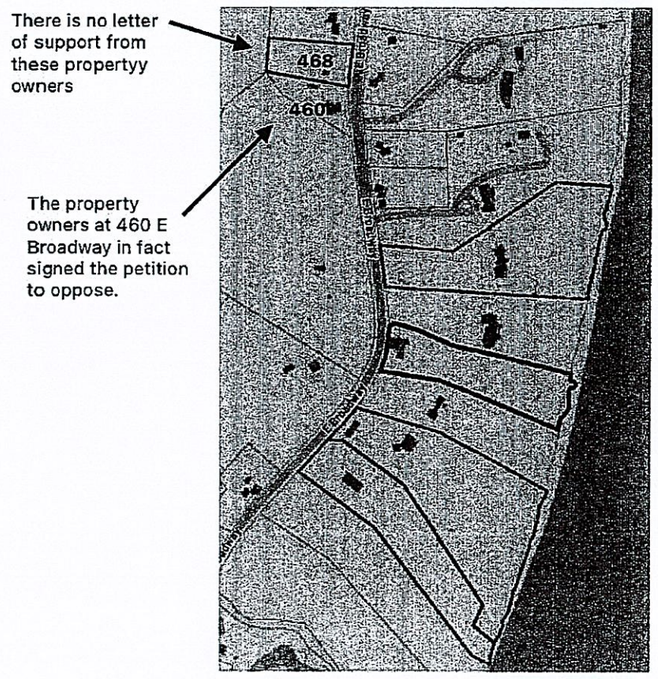
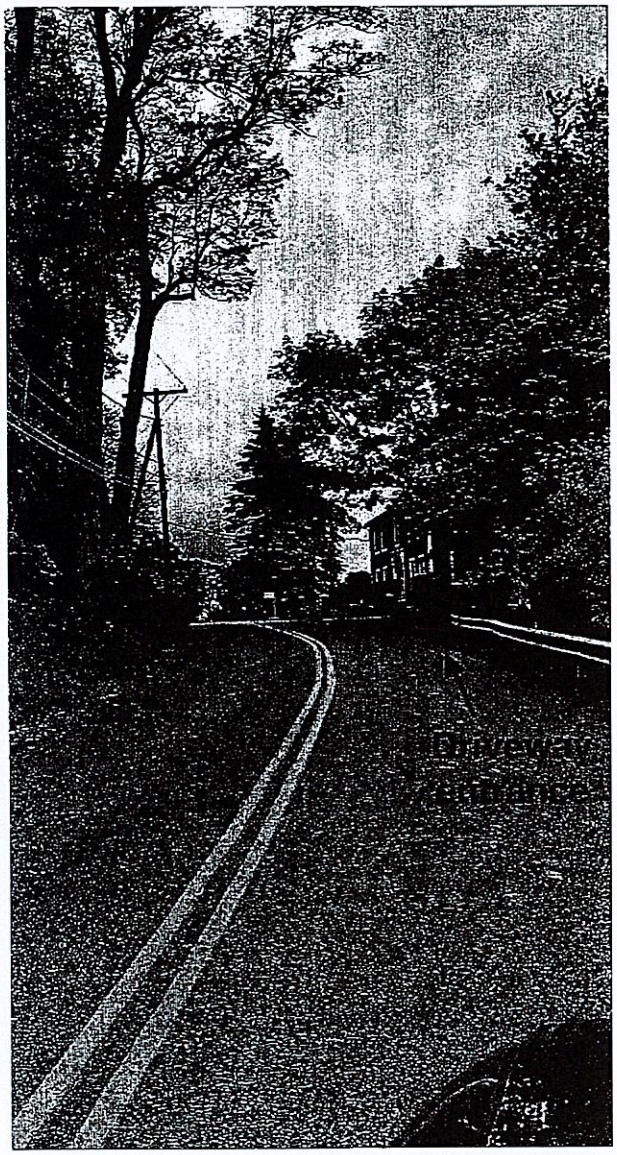
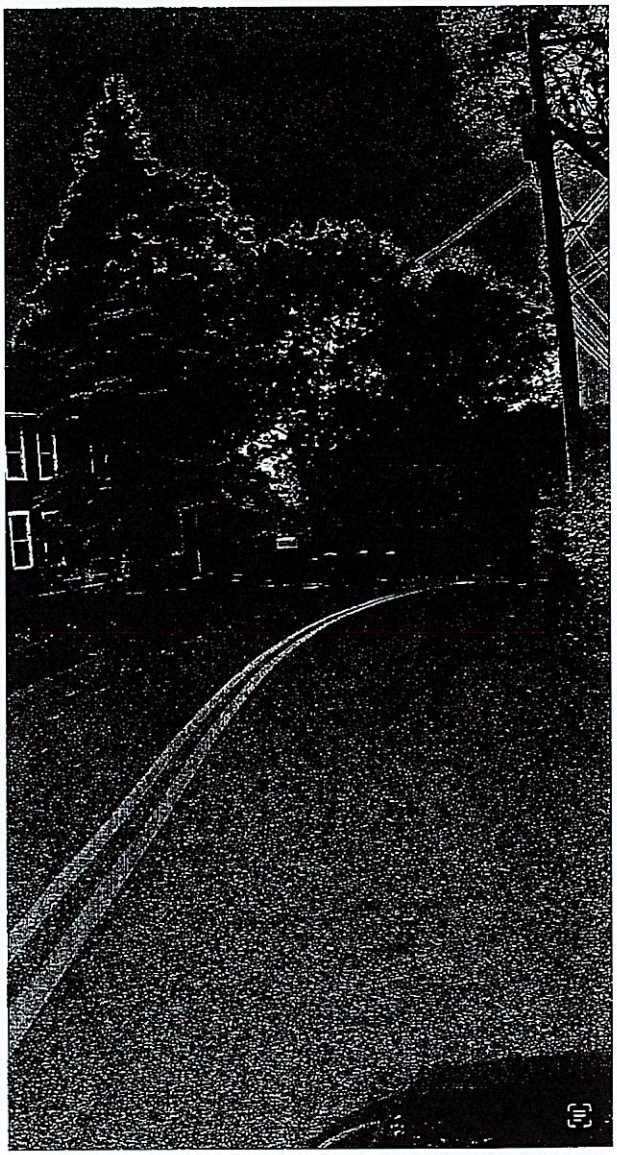


Exhibit E: Approach to Driveway at 421 East Broadway from Both Directions

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.

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

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

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

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

Of Counsel
Robert W. Lavoie (MA, NH)

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

MAY 27 PM1:13
HAVCITYCLERK

May 27, 2026

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

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. <u>The proposed B&B is in clear contravention of the City's zoning ordinances</u>. 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 assignation 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 a 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.

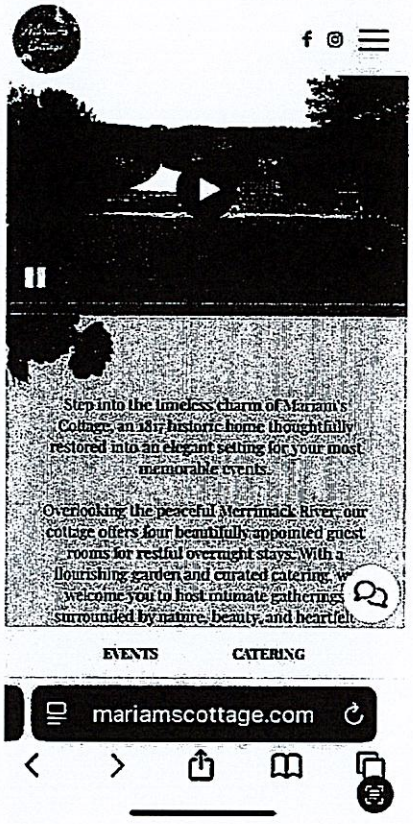
Thank you for considering our concerns.

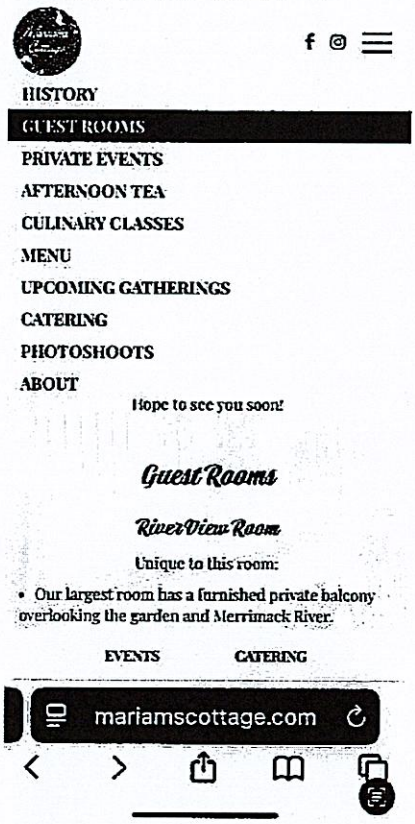
Best,

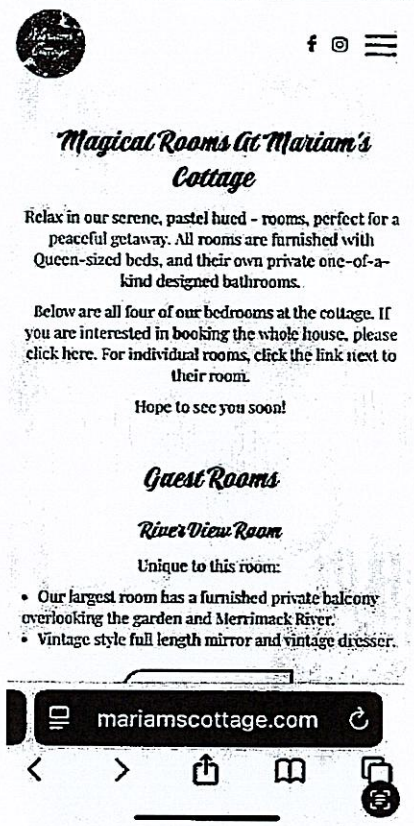
Tim Sturgeon and Judith Biewener

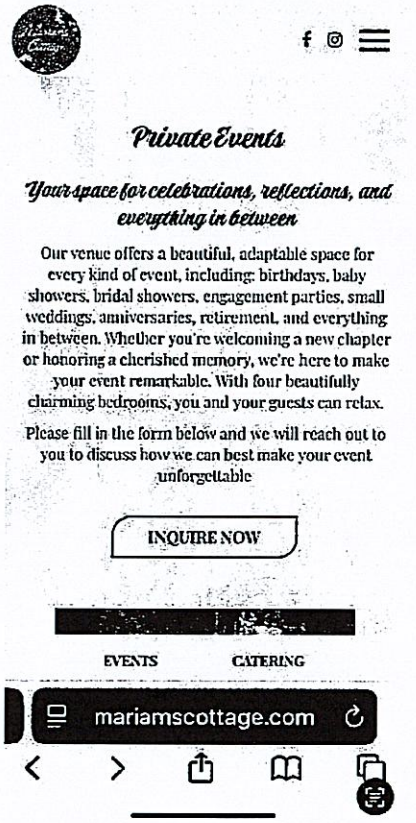
CC: Russell Channen, Partner, Phillips, Gerstein, & Channen, LLP

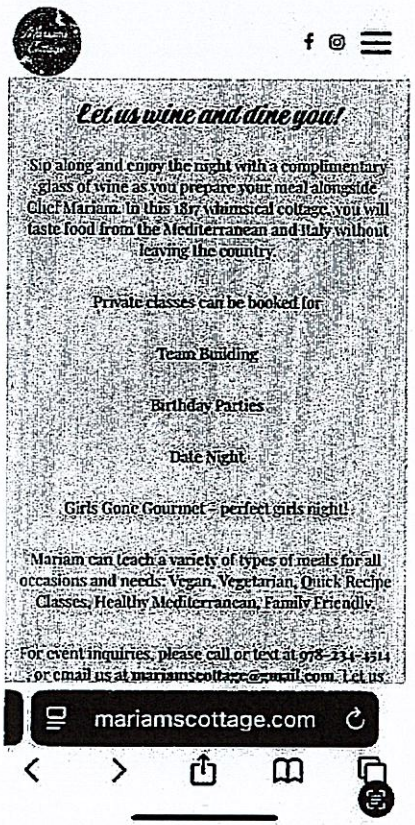
Exhibit A: Screenshots from Mariam's Cottage website *(pages have now been taken down)*











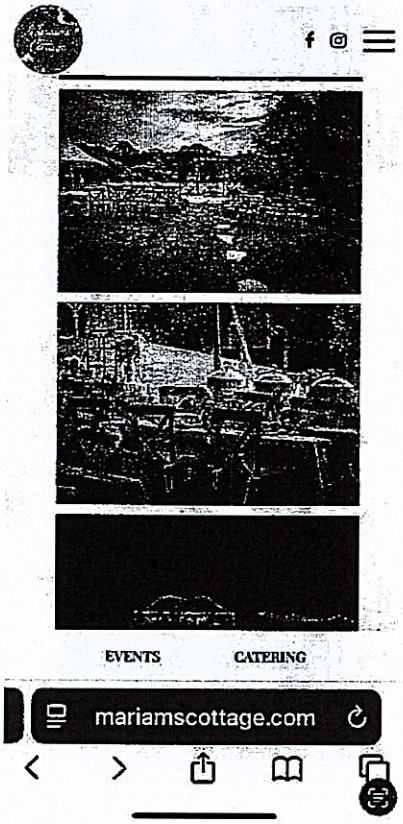


Exhibit B: Petition by Opposing Neighbors and Map of Proximate Properties

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	400 East Broadway
John McCutcheon	" " "
Pam White	390 E. Broadway
Kevin White	390 E. Broadway
Pam Duffy	449 E. Broadway
Kathleen McCormick	455 E. Broadway
FERNANDO	455 E Broadway
KEVIN DUFFY	449 E Broadway
JANE JEFFERS	460 E. Broadway
STEVEN HAGER	" "
Martha Simpson	384 E. Broadway
Ernest Simpson	" "
~~Brian Leathe~~	~~43 Mallard~~
Judith Brewer	419 East Broadway
Tim Surgeon	419 East Broadway
Caitlin McCutcheon	400 East Broadway
Jan Lee	459 E Broadway
	459 E Broadway
	459 E Broadway

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
Kathleen Lee	459 E Broadway
DAVID LEE	459 E BROADWAY
Marcia Lee	459 E Broadway
Jordan Wolff	419 E. Broadway
Maxine Sturgeon	419 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)

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	455 E Broadway
FERNANDO FAMA	455 E BROADWAY
Pam Duffy	449 E Broadway
Martha Simpson	384 E. Broadway
Ernest A. Simpson	384 East Broadway
Lisa Onyon	400 East Broadway
John McCutcheon	400 East Broadway
Caitlin McCutcheon	400 East Broadway
Dan Lee	459 E Broadway
	459 E Broadway
	459 E Broadway
Kathleen Lee	459 E Broadway
DAVID LEE	459 E. BROADWAY
Marcia Lee	459 E Broadway
Jordan Wolff	419 E Broadway
maxine sturgeon	419 E Broadway
	460 E. 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 ?8 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

6/6/26

JUN 26 AM 9:27
HAVCITYCLERK

Dear City Counselors,

I have written this letter in regard to Maryam Yamin's overall character. Over the last few years of getting to know Maryam it has been a blessing. I have gotten to know her very well throughout our classes and after school events such as birthday parties, luncheons, and study sessions. She was one of the very first persons in the class to welcome me in and include me into her group. From the very beginning I realized how genuinely sweet of a woman she was. From that small act alone she made me feel safe and at home. Most people would not even bother to extend a welcome the way she did. Maryam is a ray of sunshine.

Maryam has showcased a lot of skills in class which include her hospitality, her hosting skills and decoration skills. In class we had a course called BOE (Banquet operating events) where we practiced hospitality, hosting and decorating a room in theme. Maryam was hand selected by the head chef to not only decorate but was nominated as sous chef. As the sous chef, she was also in charge of hosting and coordinating to make sure the guests were comfortable and had everything they needed. Every event we held turned out exceptionally well! Maryam is always helping others even when it is an inconvenience to her. Having a bigger work load to organize the event did not stop her from doing an exceptional job. She still went out of her way to either cook or bake something for the entire class to enjoy. Her intentions have always been pure and have reflected as such. Without a doubt she is extraordinary. She is always going above and beyond to meet expectations.

Best regards,
Amariliz Colon

Lori Robertson

From: Graham Hill-Whilton <graham@spothopperapp.com>
Sent: Tuesday, June 9, 2026 5:14 PM
To: Lori Robertson
Subject: Graham Hill-Whilton from Spothopper on behalf of Maryam's Cottage

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

Dear City Council Members, June, 8th 2026

I am writing on behalf of Maryam Sahelia, my name is Graham Hill-Whilton and I work with the company, Spothopper. I am a Newburyport native and work with several restaurants throughout Greater Haverhill and hundreds throughout New England. Part of my job is working with business owners to help them achieve their goals of having an online presence. When I first met Maryam, I went into it thinking I was going to be meeting another usual client, but within the first thirty seconds, she had completely changed that thought for me.I was meeting with one of the warmest, nicest individuals I've ever had the pleasure of coming across. Greeted with hot tea and an array of snacks on the off chance I was slightly hungry.

Throughout our exchange, she gave me a tour of what she had been working on and detailed her plans and goals for me. The end result of which is a gorgeous, well thought out, boutique Bed and Breakfast. Something Haverhill has been in dire need of for a long time. With the growing restaurant scene and events happening more often in Haverhill, a Bed and Breakfast like what Maryam was working on, would be perfect.

Unfortunately, the work myself and my team had been doing for her went unfinished. We had built her a beautiful website that would help attract goers to the City, but were unable to finish for the reason I'm writing this today. It should also be said that I stand nothing to gain from finishing her website. Moreso, Haverhill would gain a beautifully refinished home turned into a comfortable, welcoming Bed and Breakfast. For that reason, I truly hope a vote is in favor of Maryam being able to continue (really begin) with Mariam's Cottage.

Cheers,

Graham Hill-Whilton
Spothopper
Sales Manager
North Boston, MA
C: 978-518-7131

Lori Robertson

From: Graham Hill-Whilton <graham@spothopperapp.com>
Sent: Tuesday, June 9, 2026 5:14 PM
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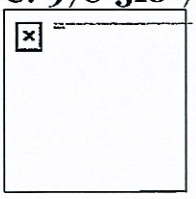
Spothopper
Sales Manager
North Boston, MA
C: 978-518-7131



ATTN: Haverhill City Council Members

Jessica Bush

16 Tyler Park

Haverhill, MA 01830

6/12/26

Haverhill City Council

4 Summer St.

Haverhill, MA 01830

Subject: Letter of Support for Maryam Salehi-Ala's Bed & Breakfast Application

To the Members of the City Council,

I am writing to express my enthusiastic support for the proposed bed and breakfast in our community, introduced by Maryam Salehi-Ala. As a local resident and kitchen designer who has collaborated closely with her for a decade, I can attest firsthand to her exceptional character, professional integrity, and deep commitment to our town.

Over the past ten years, Maryam has been both a loyal customer and a good friend. Through my workplace, I have supplied cabinetry for her numerous home renovation and income property projects. In every transaction, she has demonstrated honesty, fairness, and a strong work ethic.

Beyond her professional reliability, she is a generous person who actively builds community. For years, she has brought fresh eggs from her chickens and vegetables from her garden to share with me and my coworkers. She has let me and many others pick vegetables directly from her garden. She taught culinary classes at Northern Essex Community College to share her culture with our community. Her kindness extends into my personal life as well; she attended my baby shower last year. She is the definition of a good neighbor.

A bed and breakfast operated by someone of Maryam's caliber would be a massive asset to our city. She has a proven track record of maintaining beautiful, high-quality properties. I am confident she will run this establishment with the same high standards, bringing responsible tourism and economic value to our community.

I strongly urge the city to approve her application. Please do not let unfounded character attacks overshadow the decade of tangible, positive contributions she has made to our town.

Thank you for your time.

Sincerely,

Jessica Bush

Lori Robertson

From: Donovan, Sharon A <sdonovan@necc.mass.edu>
Sent: Monday, June 15, 2026 12:36 PM
To: Lori Robertson
Subject: Maryam's Cottage Hearing June 30th

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

Sharon Donovan
June 10, 2026
Subject: Letter of Support for Maryam's Cottage

Dear Members of the Haverhill City Council, et al,

I am writing to express my support for Maryam's Cottage, 421 E Broadway, the first Bed & Breakfast business seeking approval to operate in Haverhill.
I believe this business represents a positive addition to the Haverhill community. Small, locally owned enterprises contribute meaningfully to the local economy, create opportunities for residents to have visitors to have a close and welcoming home atmosphere in which to stay, and help foster a sense of connection by bringing people together in an intimate, curated and well cared for venue.
The peaceful seclusion of the beautiful gardens is reason enough for a stay-cation!
On a personal note, I had the opportunity to attend a representation of Maryam's vision of the type of events to which she would be hosting at the Cottage. The event was that of her son's wedding. Not only was I a delighted guest but had a front seat to how operations would function as my students, Maryam's classmates, from the culinary program at Northern Essex served as the catering team, having prepared, delivered, set up and broke down the serving stations. What stood out to me was how well-organized everything was under Maryam's direction — guests were joyful, the event was appropriately managed, and there was clear attention to minimizing neighborhood disruption. From both an educator's perspective and as an attendee, I saw directly how professionally the event was handled, as well as providing my students with a valuable real-world learning experience.
The wedding also was a clear demonstration that the Cottage events can be conducted in a way that is both celebratory and considerate of the surrounding neighbors.
I also understand that not all residents have had the opportunity to share the same perspective, and concerns about traffic, noise, or neighborhood character are important and deserve consideration which of course would be more than adequately addressed by the local governing authorities. However, I am confident that with appropriate guidelines—such as limits on hours, clear parking plans, and reasonable noise controls—these concerns can be effectively addressed.
Supporting Maryam's Cottage offers an opportunity to encourage responsible local entrepreneurship while maintaining the character of the neighborhood. I believe that with open communication and thoughtful oversight, this business can operate in a way that benefits both its clients and the surrounding community.

Thank you for your careful consideration of this matter. It is well understood that Maryam's Cottage will be the first of its kind for Haverhill, but there are many fine examples outside of our area where this type of business thrives without burden.
Sincerely,
Sharon Donovan

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
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Donald F. Borenstein (MA, ME, NH)

Keri M. Armstrong (MA, NH)
John M. Donnelly, Jr. (MA, NH)
Gordon T. Glass (ME, MA)
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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

June 23, 2026

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

Re: Response to Opposition Neighbors' Opposition – Mariam's Cottage, 421 East Broadway

Dear Chair Jordan and members of the Council,

I write on behalf of Maryam Salehi and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin ("Maryam" and the "Yamins") regarding their pending application for a special permit to operate "Mariam's Cottage" bed and breakfast at 421 East Broadway (the "Property") to respond to certain comments made by neighbors (the "Neighbors") and to request certain conditions should the Council determine to issue the special permit.

A. Response to Neighbors Opposition.

Contrary to the Neighbors' assertions, Maryam has never operated a bed & breakfast in violation of the Haverhill Zoning Ordinance (the "Ordinance"). **To be clear, Maryam has never accepted guests or patrons or run any business operations from the Property.** Maryam took certain preparatory actions for the proposed business including developing a website, and the images placed there are from Arash Yamin's private wedding. However, when Maryam began to understand the complexity and time-commitment to apply for and receive the special permit, she took the website down. Maryam hired my office and various other professionals to assist her in

preparing her application and has worked in good faith with city departments over the past 6-9 months to frame the permit petition for the Council's consideration. It's obvious to anyone who speaks with Maryam that her dream to operate the bed and breakfast is anything but a cynical ploy, and stems from true passion to share the Property, its unique setting, and her many cooking, household, and handicraft skills with patrons and guests.

i. A Bed and Breakfast Use is Consistent with the Ordinance, Sanitary Code, and Neighborhood Character.

Further, the operation of a bed and breakfast in the Rural Residential Zoning District is consistent with the Ordinance, will not detract from the character of the neighborhood, and will not lead to the infiltration of commercial uses. Many areas of local and state law recognize bed and breakfasts as a unique type of business, that is outwardly residential but has a commercial component. The Ordinance, for instance, expressly allows bed and breakfasts by special permit from the Council, and identifies it as a "RESIDENTIAL USE" not a commercial one. Ordinance, Appendix A, Table 1. State septic and sanitary regulations also have specific exceptions for bed and breakfasts that operate within certain limitations. See 310 CMR 15.203(2) (septic regulations requiring only residential flow limits if the bed and breakfast does not include walk-in dining); 105 CMR 590.001 (sanitary regulations defining bed and breakfasts within certain limits as permissible "residential kitchens" that do not require a full commercial kitchen or sanitary permit).

The only physical changes to the otherwise clearly residential Property will be a modest gravel parking lot and improvements to screening for the benefit of the direct abutting Neighbor. While the Yamins certainly hope that the business will be successful, the idea that the bed and breakfast will be at constant capacity or result in un-ending parties and events is unsupported and unrealistic. Larger events will be time limited and must comply with various local ordinances for noise, safety, sanitation, etc., and any reasonable conditions placed by the Council. Lastly, the Ordinance clearly prohibits almost all commercial ventures in the Rural Residential district. See Ordinance, Appendix A, Table 1. The Neighbors' concerns about invasion by other commercial uses are unfounded.

ii. No Significant Traffic Hazard is Present on East Broadway.

Equally unsupported are the Neighbors' assertions that significant traffic safety concerns exist on East Broadway that require the permit be denied. At the Yamins' request, Lt. Kevin Lynch of the Haverhill Police Department analyzed relevant traffic data. See communication attached as Exhibit A. He noted that average vehicle speeds were only "slightly above the posted speed limit, [and] the traffic volume and crash history do not currently indicate a significant traffic safety concern." Further, the average traffic volumes of approximately 1200 vehicles per day will not be meaningfully increased even by the occasional, maximum capacity 50-person events. An examination of police incident reports shows that only six motor-vehicle-related calls

were made in the last 15 years. A summary is attached as Exhibit B. Furthermore, several were related to winter weather conditions, one was a vehicle malfunction, and one was a drunk-driving incident.[1] As most bed and breakfast events, particularly larger events with more visitors, are expected to take place in the spring and summer months, winter weather is unlikely to be a concern.

While there is no significant safety hazard on this stretch of East Broadway, the Yamins are willing to place signage to notify drivers of the speed limit and approaching curve if doing so will address the Neighbors' concerns.

iii. The Yamins' Neighborhood Outreach Attempts.

Maryam has reached out on multiple occasions to her direct Neighbors and others in the neighborhood to solicit feedback on the proposed bed and breakfast. This includes holding an open house on March 12, 2026, and offering to give tours at the Neighbors' convenience. Only the residents of 460 East Broadway attended the open house, with one signing a letter in support of the bed and breakfast. (This letter was accidentally omitted from the application and is attached as Exhibit C). None of the other Neighbors who have signed a petition against the bed and breakfast have since visited the Property. It is unfortunate that the Neighbors have chosen not to provide feedback on how their concerns might be addressed.

The Yamins hope that the Council will set reasonable conditions to resolve ambiguities in the Ordinance regarding bed and breakfast uses, and will continue to work with city staff to comply with all state and local law and regulations. The Neighbors fail to recognize that many of their concerns have and will continue to be addressed as part of the City's development review process, including any operational, sanitary, and safety concerns.

I greatly appreciate the Council's time, attention, and consideration to this matter.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

[1] The full incident reports are omitted for brevity, but are on file with Johnson & Borenstein, LLC.

EXHIBIT A

Outlook

Re: Of course. Here's a polished email you can send to Lieutenant Lynch:

From Lieutenant Kevin Lynch <klynch@haverhillpolice.com>
Date Tue 6/16/2026 4:29 AM
To Stella Driscoll <sdriscoll@haverhillpolice.com>

Stella,

Below is the data requested for 421 East Broadway.

Traffic data collected in the area of 421 East Broadway indicates that the average vehicle speed during the month of April 2026 was 34 MPH, and during the month of May 2026 the average speed was 33 MPH. The speed limit (Thickly Settled District) in this area is 30 MPH. Additionally, traffic volume data shows an average of approximately 1,200 vehicles travel through this location each day.

A review of crash data revealed that from January 1, 2020, through June 15, 2026, there have been four reported motor vehicle crashes in the vicinity of 421 East Broadway.
Based on the available data, while average vehicle speeds are slightly above the posted speed limit, the traffic volume and crash history do not currently indicate a significant traffic safety concern at this location. However, the area will continue to be monitored, and enforcement efforts may be directed to the area as resources permit.

R/

Lieutenant Kevin F. Lynch
OIC Late Night Shift Group A
Supervisor: Traffic & Safety Unit / School Resource Officers / Behavioral Response Unit
Haverhill Police Department
40 Bailey Blvd.
Haverhill, MA 01830
(978) 722-1530 (Office)
(978) 872-8992 (Cell)
klynch@haverhillpolice.com

DRE #012482

From: Stella Driscoll <sdriscoll@haverhillpolice.com>
Sent: Monday, June 8, 2026 4:12 PM
To: Lieutenant Kevin Lynch <klynch@haverhillpolice.com>
Subject: Of course. Here's a polished email you can send to Lieutenant Lynch:

Hi Lieutenant Lynch,

I hope you are doing well.

Arash Yamin has been in contact regarding a request for traffic volume data for the area of 407–427 East Broadway, Haverhill, MA, covering the period from January 1, 2020, to the present.

Aniela advised that you are still handling this. Could you please help me with this request or any next steps?

Thank you for your assistance. I appreciate your help.

Respectfully,
Stella Driscoll
Records Dept.
Haverhill Police Dept.
40 Bailey Boulevard
Haverhill, MA 01830
Direct #: 978-722-1519
Office Hours – Monday through Friday 8:00 a.m. to 4:00 p.m.

EXHIBIT B

CAD Incident Search Results

CAD/Partner™ Queues Enforth Development, Inc.
v8.00.0088
Home Help

Search Again | Go To Sql Statement

CAD Search Results

Incident#	Date/Time	Location	Incident Type
24020247	04/21/2024 08:36:48	421 EAST BROADWAY	ANIMAL DEAD/INJ
22011409	03/02/2022 02:15:39	421 EAST BROADWAY	BLDG/AREA CHECK
22010133	02/23/2022 11:26:10	421 EAST BROADWAY	SUSPICIOUS/PERS
22009843	02/21/2022 20:56:40	421 EAST BROADWAY	LOITERING/DISOR
[redacted]			
21066220	11/01/2021 06:01:42	421 EAST BROADWAY	911 HANG-UP
21055178	09/09/2021 10:13:29	421 EAST BROADWAY	MV ACCIDENT OVE
21053258	08/31/2021 09:50:16	421 EAST BROADWAY	PAID DETAIL
21045799	07/28/2021 15:44:33	421 EAST BROADWAY	SUSPICIOUS/PERS
21044440	07/22/2021 11:57:01	421 EAST BROADWAY	LEAVING SCENE D
21042545	07/13/2021 22:25:03	421 EAST BROADWAY	MV ACCIDENT OVE
[redacted]			
18070991	11/09/2018 23:14:35	421 EAST BROADWAY	DISTURBANCE
16070766	12/14/2016 20:40:53	421 EAST BROADWAY	FIRE/MOTOR VEHI
16014802	04/04/2016 15:31:07	421 EAST BROADWAY	MV ACCIDENT OVE
15058136	12/28/2015 08:35:34	421 EAST BROADWAY	PAID DETAIL
13008142	03/02/2013 08:19:19	421 EAST BROADWAY	BARKING DOG
10004880	02/16/2010 17:17:23	421 EAST BROADWAY	MV/DISABLED
10004856	02/16/2010 14:55:52	421 EAST BROADWAY	MV ACCIDENT OVE
7042049	12/20/2007 16:13:46	421 EAST BROADWAY	MV ACCIDENT OVE
6043816	12/30/2006 13:27:43	421 EAST BROADWAY	MV ACCIDENT OVE
2019855	06/08/2002 20:05:16	421 EAST BROADWAY	ALARM CHECK
1008952	03/24/2001 19:30:11	421 EAST BROADWAY	ALARM CHECK
1001636	01/16/2001 19:34:22	421 EAST BROADWAY	MV/DISABLED
1000618	01/06/2001 16:46:44	421 EAST BROADWAY	MV ACCIDENT OVE
9977	04/05/2000 21:44:36	421 EAST BROADWAY	SERVICE CALL/NO

EXBHIT C

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.

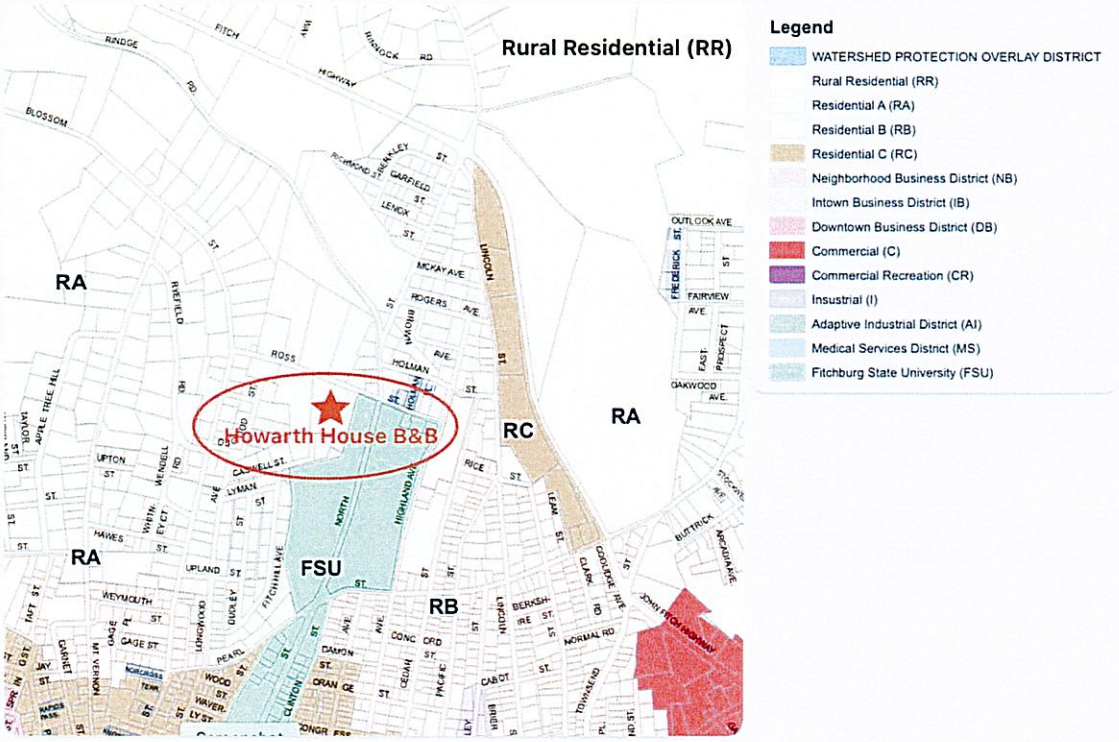
Steven Sawyer
460 E Broadway
Haverhill, MA

Abutter Commentary on Bed and Breakfast Examples Included in Application Materials

NOTE: None of the examples provided by the applicant are situated in Rural Residential zones of the towns in which they are located.

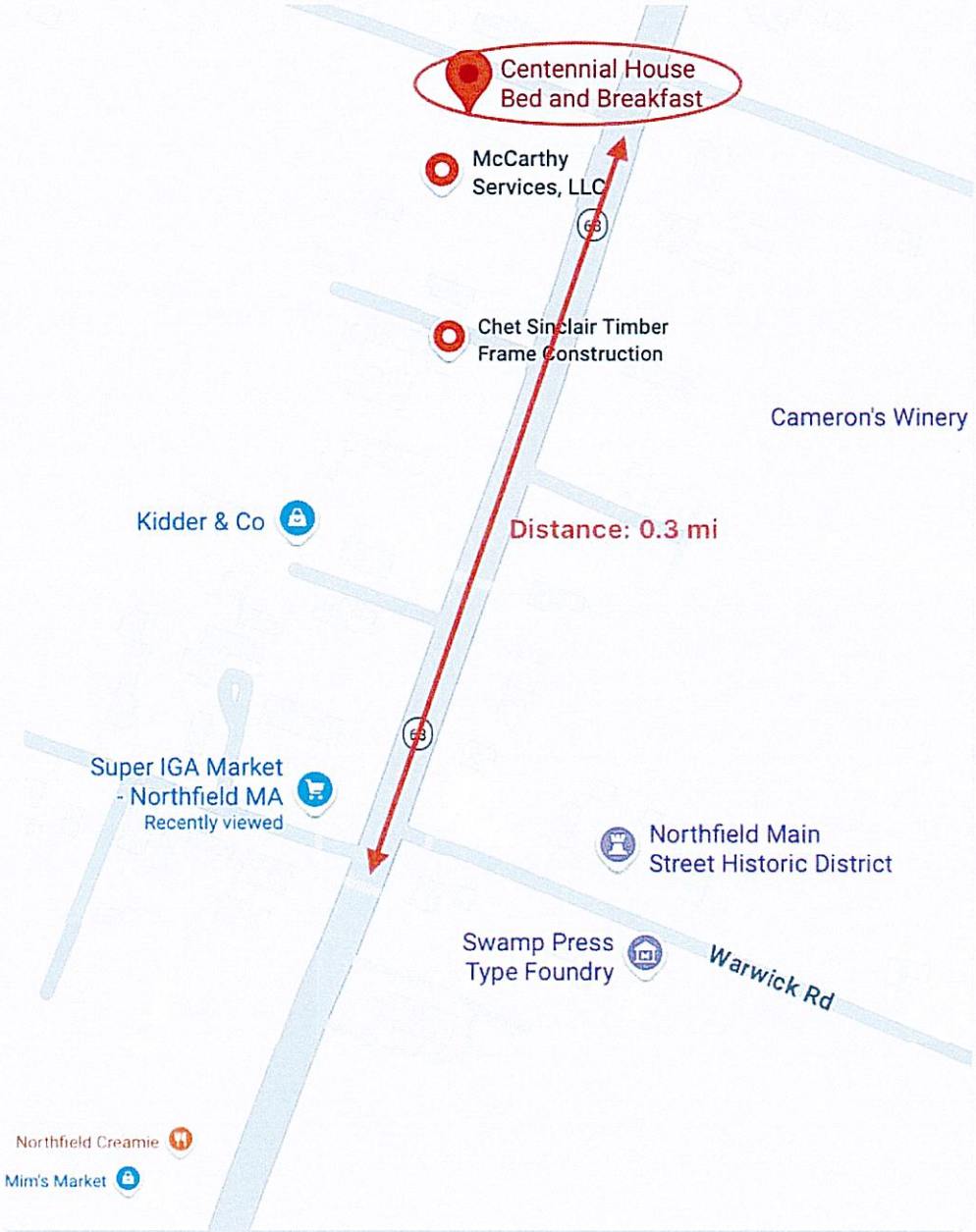
Howarth House B&B
Fitchburg, MA

The Howarth House B&B is located in a Residential (RA) zone, not in the town's Rural Residential (RR) zone



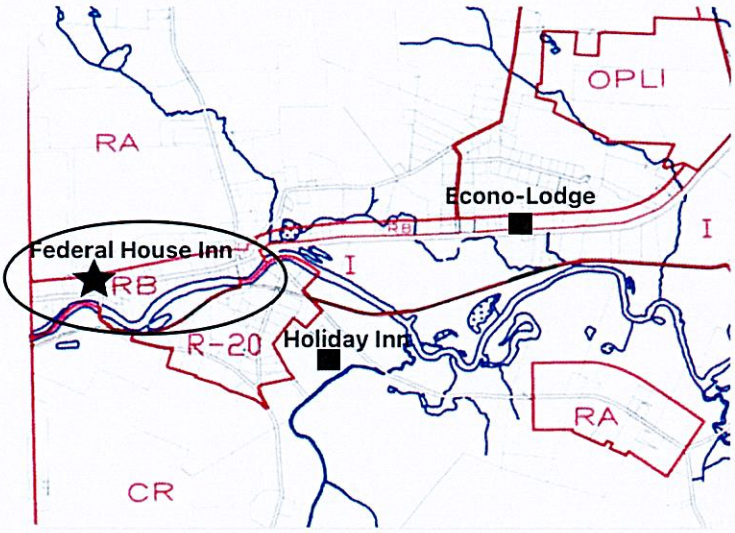
Centennial House B&B
Northfield, MA

The Centennial House B&B is located in the center of town on Main Street, along with a variety of other businesses. (The IGA Supermarket is 0.3 miles away)



Federal House Inn
South Lee, MA

- The Federal House Inn is located in a Rural Business (RB) zone, along with an Econo-Lodge
- A Holiday Inn is .7 miles away, in an Industrial (I) zone



Zoning Districts

Commercial Business Corridor	CBC
Conservation - Residential	CR
Downtown Commercial Business Corridor	DCBC
Industrial	I
Office Park Light Industrial	OPLI
Planned Commercial Village Center	PCVC
Residential 20000 sq.ft.	R-20
Residential 30000 sq.ft.	R-30
Residential - Agricultural	RA
Rural Business	RB
Residential - Multiple Dwellings	RM

Letters from Opposing Neighbors who Came to Speak at the June 2nd City Council Meeting but Could Not Come to the June 30th Meeting

To: City Council, Haverhill
From: Fernand Tomaz
Subject: B&B Special Permit Application, 421 East Broadway
Date: June 12, 2026

City Councilors,

I am writing to express my opposition to the proposed Bed and Breakfast and event venue at 421 East Broadway. I attended the June 2 City Council meeting to share my concerns, but I will be unable to attend the June 30 meeting when this application is considered.

I live at 455 East Broadway, approximately 600 feet from the proposed business. My wife and I have lived in this neighborhood for over 38 years and have spent much of that time restoring and maintaining our historic home. Like many of our neighbors, we have invested not only in our property but in preserving the character of this residential area. We never expected that a commercial enterprise of this type would be proposed in the neighborhood.

What concerns me most is the scope of the business being proposed. This is not a small home business with occasional visitors who frequent the business during the day. The proposal would bring overnight guests to the property and could host events with dozens of attendees. That means significantly more vehicles traveling on a road that already presents safety challenges.

Our home sits close to East Broadway, and I am deeply concerned about the prospect of increased traffic. The section of road around 421 East Broadway is particularly hazardous. Over the years, I have personally experienced multiple near head-on collisions and one actual collision directly in front of that property because drivers often take the curve too fast. Adding more traffic generated by overnight stays and events would only increase the risks for residents, visitors, and anyone traveling through the area.

I am also concerned about noise. Even from 600 feet away, sound carries remarkably well in this neighborhood. We regularly hear conversations and gatherings from boats on the river. It is easy to imagine how outdoor events, parties, and celebrations held at 421 East Broadway could be heard throughout the surrounding area. The prospect of recurring event-related noise is not consistent with the quiet residential character that residents have long enjoyed.

For these reasons, I respectfully urge the Council to deny this application and preserve the residential nature of our neighborhood.

Best,

Fernand Tomaz

June 15, 2026

Haverhill City Councilors,

I attended the June 2 City Council meeting to speak against the request for a special permit for a Bed and Breakfast and Outdoor Event Venue at 421 East Broadway. Because the hearing was continued to June 30, I wanted to submit my comments in writing since I will be out of town and unable to attend that meeting.

I made a point of coming to the June 2 meeting to speak on this issue. My husband and I have lived in this neighborhood for over 30 years, and one of the reasons we chose to live here is because it is a quiet, rural residential area. This neighborhood is not zoned for commercial uses such as a bed and breakfast or an event venue, and there are reasons for that.

Although the area is rural in character, the homes along this section of East Broadway are close enough together that the impacts of this proposal would be felt throughout much of the neighborhood. Overnight guests and outdoor events would bring more traffic to the area and increase safety concerns on the roadway at 421 East Broadway. (Note: this property has a blind driveway that opens up onto a curve in a road where speeding seems to be the norm). As per stated intent, parties and socializing would occur on the deck or in the yard very close to nearby homes. Noise from the anticipated outdoor events and activities are likely to carry well beyond the property itself.

I also do not think the fact that the applicant has already invested money in the business should influence the Council's decision. It is unfortunate that she moved forward with her plans—and even began operating—before obtaining the necessary approvals and before seeking input from neighbors. However, the burden of those decisions should not fall on the residents who live here and who will have to deal with the long-term impacts.

Please include this letter in the record and register our opposition to the proposal along with the concerns being expressed by other neighbors.

Thank you for your consideration.

Sincerely,

Martha Simpson

Martha Simpson
384 East Broadway
Haverhill, Ma.

June 15, 2026

Haverhill City Councilors,

I attended the June 2 City Council meeting to speak against the request for a special permit for a Bed and Breakfast and Outdoor Event Venue at 421 East Broadway. Because the hearing was continued to June 30, I wanted to submit my comments in writing since I will be out of town and unable to attend that meeting.

I made a point of coming to the June 2 meeting to speak on this issue. My wife and I have lived in this neighborhood for over 30 years, and one of the reasons we chose to live here is because it is a quiet, rural residential area. This neighborhood is not zoned for commercial uses such as a bed and breakfast or an event venue, and there are reasons for that.

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Please include this letter in the record and register our opposition to the proposal along with the concerns being expressed by other neighbors.

Thank you for your consideration.

Sincerely,

Ernest Simpson
384 East Broadway
Haverhill, Ma.

Lori Robertson

From: D AND L LANDSCAPING <dandllandscaping@comcast.net>
Sent: Tuesday, June 23, 2026 2:42 PM
To: Lori Robertson
Subject: B&B 421 East Broadway

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

City Council of Haverhill,

My name is Doreen Hilliard and I live at 32 Isabel Street Haverhill MA.

I have known Maryam Salehi Ala for eight years. I met her when she hired my company to do the landscaping and maintenance on her property. During that time, she has made all my employee's meals to take home and always takes the time to come out and say hello.

When Maryam bought the house at 421 East Broadway it was in rough shape. The house was in desperate need of renovation, and the landscaping needed a lot of work. When the renovation of the house was complete, she explained the thoughtful renovations she had done. The interior is spacious and well-designed, with plenty of natural light and beautiful finishes that blend seamlessly with the home's character. The kitchen is fully equipped and perfect for entertaining, while the living areas are warm and inviting. The bedrooms are comfortable and tastefully decorated.

The landscaping outside was neglected. Everything was overgrown and needed a lot of work, Out front we cleaned everything out and made new mulch beds with new shrubbery and flowers. Out back we made multiple beds featuring a variety of colorful plants, along a stone pathway that guides visitors through the gardens. The outdoor space is thoughtfully designed for both relaxations and entertaining, with seating areas and charming accents that create a welcoming atmosphere. The property also has mature trees and large a well-maintained yard. The outside now boasts a beautifully exterior that enhances its curb appeal. The combination of privacy, open space, and charming details makes 421 East Broadway an ideal location for a B&B

Maryam is a kind, thoughtful and has excellent culinary skills and always goes out of her way to make everyone feel welcome. I wholeheartedly support her application and believe the B&B will be a positive addition to the community.

Best Regards,
Doreen Hilliard

978-360-5275 Cell

JOHNSON & BORENSTEIN, LLC
ATTORNEYS AT LAW

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Of Counsel
Robert W. Lavoie (MA, NH)

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

June 25, 2026

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

Re: Requested Special Permit Conditions – Mariam's Cottage, 421 East Broadway

Dear Chair Jordan and members of the Council,

I write on behalf of Maryam Salehi and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin ("Maryam" and the "Yamins") regarding their pending application for a special permit to operate "Mariam's Cottage" bed and breakfast at 421 East Broadway (the "Property") to request certain conditions should the Council determine to issue the special permit.

A. Property Transfers to Applicant's Children.

The Yamins have requested that full-time residence at the directly abutting, commonly-owned property at 423 East Broadway satisfy the ambiguous "owner-occupied" requirement in the Haverhill Zoning Ordinance. To address the situation where one of the two properties is independently sold, the Applicant has suggested a condition that the Applicant notify City staff if either property is placed on the market, and that the special permit terminate if either property is independently sold. Should a condition of this sort be deemed appropriate, the Applicant requests the Council allow for transfers of one or both properties to the Applicant's children or offspring via direct transfer or trust. The Applicant will provide a draft deed, schedule of beneficiaries in the case of a trust, or whatever documentation city staff determines necessary to ensure an intra-

family transfer. Further, if a buyer is interested in buying both properties and continuing the bed and breakfast use, allowing such a sale without expiration of the permit, with appropriate notice to City staff or a requiring that the purchaser appear before the Council.

B. Hours of Operation and Activity Limitations.

The Applicant has requested that the Council place a condition allowing events of up to 50 people as an accessory use to the proposed bed and breakfast. The Applicant understands that reasonable operation and activity limitations will be necessary to outline the bed and breakfast use under the Ordinance. Nonetheless, the Yamins request that the Council place conditions that will allow the bed and breakfast flexibility to successfully operate, attract business and patrons, and establish itself. As the market in Haverhill for a bed and breakfast is untested, some flexibility will be necessary.

The Yamins understand that limitations may be appropriate for the number of larger events that may be held on the Property. These larger events would be weddings and similar celebrations, and require the full City approvals and permits for the erection of tents, placement of portable bathrooms, noise, and the like. The Yamins request that the Council allow for up to six (6) events with over 40 attendees each calendar year, and that no limitation be placed on events with 40 or less guests. The Yamins will agree to provide whatever notice is necessary to City staff so that they may regulate the number of larger events.

Further, the Yamins request that a condition be placed requiring a room to be rented only for events with more than 20 attendees. This will allow the smallest-scale events, such as cooking classes, afternoon teas, and intimate celebrations to be available to city residents who wish to enjoy the unique event offerings but have no need to rent a room. All events will be by reservation only and the bed and breakfast will offer no "walk-in" services.

As to reasonable time limitations on events, the Yamins request a condition that all outdoor music, either live or recorded, or any other use of outdoor audio systems will cease at 10:00 P.M. The Yamins further requests a condition that the outdoor events will cease by 11:00 P.M. The Yamin's request that no conditions restricting the use of the Property by overnight guests are placed.

The Yamins will consider any additional or similar conditions and use limitations that the Council deems appropriate and allow the reasonable operations of the business. I greatly appreciate the Council's time, attention, and consideration to this matter.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

June 25, 2026

Lori A. Robertson

Administrative Assistant

Haverhill City Council

4 Summer Street, Room 204

Haverhill, MA 01830

Dear Members of the Haverhill City Council,

I am writing in support of Maryam Yamin, a graduate of the Culinary Arts Program at Northern Essex Community College, who is seeking approval for a proposed bed-and-breakfast venture in the City of Haverhill.

As Maryam's instructor and Program Coordinator, I had the opportunity to observe her academic performance, work ethic, professionalism, and commitment to her goals. Throughout her studies, she consistently demonstrated dedication, perseverance, and a genuine passion for hospitality and culinary arts.

Maryam approached her coursework with enthusiasm and professionalism, consistently demonstrating initiative, dependability, and a willingness to learn. She welcomed feedback, embraced challenges, and continually sought to improve her skills.

She possesses many of the qualities essential for success in the hospitality industry. Maryam is hardworking, organized, personable, and committed to providing positive experiences for others. She has a natural talent for hospitality and consistently demonstrates warmth, professionalism, and genuine care when interacting with guests, clients, and colleagues. She also worked exceptionally well with her peers, frequently offering support, sharing her knowledge, and serving as a positive role model within our program. Her collaborative spirit, leadership, and culinary training have prepared her well to pursue her entrepreneurial goals.

During her time in the program, Maryam also participated in catering and hospitality events serving members of the local community. Through these experiences, she demonstrated professionalism, excellent customer service, and the ability to perform effectively in fast-paced environments while representing both herself and the college in a positive manner.

I am proud of the progress Maryam has made and the initiative she has shown in pursuing opportunities that contribute to both her professional growth and the local community. Based on my experiences working with her as a student, I believe she has the character, determination, and skills necessary to be successful in her future endeavors.

As an educator, I believe it is important to support our graduates as they transition from the classroom into their professional careers. It is especially rewarding to see alumni invest their talents and energy back into the communities they serve. Should Maryam's venture move forward, it may also create opportunities for future collaboration through student internships, experiential learning, or employment opportunities for aspiring culinary and hospitality professionals.

Thank you for your time and consideration.

Sincerely,

Bryan Philbrook
Program Coordinator and Professor, Culinary Arts
Northern Essex Community College

JUN 26 AM9:32
HAVCITYCLERK

MARIAM'S COTTAGE

PETITION FOR BED AND BREAKFAST
SPECIAL PERMIT

421 EAST BROADWAY

Background

- Maryam Salehi-Ala, and her children Nikka Yamin, Sherwin Yamin, and Arash Yamin ("Maryam" and the "Yamins") seek 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 by special permit in the "RR" Rural Residential zoning district according to the Haverhill Zoning Ordinance (the "Ordinance").
- The Yamins request conditions allowing events as an accessory use, including weddings and other similar events of up to 50 guests.

History of the Property

- The cottage was originally constructed in 1817 for Nathaniel Johnson and his wife Sophia Patten, who operated a 150-acre farm on the Property and crew crops, fruit trees, and kept dairy cattle.
- The Property and surrounding farmland was eventually divided up, and farming ceased by the 1950s.
- The cottage was then used as a single-family home until the Yamins purchased the Property

Condemnation

- For several decades, the Cottage was rented and fell into severe disrepair until it was condemned by the Haverhill Board of Health and ordered to be evacuated in 2022.
- Prior residents continued to trespass onto the Cottage, and the Property was foreclosed on.
- Maryam saw the potential in the Cottage, as the next-door neighbor, and purchased it out of foreclosure with no other bidders.
- Without Maryam's intervention, the Cottage would likely have been demolished.

Inspection Services
Building/Zoning
Phone: 978-374-2325
978-374-2338
Fax: 978-374-2337

EMERGENCY CONDEMNATION AND ORDER TO VACATE
Finding of Unfitness for Human habitation and
Determination of Immediate Danger

February 14, 2022

William Belanger
421 East Broadway
Haverhill MA 01830

Re: 421 East Broadway

To Whom It May Concern:

In accordance with M.G.L. c. §§ 127A and 127B, 105 CMR 400.000: State Sanitary Code, Chapter I: General Administrative Procedures and 105 CMR 410.000: State Sanitary Code, Chapter II: Minimum Standards of Fitness for Human Habitation, Tim Wicks, Compliance Inspector for the City of Haverhill, Board of Health, on **February 14, 2022, @ 8:15 am conducted an inspection of a dwelling located at 421 East Broadway., Haverhill, MA 01830.**

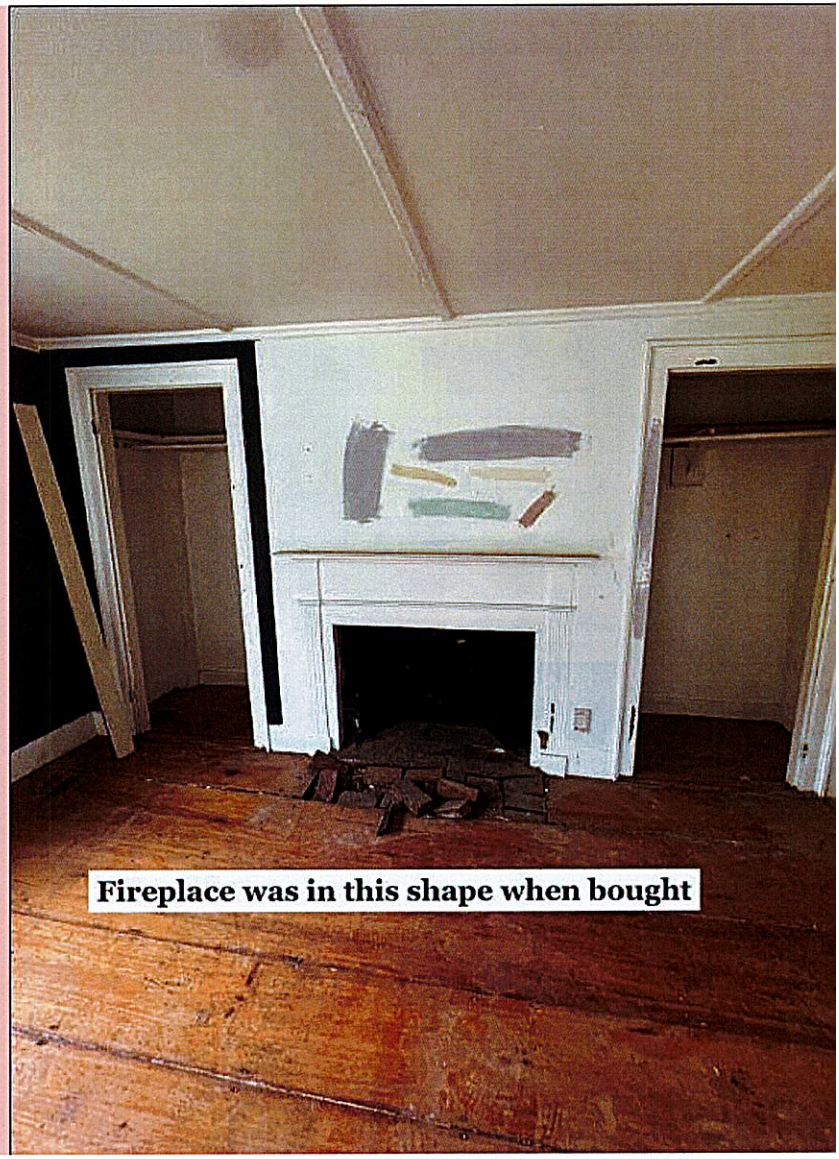
Based on the results of that inspection, the Board Health finds that the dwelling unit is unfit for human habitation. Pursuant to M.G.L. 127 B and 105 CMR 410.831 (D), the Board further finds that the conditions within the dwelling are such that the danger to the life or health of the occupants of the subject dwelling is so immediate that no delay may be permitted in making this finding.

The following items are existing violations and deemed to have the potential to endanger or materially impair the health or safety, and well-being of the occupants or the public. Conditions found within the dwelling, which give rise to the emergency finding of unfitness and determination of immediate danger:

105 CMR 410.200: Failure to provide heat as required by 105 CMR 410.201 or improper venting or use of a space heater or water heater as prohibited by 105 CMR 410.200(B) and 410.202. **Currently house heating system is not functioning.**

105 CMR 410.180: Failure to provide a safe supply of water 105 CMR 410.180. **Water was turned off at time of inspection.**

105 CMR 410.482: (A) Owners shall provide, install, and maintain in operable condition smoke detectors and carbon monoxide alarms in every dwelling that is required to be equipped with smoke detectors and carbon monoxide alarms in accordance with any provision of the Massachusetts General Laws and any applicable regulations of the State Board of Fire Prevention (527 CMR), State Board of Building Regulations and Standards (780 CMR), or the Board of Examiners of Plumbers and Gas Fitters (248 CMR). **Smoke / CO detectors are not working.**



Fireplace was in this shape when bought

Cottage Rehabilitation

- Following their purchase of the Property, the Yamins undertook a 2-year rehabilitation of the Cottage despite its poor condition, and hauled trash and drug paraphernalia from the Property.
- They completely replaced the electrical and plumbing systems, windows, furnace and boiler, water heater, roof, and rear deck and placed braces to fix the sagging and unsound second floor.
- Important historical features including the original hearths in the bedrooms, beehive oven in the kitchen, original floor-boards, and details such as the wainscotting were retained and repaired.

Special Permit Criteria

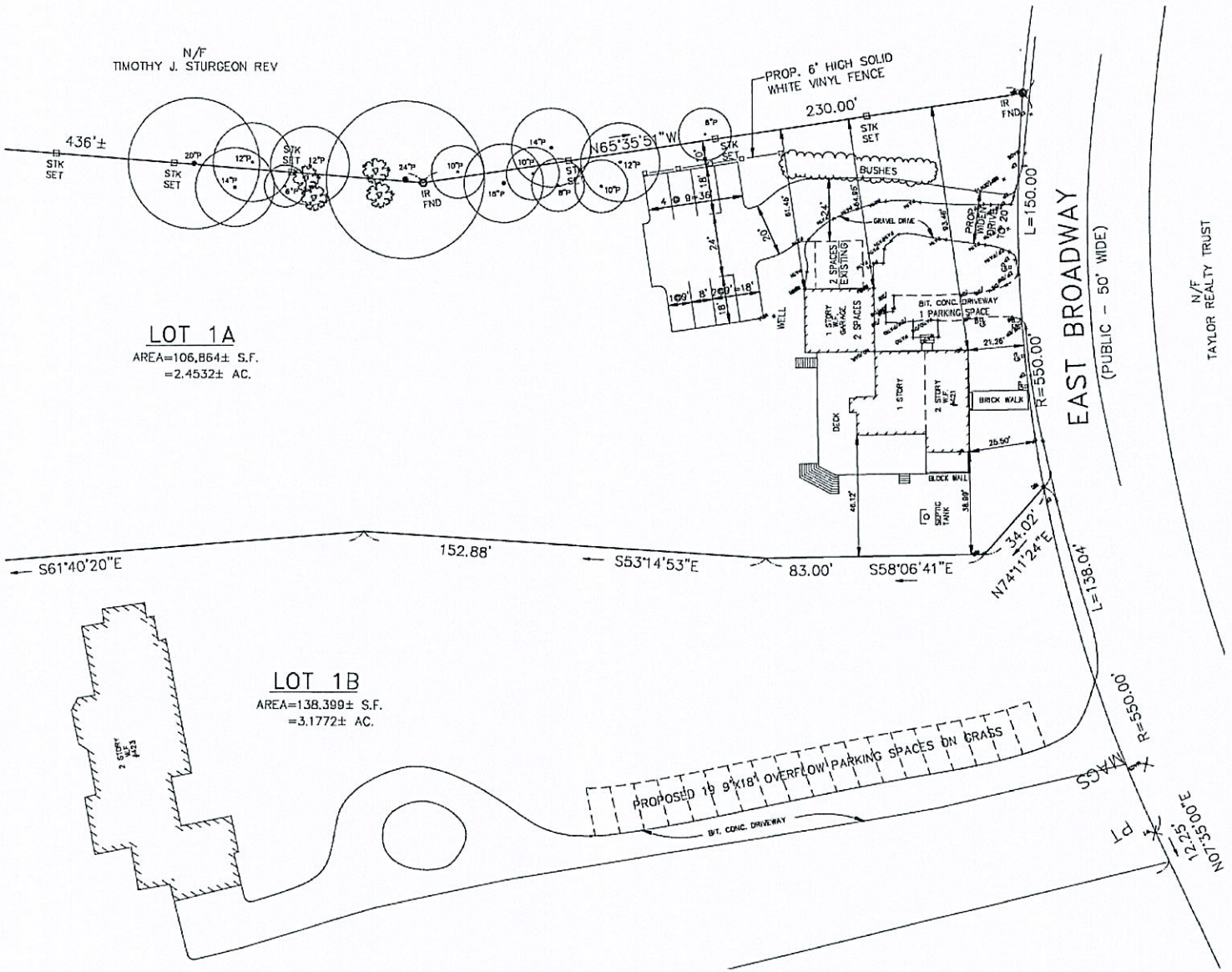
- **Community Needs** – Mariam's Cottage would be the first bed and breakfast in Haverhill, filling a void in the marketplace for intimate overnight stays, bespoke dining experiences and events, and adds a unique way to experience Haverhill and this unique riverfront landscape for residents and visitors.
- **Adequacy of Utilities and Public Services** – The Yamins will coordinate with the Board of Health for appropriate trash collection services, and responsible use of the existing septic system, for the rental of standard and handicapped port-o-potties for larger outdoor events. No parking or structures will occur over the septic system.

Special Permit Criteria, Cont'd

- **Impacts on the Natural Environment** – The bed and breakfast is not expected to impact the natural environment. The gravel parking lot will allow stormwater infiltration and minimize runoff, and sediment controls will be used during the parking lot's construction. There will be no events near or access to the Merrimack River. All existing trees and vegetation will remain (except for invasive species).
- **Fiscal Impacts** – The Yamins hope that the bed and breakfast will bring visitors to Haverhill who will contribute to the local economy, including guests who will stay off-site for weddings and other events. Maryam would also like to offer on-the-job training through the NECC culinary program.

Traffic, Pedestrian Safety, and Parking

- An 8-car capacity gravel parking lot will be constructed on the Property to accommodate guests, in addition to the existing 5 parking spaces. This lot will accommodate parking for guests and small-to-medium scale events.
- The Yamins plan to accommodate up to 19 overflow parking spaces for occasional larger events on their adjacent property at 423 East Broadway. The council may allow off-site parking as part of the special permit. See Ordinance, § 6.1.15.
- The existing driveway will also be widened to accommodate two-way traffic and allow access for emergency vehicles.


N/F
TIMOTHY J. STURGEON REV
436'±
STK SET
N65°35'51"W
230.00'
PROP. 6' HIGH SOLID WHITE VINYL FENCE
IR FND
BUSHES
GRAVEL DRIVE
PROP. WIDEN DRIVE TO 20'
L=150.00'
2 SPACES EXISTING
1 STORY GARAGE 2 SPACES
BIT. CONC. DRIVEWAY
1 PARKING SPACE
WELL
1 STORY
2 STORY W/LF ADD
DECK
BRICK WALK
BLOCK WALL
SEPTIC TANK
R=550.00'
EAST BROADWAY
(PUBLIC - 50' WIDE)
N/F
TAYLOR REALTY TRUST
LOT 1A
AREA=106,864± S.F.
=2.4532± AC.
S61°40'20"E
152.88'
S53°14'53"E
83.00'
S58°06'41"E
N74°11'24"E
34.02'
L=138.04'
LOT 1B
AREA=138,399± S.F.
=3.1772± AC.
2 STORY W/23
PROPOSED 16 9'X18' OVERFLOW PARKING SPACES ON GRASS
BIT. CONC. DRIVEWAY
R=550.00'
PT
12.25'
N07°35'00"E

Traffic Data

- The Yamins requested traffic data for the adjacent portion of East Broadway from the Haverhill Police Department.
- Lt. Kevin Lynch analyzed relevant traffic data and concluded that "while the average vehicle speeds are slightly above the posted limit, the traffic volume and crash history do not currently indicate a significant traffic safety concern at this location."
- Further, average traffic volumes were estimated at 1200 vehicles per day, which will not be meaningfully increased even by occasional large events.

Neighborhood Character and Social Structures

- The requested bed and breakfast use in the district is explicitly allowed in this zoning district by special permit, and the use is defined as "residential" under the ordinance, not a typical commercial business.
- Except for the small parking lot, the Property will remain residential in outward character.
- Most events are expected to be small-scale, be located primarily within the Cottage, and will appear as no more than a normal private gathering.
- The Yamins will also install a 6-foot stockade fence to supplement the existing vegetation to screen the parking area and events from the direct abutting neighbor.

E Broadway

Accessory Events

- Events at the bed and breakfast are a valid accessory use under the Ordinance that is "[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." See § 11.1.
- A valid accessory use is one that "flows from, naturally derives or follows as a logical consequence of, or is a normal and expected offshoot of the main use." Ward v. Town of Nantucket, 33 LCR 279, 285 (2025) (citation omitted).
- Events held at bed and breakfasts, often including larger events such as weddings, are typical and allowed in other municipalities with similar zoning provisions.

Types of Events

- Maryam hopes to hold a variety of 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 believe that occasional outdoor weddings and other similar events with up to 50 guests are a reasonable accessory use for the bed and breakfast.
- The business is expected to be primarily seasonal, between late spring and early fall, particularly for larger, outdoor events.
- All events will obtain necessary permits from City Departments

Requested Conditions: Owner Occupancy

- The Yamins request that the Council allow full-time residence at the directly abutting 423 East Broadway to satisfy the Ordinance's owner-occupancy requirement, as their ability to monitor guests will fulfill the purpose of the Ordinance.
- To support this flexibility, the Yamins request that a condition be placed that the special permit will terminate if either the Property or 423 East Broadway is transferred out of their family, unless the new owner seeks a modification of the permit.
- The Yamins will notify City staff if either property is marketed for sale or if any family transfers are made directly or by trust.

Requested Conditions: Activity Limitations

- As a new business in an untested market, the bed and breakfast requires flexibility for it to be established and find the types of events that will attract patrons and guests. However, it is understood that some reasonable use limitations must be placed.
- The Yamins request that condition(s) be placed:
  1. Prohibiting events with more than 50 guests.
  2. Allowing no more than six (6) events with over 40 guests per year, with appropriate notice to City staff.
  3. Requiring that one or more rooms are rented in conjunction only with events with over 20 guests.
  4. Prohibiting non-reservation, “walk-in” services, except for normal, overnight stays.

Requested Conditions: Event Hours

- The Yamins reqest that the following conditions regarding events be placed:
  1. All outdoor music, either live or recorded, or any use of outdoor audio systems will be prohibited before 7:00 A.M. and will cease at 10:00 P.M.
  2. Outdoor events will cease at 11:00 P.M., with the exception of normal usage of the porch and grounds by overnight guests.

Lori Robertson

JUL 17 AM10:21
HAVCITYCLERK

From: Dale Leone <dleone@umass.edu>
Sent: Tuesday, July 7, 2026 12:07 PM
To: City Council
Cc: Tim Jordan; %20Jmichitson@cityofhaverhill.com; Colin LePage; Thomas J. Sullivan; Ralph T. Basiliere; %20ddiodati@haverhillma.gov; Devan Ferreira; Melissa Lewandowski; Shaun Toohey; macanddrealty@gmail.com; Catherine Rogers
Subject: Bed n Breakfast proposal public comment

Warning: External Email- Exercise caution when opening attachments or clicking on any links

Dear city council,

I write in strong support of the Bed and Breakfast proposal by Ms. Mariam Salehi-Ala-Yamin. I echo all of the comments shared by Councilor Fereira at the last city council meeting. I think this business would be the perfect addition to our city. While I understand the opposition's concerns and other councilors, I believe their concerns are respectfully a bit overblown.

I believe Councilor Fereira is spot on when she stated at last meeting:
"I look forward to supporting this project. I think it's perfectly scaled for its location. When I think about a business opportunity in a rural residential zone, this is exactly the type of business that I think fits there."

There is not a cvs being implemented, this is a traditional rural business that quite honestly is a small addition to the area. The house itself is not a big property but the yard surrounding the house is more than abundantly large enough to give the neighbors plenty of comfort in regards to noise concerns. One of my best friends lives on East Broadway and had a graduation party of over 100 people and the neighbors said they could not even hear the noise. But my point goes to show what is stopping a neighbor from having parties every weekend in this neighborhood? I also think the noise concerns are blown out of proportion. I simply cannot imagine a bed and breakfast wedding venue for example causing so much noise that it materially disrupts the lives of the neighbors, especially when the events have a strict stop time, follow noise regulations, and would happen on a very large yard.

I honestly support the full proposal as it is. However, I can understand some of the noise concerns raised, but given how big the yard of this property is and how we have city-wide quiet hours, I'm really not concerned about the noise volumes of 50 people for a wedding, which would be a pretty small wedding.

I urge the city council to honestly support this project as is. At the least, I hope the city council will allow for small outdoor tea parties, picnics, and artistic outdoor paint nights with limited outdoor use noise restrictions for those activities.

Thank you all! I think this project is a great addition to our city and I hope the backbone of it remains intact. Thank you all.

Best regards,
Dale Leone

21 Race Street
Haverhill, MA 01830

City of Haverhill, MA
Tuesday, June 30, 2026

Chapter 182. Noise

§ 182-4. Unreasonable noise prohibited; definitions.

A. No person shall make or cause to be made any unreasonable or excessive noise, by or from whatever means or from whatever source.

B. As used herein, the following terms shall have the following meanings:

dBa

A-weighted sound level in decibels, as measured by a general purpose sound level meter complying with the provisions of the American National Standard Institute Specifications for Sound Level Meter, properly calibrated, and operated on the "A" weighting network.

LOUD AMPLIFICATION DEVICE or SIMILAR EQUIPMENT

A radio, television, phonograph, stereo, record player, tape player, cassette player, compact disc player, loudspeaker, or sound amplifier, which is operated in such a manner that it creates unreasonable or excessive noise.

UNREASONABLE OR EXCESSIVE NOISE

(1) Noise measured in excess of 50 dBa between the hours of 11:00 p.m. and 7:00 a.m. or in excess of 70 dBa at all other hours; or

(2) Any noise plainly audible at a distance of 100 feet or, in the case of loud amplification devices or similar equipment, noise plainly audible at a distance of 100 feet from its source by a person of normal hearing.

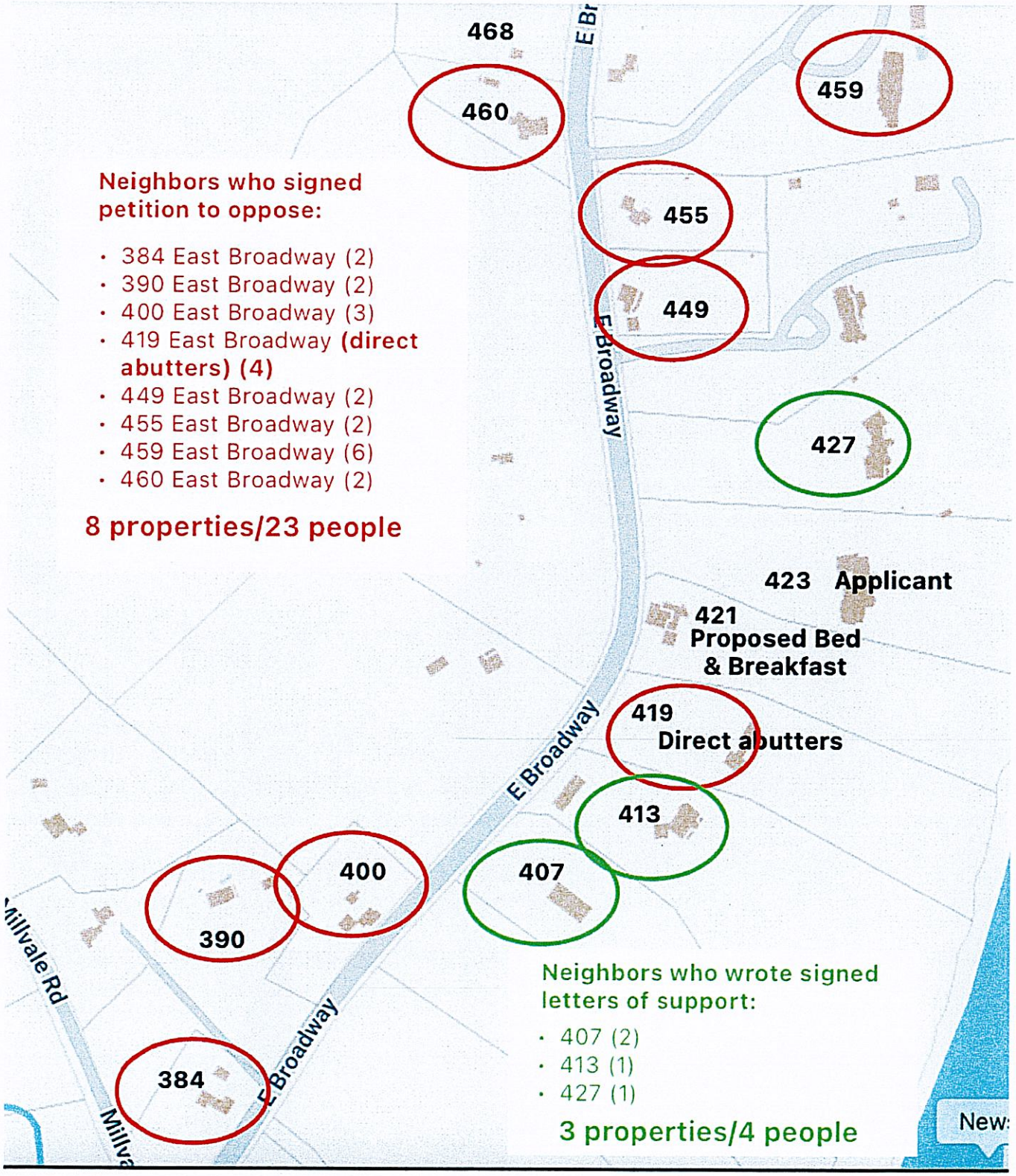
Decibel Level Comparison Chart

Environmental Noise	*dBA*
Jet engine at 100'	140
Pain Begins	*125*
Pneumatic chipper at ear	120
Chain saw at 3'	110
Power mower	107
Subway train at 200'	95
Walkman on 5/10	94
Level at which sustained exposure may result in hearing loss	*80-90*
City Traffic	85
Telephone dial tone	80
Chamber music, in a small auditorium	75-85
Vacuum cleaner	75
Normal conversation	60-70
Business Office	60-65
Household refrigerator	55
Suburban area at night	40
Whisper	25
Quiet natural area with no wind	20
Threshold of hearing	0

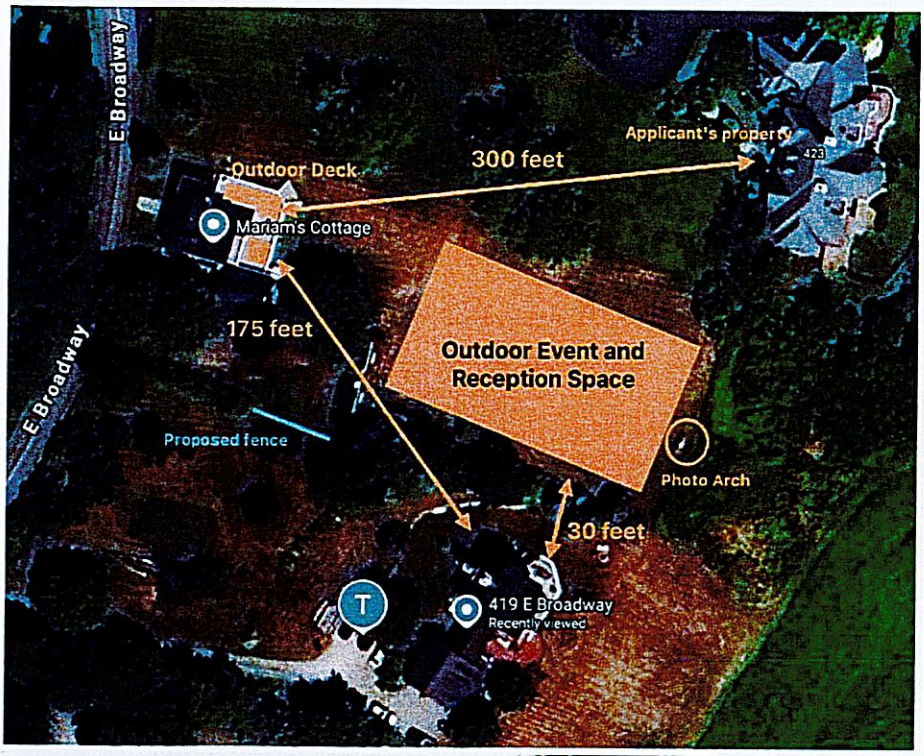
Note: dBA = Decibels, A weighted

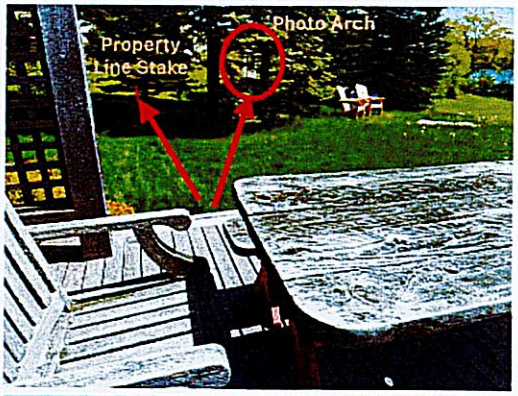
1: Most close by neighbors oppose the project

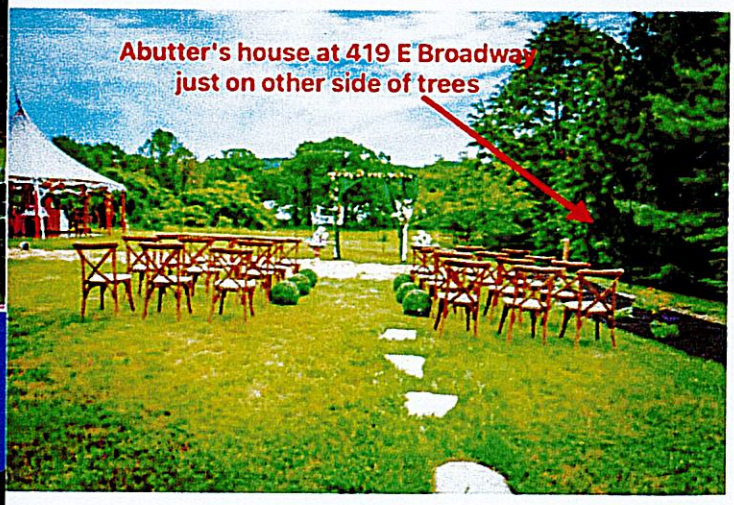
Neighbors within 1,000 feet of proposed B&B

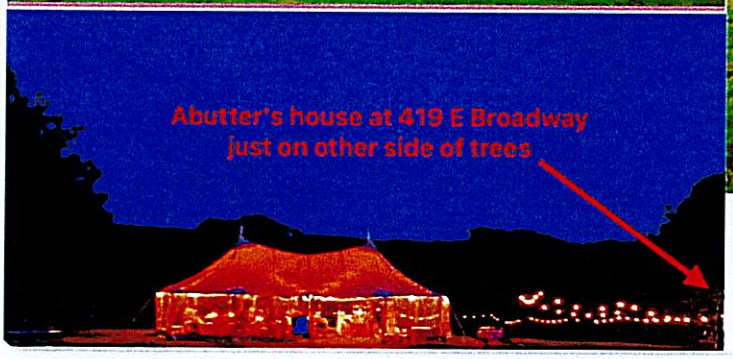


2: Impact on abutting property is significant





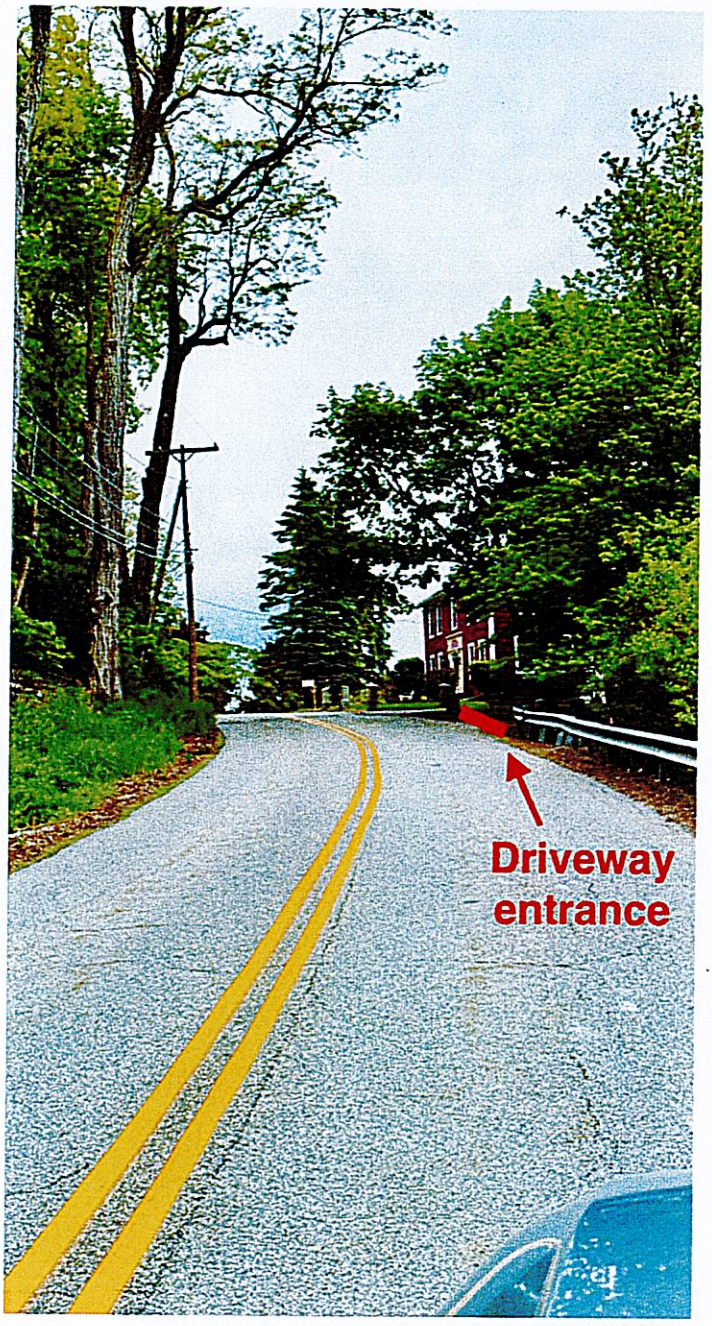




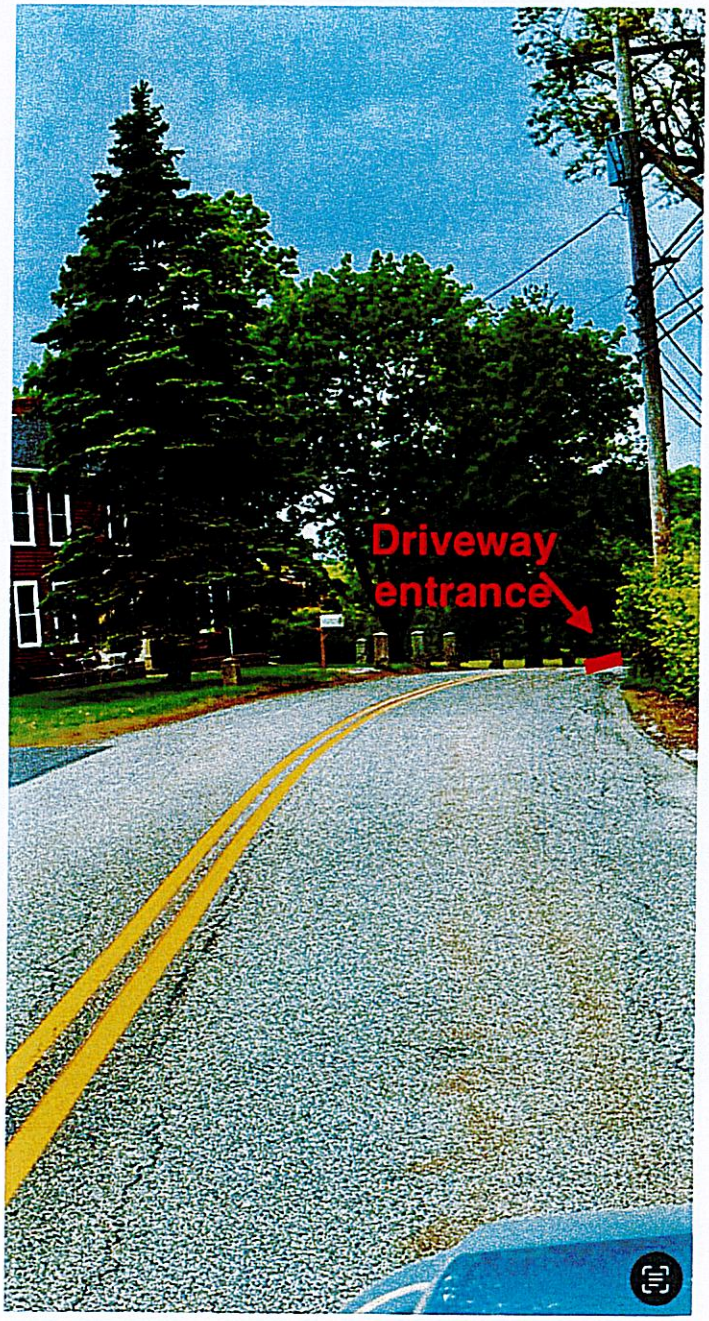
*Photos from **Mariam's Cottage** website*

3: Driveway is on a dangerous blind curve

Approach heading northeast



Approach heading south



4: Business was in operation and listed on Airbnb before any approvals sought

Step into the timeless charm of Mariam's Cottage, an 1817 historic home thoughtfully restored into an elegant setting for your most memorable events.

Overlooking the peaceful Merrimack River, our cottage offers four beautifully appointed guest rooms for restful overnight stays. With a flourishing garden and curated catering, w welcome you to host intimate gatherings surrounded by nature, beauty, and heartfelt

EVENTS CATERING

mariamscottage.com

HISTORY

GUEST ROOMS

PRIVATE EVENTS

AFTERNOON TEA

CULINARY CLASSES

MENU

UPCOMING GATHERINGS

CATERING

PHOTOSHOOTS

ABOUT

Hope to see you soon!

Guest Rooms

River View Room

Unique to this room:

- Our largest room has a furnished private balcony overlooking the garden and Merrimack River.

EVENTS CATERING

mariamscottage.com

Magical Rooms At Mariam's Cottage

Relax in our serene, pastel hued - rooms, perfect for a peaceful getaway. All rooms are furnished with Queen-sized beds, and their own private one-of-a-kind designed bathrooms.

Below are all four of our bedrooms at the cottage. If you are interested in booking the whole house, please click here. For individual rooms, click the link next to their room.

Hope to see you soon!

Guest Rooms

River View 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.

mariamscottage.com

Private Events

Your space for celebrations, reflections, and everything in between

Our venue offers a beautiful, adaptable space for every kind of event, including: birthdays, baby showers, bridal showers, engagement parties, small weddings, anniversaries, retirement, and everything in between. Whether you're welcoming a new chapter or honoring a cherished memory, we're here to make your event remarkable. With four beautifully charming bedrooms, you and your guests can relax.

Please fill in the form below and we will reach out to you to discuss how we can best make your event unforgettable

INQUIRE NOW

EVENTS CATERING

mariamscottage.com

Let us wine and dine you!

Sip along and enjoy the night with a complimentary glass of wine as you prepare your meal alongside Chef Mariam. In this 1817 whimsical cottage, you will taste food from the Mediterranean and Italy without leaving the country.

Private classes can be booked for

Team Building

Birthday Parties

Date Night

Girls Gone Gourmet - perfect girls night!

Mariam can teach a variety of types of meals for all occasions and needs: Vegan, Vegetarian, Quick Recipe Classes, Healthy Mediterranean, Family Friendly.

For event inquiries, please call or text at 978-234-4514 , or email us at **mariamscottage *a* gmail.com**. Let us

mariamscottage.com

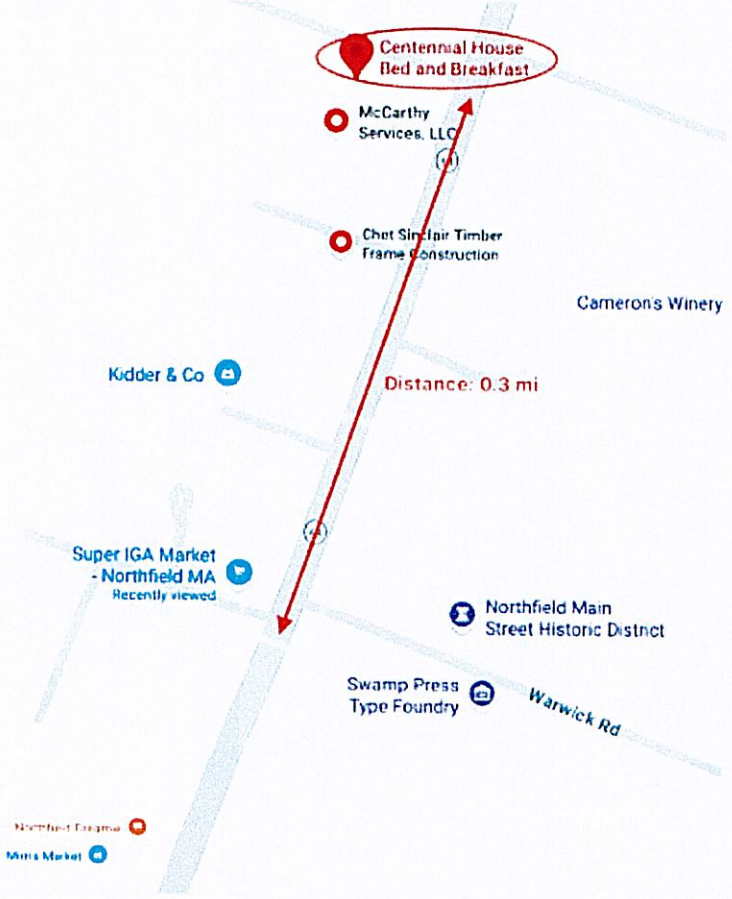
EVENTS CATERING

mariamscottage.com

5: IRRELEVANT COMPARISONS: None of the examples provided by the applicant are situated in Rural Residential zones or in Haverhill.

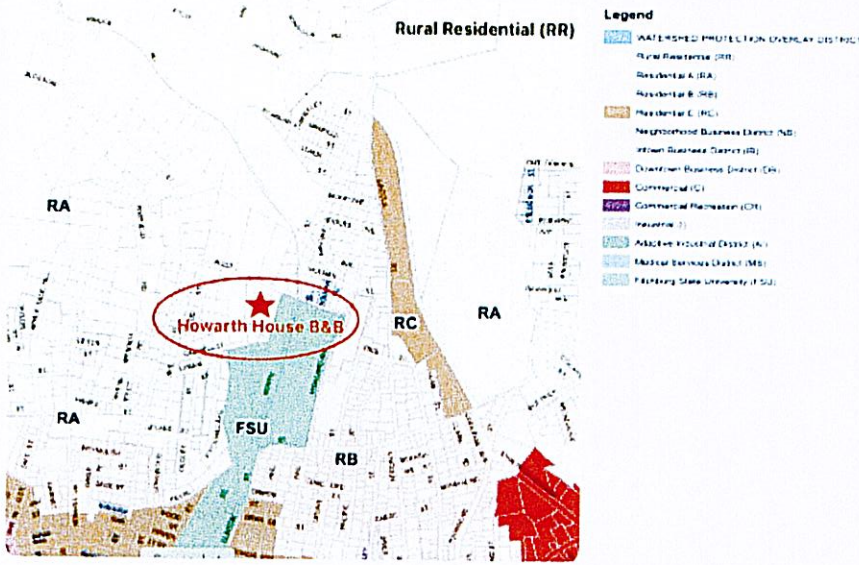
Centennial House B&B
Northfield, MA

The Centennial House B&B is located in the center of town on Main Street, along with a variety of other businesses. (The IGA Supermarket is 0.3 miles away)



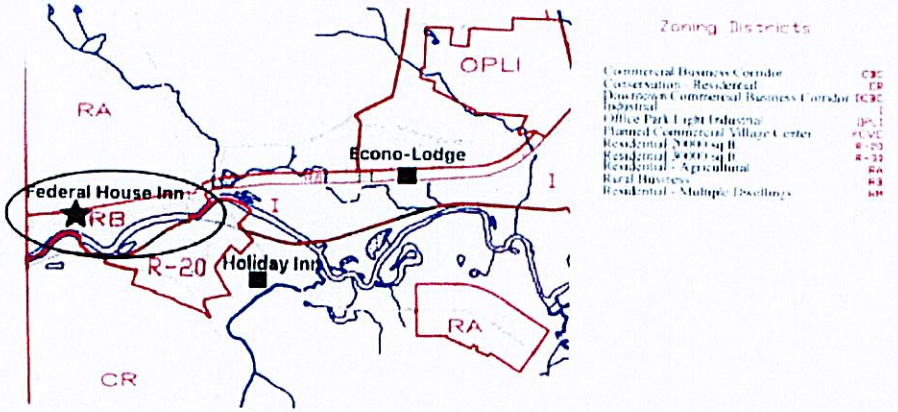
Howarth House B&B
Fitchburg, MA

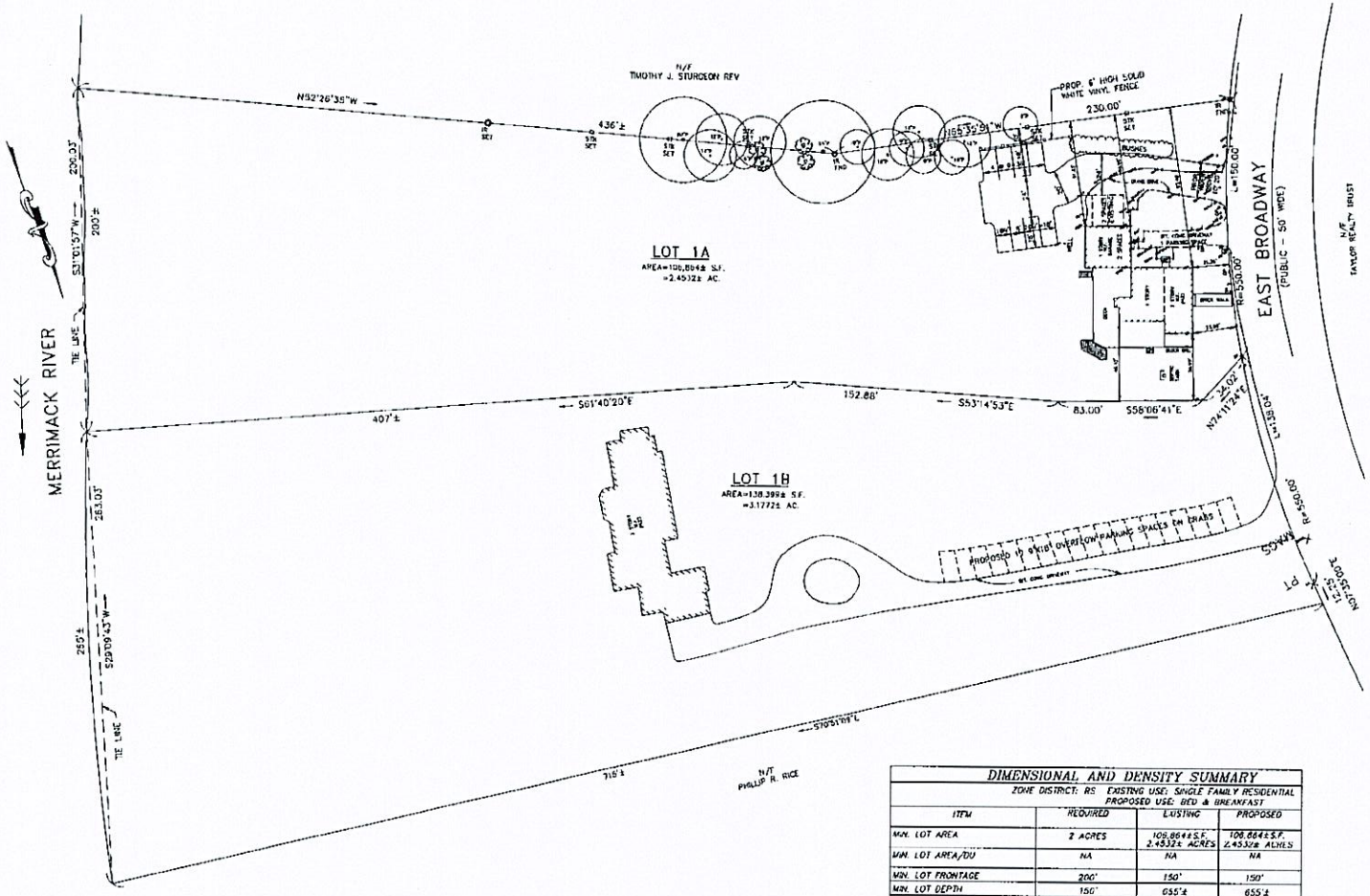
The Howarth House B&B is located in a Residential (RA) zone, not in the town's Rural Residential (RR) zone



Federal House Inn
South Lee, MA

- The Federal House Inn is located in a Rural Business (RB) zone, along with an Econo-Lodge
- A Holiday Inn is .7 miles away, in an Industrial (I) zone





NOTES

1. SEE CITY OF HAVERHILL PARCEL ID #461-3-1A. DEED BOOK #41545 PAGE #270 AND PLAN BOOK #347 PLAN #95 FOR LOT 1A AND PARCEL ID #461-3-1B DEED BOOK #36586 PAGE #312 AND PLAN BOOK #347 PLAN #40 FOR LOT 1B ESDRD FOR SITE.
2. OWNER OF RECORD FOR LOT 1A IS MARYAM SALEHI-ALA YAMIN, ARASH YAMIN, SHERWIN YAMIN, AND NIKKA YAMIN OF 674 TURNPIKE STREET, NORTH ANDOVER, MA 01845 OWNER OF RECORD FOR LOT 1B IS MOHAMMAD YAMIN AND MARYAM SALEHI-ALA YAMIN OF 32 PALOMINO DRIVE, NORTH ANDOVER, MA 01845.
3. SITE DETAIL ON LOT 1A SHOWN FROM FIELD SURVEY, SITE DETAIL ON LOT 1B FROM MASCIS MAPPING.

LEGEND

N/F	NOW OR FORMERLY
W.F.	WOOD FRAME
BIT. CONC.	BITUMINOUS CONCRETE
GP	GRANITE POST
FND	FOUND
● 12"P	PINE TREE WITH SIZE
	SHRUB
□ STK	WOOD STAKE
O IR	IRON ROD

DIMENSIONAL AND DENSITY SUMMARY

ZONE DISTRICT: RS EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: BED & BREAKFAST

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	109,864± S.F. 2.4532± ACRES	108,864± S.F. 2.4532± ACRES
MIN. LOT AREA/DU	NA	NA	NA
MIN. LOT FRONTAGE	200'	150'	150'
MIN. LOT DEPTH	150'	655'±	655'±
MINIMUM LOT SETBACKS: FRONT	40'	21.26'/28.5'	21.26'/28.5'
SIDE	25'	35.99'/61.45'	35.99'/61.45'
REAR	25'	555'±	555'±
MAXIMUM HEIGHT	35'	<35'	<35'
MAXIMUM STORIES	2.5 STORIES	2 STORIES	2 STORIES
MAX. BLDG. COVERAGE	15%	1.85%	1.85%
MAX. FLOOR AREA (FAR)	NONE	—	—
MIN. OPEN SPACE	70%	96.59%	96.59%
PARKING REQUIRED FOR BED & BREAKFAST (CODE L) 1 SPACE FOR RESIDENCE AND 1 SPACE/ROOM	BED & BREAKFAST RESIDENCE: 1 SPACE 4 ROOMS: 4 SPACES TOTAL: 5 SPACES	2 IN GARAGE 2 BEHIND GARAGE 1 BIT. CONC. DRIVE 5 SPACES TOTAL	2 IN GARAGE 2 BEHIND GARAGE 7 NEW BIT. CONC. DRIVE 13 TOTAL SPACES (11 SPACES WITH OVERLOW)
FOR RESTAURANT (CODE Y) 1 SPACE/3 SEATS	RESTAURANT 38 SEATS/1 SP/3 SEATS TOTAL: 12 SPACES		

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

DATE: APRIL 6, 2026

SCALE: 1"=30'

0' 15' 30' 60' 90'

MERRIMACK ENGINEERING SERVICES
68 PARK STREET
ANDOVER, MASSACHUSETTS 01810
PHONE: (978) 475-3655 FAX: (978) 475-1448
EMAIL: MERRENG@AOL.COM

15788-01/TP/15788P01B.DWG 4/6/26

July 9, 2026

Guylaine Beaulieu

639 East Broadway

Haverhill, MA 01830

Haverhill City Council

4 Summer Street

Haverhill, MA 01830

RE: Letter Of Support for the Special Permit Request for Bed and Breakfast with other Events at 421 East Broadway Haverhill, MA

Dear City Council Members:

I spoke in favor of this special permit at the last meeting and cannot make the July 28th meeting that will revisit this request. Again, I want to reiterate my support for the original request and for the request for more moderate proposal.

In addition to the points made in my last letter(attached) and in my 3 minutes of speaking, I want to add the following:

Every neighbor that I have brought into the cottage has expressed support and has been very impressed with the understated elegance of house. This will be a jewel for our city. I hope the city promotes this new addition to our community. It fits perfectly on East Broadway and I wish I was a direct abutter.

There is a lot of misinformation online as to the type, size and number of events that will be taking place at this venue. If people informed themselves and read the actual permit request, as the councilors do, there would be more support.

Finally, I have encouraged Mariam to shrink her request to whatever size would make it a viable venture. It is my belief, as the cottage gains more support and as the impact on the community is positive, she will be able to request and receive a broader permit for larger events. As one city council member said to "crawl before walking."

Thank you for your time and consideration,

Guylaine Beaulieu

June 1, 2026

Guylaine Beaulieu

639 East Broadway

Haverhill, MA 01830

Haverhill City Council

4 Summer Street

Haverhill, MA 01830

RE: Letter of Support for the Special Permit request of Bed and Breakfast with other Events at 421 East Broadway Haverhill, MA

Dear City Council Members:

From the moment I heard that there was a possible Tea House/ Bed and Breakfast that would be opening on East Broadway in 2025, I was excited. I searched and found an email for Mariam and immediately wrote asking if I could book a small tea party so that I could see the place. She told me she could not make a booking at the moment, but that I was welcome to come and look at the place. In further conversations, she said she was going through the permit process with the city and needed support from neighbors. So, I volunteered to get a few neighbors together to come look at her place. I and three other neighbors met Mariam for the first time. We came by and looked at the beautiful work that she had done. All four of us became supporters.

I had seen this building in disrepair and saw it being restored into a beautiful home, as I drove by every day. This was not a renovation; this was a condemned building that was completely brought back to life! I continued to contact her after that to book something, but she said she still couldn't yet. Having a beautiful Bed & Breakfast in Haverhill was very exciting and the opportunity to have a little tea party there or if I had extra guest that didn't fit in my house that I could send there, right down the street was wonderful and I couldn't wait. The inside was even better. Every detail restored where it could be and replaced where it couldn't. You can see that this was done with patience, love, style and talent.

It is obvious to me that this is a passion project and not a profit project. Mariam has studied flower arranging, decorating, design, culinary arts and just has the talent for beauty and style. She loves to please people and wants to do it in this most wonderful way. I say these

things because it is not in her make-up to promote herself in any way. She is humble and a little shy. She is in a place in her life after raising 3 children to adulthood; to pursue her passion and we are the beneficiaries.

Three of the four direct abutters are in favor of this project. All the neighbors are beneficiaries from her investment to remove the blight on our neighborhood and provide us with this beautiful neighborhood business. No one is more vested in this cottage fitting into our neighborhood peacefully, than she. She lives full-time next door. This isn't the Marriot dropping this down in our neighborhood. This is our neighbor, who most obviously cares about every detail. I believe anyone who has met Mariam and visited the interior of this cottage would be impressed and inclined to support her.

I am not sure how this council, as it sits, and the current Mayor Barrett feels, but I remember Mayor Fiorentini always touting that Haverhill could be another Newburyport, with our downtown, river and marinas. This would fit in with that idea. Newburyport has many Bed and Breakfasts, in the best neighborhoods. We have none.

Instead of a broken-down hazard, we now have a beautiful home to look at from the outside and inside. It is quintessential New England saved by Mariam.

East Broadway has other businesses all the way through. Not including the ones found on the internet that are operated out of homes, we have a hair salon, Auto repair, Horse stable/boarding, lessons, Pick your own flowers, Kimball farm. All of which are welcomed and appreciated in my view.

Haverhill and especially East Broadway are the beneficiaries of Mariam's investment and talent. We need more of this in Haverhill. Haverhill City council should support this kind of effort from our citizens. We have so much ugly commercialism here is some beautiful commercialism. If you visit this cottage once you will want to visit it again.

I look forward to a cooking class or a tea party or supporting this project in any capacity that the city council approves.

Thank you for your time and consideration,

Guylaine Beaulieu

July 8, 2026

City Council Members

RE: Mariam's Cottage

Dear City Council Members,

I am writing in support of Mariam's Cottage that will go up on the agenda for July 28, 2026.

The project is beautiful and I think this is a great opportunity for Haverhill. We have nothing like it.

I live around the corner and look forward to having an event there, even if it is just a tea party or a cooking class.

Sincerely,

Tina Maglio

5 Seven Sisters

Haverhill, MA 01830

Lori Robertson

From: Sacco, Deborah <Deborah.C.Sacco@lahey.org>
Sent: Friday, July 10, 2026 11:28 AM
To: City Council
Cc: DebSacco6@gmail.com
Subject: In Support Proposed B & B Haverhill

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

Dear Haverhill City Council and Powers that Be,
It is refreshing to have people vested in this city instead of running away, who preserved an 1817 home willing to share it with others, instead of it rotting, making the city look bad. Seems like if some big wig with investment bucks had brought this up, sadly would it be a different story?
If the goal is an elevated bed and breakfast, room for small gatherings such as a tearoom and artistic classes would start a trend towards support of travel and culture to our area.
Seems like a no brainer, having a place to stay for weddings, can now offer a B & B choice, will support travel and bring others who will enjoy our downtown and other cultural events.
Hopefully, there will be a vote of the people who pay taxes, not just a small group in the area that get invited to these bias group meetings, who already have their minds made up.
Let's make some changes and improve our city!!
Deb and Frank Sacco
Linwood Street
Resident of 40 years

Deb Sacco
Administrative Assistant to
Jason Andree, PharmD, RPh
Vice President
Addison Gilbert and Beverly Hospitals

298 Washington Street Gloucester, MA 01930
Office: 978-381-7596
Mobile: 978-994-2667
deborah.c.sacco@lahey.org

Its not about what the day brings, but what YOU bring to the day~ Unknown

PLEASE NOTE: This message is intended for the use of the person to whom it is addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, your use of this message for any purpose is strictly prohibited. If you have received this communication in error, please delete the message and notify the sender so that we may

correct our records. See our web page at http://www.bilh.org for a full directory of Beth Israel Lahey Health sites, staff, services and career opportunities.

Lori Robertson

From: Lisa Wilson <lisa.wilson1331@yahoo.com>
Sent: Friday, July 10, 2026 12:24 PM
To: City Council
Subject: Maryam Salehi-Ala-Yamin B&B

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

To Whom It May Concern:

I'm writing in support of the proposed B&B at 421 E. Broadway a beautifully remodeled 1817 Victorian that would host tea parties, baby showers, cooking classes and small weddings. I believe this would be an exceptionally wonderful asset for our city, and where we are headed as a community, truly a fine nod to our city's history. A walk in the past tethered to the present and future. People are craving such delights.

Being a person that has long enjoyed a tea party, I cannot imagine this getting rowdy. It's a place where manners are of most importance. When times had a charming and quaint feel. Where we dressed in our Sunday's best for a few hours enjoying finger sandwiches or what not and a bit of gossip. Quiet, serene, restorative. Perfect place for a relatively small get together without being cumbersome.

I feel this would be a missed opportunity for us all. It could help draw in tourism if we linked it to the rest of the assets this city has to offer. Winnekenni Castle, Buttonwoods Museum, Museum of Printing, Haverhill Firefighter Museum. John Greenleaf Whittier Birthplace. Tattersall Farm, Kimball Farm, Kenoza Lake Trails. Willow Spring Vineyards. Stroll the Shoe District, the Art District, the Rail Trail. Stop in at the Haverhill's Farmers Market. Have lunch and dinner downtown. Enjoy a stay at Haverhill's first B&B. We're an artsy city, this fits in.

We have a lot to offer. Our city is rich in history, and I believe this B&B will add to it. The draws and concerns against it are easily remedied. If porta potties are a concern, should they be needed, they can be tastefully concealed with Trellis, or some other means out of site. Parking, I believe that is already being worked on. 50 guest limit? Many venues handle that and do enforce it as it's their livelihood. It's their responsibility, it's their reputation. I hope the Council will reconsider and see the gem we have in front of us. See the possibilities. See the good and help bring it to fruition.

Sincerely, a proud Hillie,

Lisa Marie Wilson

Lori Robertson

From: Terri Hennessey <hennesseyterri1@gmail.com>
Sent: Saturday, July 11, 2026 1:37 PM
To: City Council; Tim Jordan; John Michitson; Colin LePage; Thomas J. Sullivan; Ralph T. Basiliere; Dan Diodati; Devan Ferreira; Melissa Lewandowski; Shaun Toohey; Michael McGonagle; Catherine Rogers
Subject: 421 East Broadway Proposal Comments - Ward 4 Resident

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

Dear City Council,

I am writing in support of Ms. Mariam Salehi-Ala-Yamin's proposed Bed and Breakfast at 421 East Broadway.

I live only about a five-minute drive from the property, so I am familiar with the area and have followed the discussion surrounding this proposal. While I understand that some neighbors have concerns about noise, I believe the concerns seem greater than the likely impacts of this proposal.

Where I live, one of my neighbors has a dog that barks throughout the day. While it can certainly be frustrating at times, it is simply part of living in a neighborhood. My point is that no neighborhood is completely silent, and we already have city ordinances in place to address unreasonable noise when it occurs.

From what has been presented, this proposal is not for a loud entertainment venue. It is a small, locally owned bed and breakfast that would host activities such as afternoon tea parties, small weddings, and similar gatherings. This is very different from a nightclub with loud rock, hip-hop, or electronic music playing late into the evening. These are quieter events with defined end times that would still be required to comply with the City's existing noise regulations and any conditions established by the City Council.

Another important consideration is the size of the property itself. The yard is enormous. To put it into perspective, if you compared it to my own neighborhood, the amount of open space on Mariam's property is roughly comparable to the space occupied by about six to eight homes on my street. That amount of separation creates a significant buffer between any outdoor activities and neighboring properties, making me believe the potential for noise carrying to nearby homes is much less than some have suggested. Ms. Salehi-Ala-Yamin also lives in the very house next door, I cannot imagine she would want to create a space that disrupts her own family's day-to-day living.

I also understand that the proposal would allow no more than six events of up to fifty guests each year. That is a very limited number of larger gatherings over the course of an entire year. Those events would still be required to comply with city ordinances, permit requirements, and any conditions established by the City Council.

I believe this proposal represents the type of small, locally owned business that can responsibly coexist with a rural residential neighborhood. Ms. Salehi-Ala-Yamin has invested in improving this property, and I believe this proposal would be a positive addition to Haverhill. I respectfully urge the City Council to support this project.

Thank you for your time and consideration.

Best regards,
Ms. Terri Hennessey
Race Street Home Owner
Ward 4 Resident

Lori Robertson

From: Karina M.R. Larson <kmr.larson@gmail.com>
Sent: Monday, July 13, 2026 10:24 AM
To: City Council
Cc: nikka yamin
Subject: Support for Special Permit Application: Miriam's Cottage, 421 East Broadway

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

July 13, 2026

Haverhill City Council
Haverhill City Hall
4 Summer St.
Haverhill, MA 01830

Re: Support for Special Permit Application: Miriam's Cottage, 421 East Broadway

Dear Members of the City Council,

I am writing as a Haverhill resident to express my support for Maryam Salehi-Ala-Yamin's special permit application to open Miriam's Cottage, a four-room bed and breakfast at 421 East Broadway that would also function as a small community event space.

After my visit to the location and speaking with Maryam, I understand that Miriam's Cottage would be a small, carefully scaled, home-based business. Gatherings such as tea parties, bridal showers, cooking and candle-making classes, and community events would be a great addition to Haverhill as well as the East Broadway neighborhood.

I have witnessed that Maryam lives on the property immediately abutting 421 East Broadway and am assured that this B&B would not function as a business with absentee/off-site management. Maryam has personally invested significant time and money in restoring a house that had sat vacant, and I'm sure she will personally screen and manage every guest reservation herself.

Haverhill does not currently have a single licensed bed and breakfast. This project would bring that small business first to our city while restoring a beautiful piece of East Broadway's history.

I respectfully ask the Council to approve this special permit application. I'm happy to answer any questions the Council may have about my support for this project.

Sincerely,

Karina Larson
656 E Broadway
Haverhill, MA 01830

Lori Robertson

From: mjesmch@aol.com
Sent: Monday, July 13, 2026 1:15 PM
To: City Council
Subject: B&B in Haverhill

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

Dear City Council,

I fully approve of the proposed B&B in Haverhill. I think it would add class to the area. A bread and breakfast brings in a certain type of client. Someone who wants relaxation, individual attention and a homey place to lay their head. Haverhill is changing for the better with new and exciting establishments. Let's give this business a chance.

Janice McHugh

Frequent traveler to Haverhill.

Sent from the all new AOL app for iOS

Lori Robertson

From: Laura Johnson <lhjohnson04@gmail.com>
Sent: Tuesday, July 14, 2026 5:59 PM
To: City Council
Subject: Fwd: 421 E Broadway B+B

Warning: External Email. Exercise caution when opening attachments or clicking on any links.
Good afternoon,

I am a resident of Haverhill, having bought a condo here in 2018. In the last several years I have watched Haverhill continue to grow and city councilors talk about their avid support for small businesses.

Regarding the proposed bed and breakfast/event space located at 421 E Broadway, this certainly sounded like a no-brainer to me, and I was disappointed to see many councilors vote against this small business. You would not only supporting a new small business, but a woman and POC owned small business, AND a new form of business that Haverhill does not currently have.

After looking into this matter, it appears to me that the opinion of one loud neighbor is outweighing the support and needs of the community as a whole. Unfortunately, I will be out of town on the 28th, but please take this as a letter of FULL SUPPORT for this excellent new small business.

Laura Johnson
35 Arlington St, Haverhill

Lori Robertson

From: Kelly Scott <kscott72@verizon.net>
Sent: Wednesday, July 15, 2026 11:34 AM
To: City Council
Subject: Proposed East Broadway B&B

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

Dear Haverhill City Councilors,

I am writing in support of Mariam Salehi and her proposed B&B on East Broadway. As a resident of West Newbury, we do not currently have many choices for lodging when friends and family visit from out of town. We generally point them to Newburyport or the NH seacoast.

It would be wonderful to be able to have people stay just across the river in Haverhill, and then be able to access the wonderful restaurants and businesses downtown. Haverhill has so much to offer, accept lodging choices. I truly hope you see that this business is good for Haverhill and for the wider community.

Sincerely,

Kelly Scott

Sent from the all new AOL app for iOS

Lori Robertson

From: MADELEINE MAGUIRE <madcelia@aol.com>
Sent: Tuesday, July 21, 2026 3:22 PM
To: City Council
Subject: Bed and Breakfast

JUL 28 PM2:51
HAVCITYCLERK

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

I saw on Facebook that the council will be discussing the tea room, bed and breakfast on E Broadway this week. I'm truly hoping it passes because something like this is badly needed. Many of my friends are delighted to hear about it as well. Small businesses are where I take my business too whenever I can! Please pass this request 💔
Madeleine Maguire
Sent from my iPad

ATTN: Haverhill City Council Members

Jessica Bush

16 Tyler Park

Haverhill, MA 01830

7/23/26

Haverhill City Council

4 Summer St.

Haverhill, MA 01830

JUL 28 PM2:51
HAVCITYCLERK

Subject: Letter of Support for Maryam Salehi-Ala's Bed & Breakfast

To the Members of the City Council,

This is a follow up from my letter submitted 6/12/26 for the council meeting on 6/30/26.

I support the Bed and Breakfast proposal by Maryam Salehi-Ala.

While the initial bed and breakfast proposal did not pass the recent vote, I see this as a perfect chance to look forward. As a resident of Haverhill, I firmly believe this project represents a wonderful opportunity for our municipality.

Unlike standard commercial hotels, a bed and breakfast offers a distinct charm and serves as an ideal venue for intimate local events, such as baby showers and tea parties. Beyond boosting our economy by drawing visitors to our scenic area, this establishment would provide a much-needed hub for neighbors to connect.

I urge you not to let hesitant voices derail a project that promises so much community and civic value. Please reconsider this initiative and approve Maryam's Bed and Breakfast!

Thank you for your time.

Sincerely,

Jessica Bush

City Council Special Permit

CCSP-26-7

Submitted On: Jun 24, 2026

Primary Location

27 MARSHLAND ST
Haverhill, MA 01830

12.1

Important: Please Read Before Starting Your Application

Applicant Information

What is Your Role in This Process?
Owner

Applicant Business/Firm Name
Sterling Commonwealth Builders

Applicant Business/Firm Phone
6175994588

Applicant Business/Firm Address
371 Main St apt 202

Applicant Business/Firm City
Everett

Applicant Business/Firm State
MA

Applicant Business/Firm Zip
02149

New Field
--

Property Information

JUL 21 AM10:48
HAVCITYCLERK

Proposed Housing Plan Name
Marshland Commons

Proposed Street Name(s)
27 Marshland St

How Long Owned by Current Owner?
2 months

Type of Dwelling(s) Planned in Project
Condominiums

Lot Dimension(s)
13,405/sqft

Registry Plat Number, Block & Lot
#277 , BK:43338 , Pg. 468

Zoning District Where Property Located
RH - Residential High Density

Deed Recorded in Essex South Registry: Block Number
19523

Deed Recorded in Essex South Registry: Page
573

Does the Property Have Multiple Lots?
No

Thoroughly Describe the Reason(s) for thre Special Permit

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

Property Description

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

Current Property Use

Residential Housing

TOTAL Number of Units Planned

3

TOTAL Number of Parking Spaces Planned

3

Planned Lot Use

Lot Number

Lot 1

Lot Plat Number, Bock, Lot

623-540-15

Lot Dimensions

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

Number of Existing Buildings on Lot

1

Size of Existing Building(s) on Lot

1,500 SF

Number of Buildings Planned for Lot

3

Size of Proposed Building(s)

3,281 SF

Number of Families to be Accommodated

3

Extent of Proposed Alterations

New Construction: Residential

IF OTHER ALTERATIONS, Please Describe

no

Types of Units Planned on Lot

Condominiums (for sale)

Number of Units Planned on Lot

3

Special Circumstances

Building Coverage

--

Dimensional Variance

--

Front Yard Setback

--

Side Yard Setback

--

Rear Yard Setback

--

Lot Frontage

--

Lot Depth

--

Lot Area

--

Building Height

true

Floor Area Ratio

--

Open Space

--

Parking

true

Sign Size

--

Use

true

Other

--

Hearing Waiver

Agrees

Yes

Agreement & Signature

Agrees

true

PLEASE READ

Outlook

Thank you for placing your order with us.

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

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

THANK YOU for your notice submission!

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

Job Details

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

Account Details

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

Schedule for notice number W01462750

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

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

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

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

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

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

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

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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.

Announce 7/28
hearing 8/25

12.2

nationalgrid

HAV CITY CLRK JUL20'26 15:24

June 9, 2026

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:

Middlesex Street - National Grid to install 1 SO pole on Middlesex Street beginning at a point approximately 65 feet West of the centerline of the intersection of Main Street and Middlesex Street continuing approximately 25 feet in a North direction. National Grid to install pole 0-50 with anchor and guy n the public way to provide temporary service to assist with the reconstruction of the Basiliere Bridge, Haverhill, MA.

Location approximately as shown on plan attached.

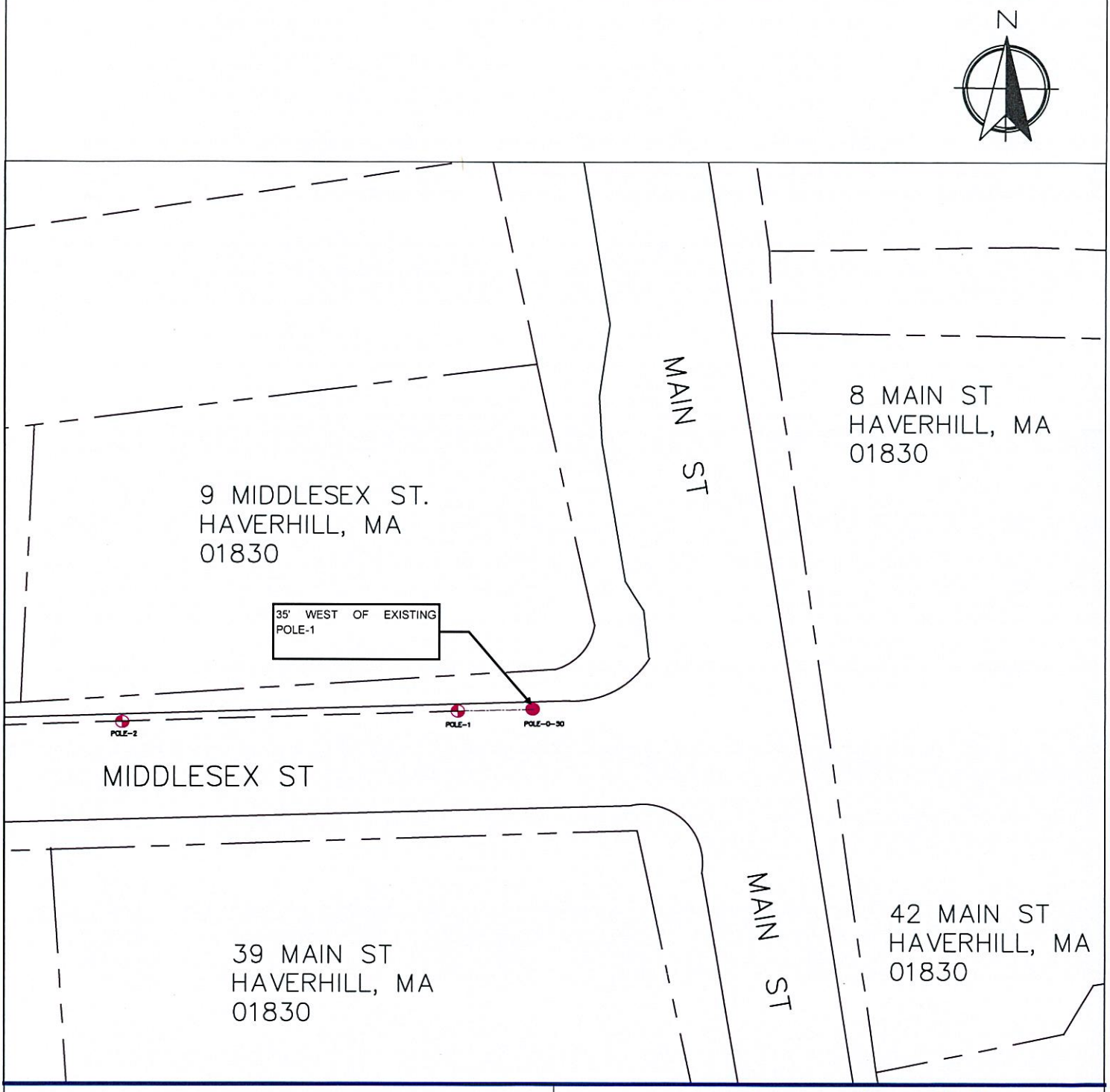
Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan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

No.# 31310074

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



JOINT OWNED POLE PETITION

- Proposed S.O NGRID Pole Locations
- Existing J.O Pole Locations
- Property Line
- Existing OH Utilities
- Proposed Temp OH Utilities

DISTANCES ARE APPROXIMATE

nationalgrid
And
Verizon New England, Inc.

Date: 6.4.2026

Work Request Number: 31310074

To Accompany Petition Dated:

To The: City Of Haverhill

For Proposed: S.O Pole: 0-50 Location: Middlesex St

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

June 9, 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 4th day of June, 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 – Middlesex Street - Haverhill, Massachusetts.

Filed with this order:

No.# 31310074

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:

Middlesex Street - National Grid to install 1 SO pole on Middlesex Street beginning at a point approximately 65 feet West of the centerline of the intersection of Main Street and Middlesex Street continuing approximately 25 feet in a North direction. National Grid to install pole 0-50 with anchor and guy n the public way to provide temporary service to assist with the reconstruction of the Basiliere Bridge, 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 .

City/Town Clerk.

Massachusetts 20 .

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

700-628-2
CONTE WILLIAM A
P.O. BOX 5065
BRADFORD, MA 01835

707-656-18
MIDDLESEX STREET REALTY TRUST
638 KENOZA ST
HAVERHILL, MA 01830

707-656-2
WENDY'S PROPERTIES, LLC
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

707-658-1A
MOLAI LLC
3 PLUFF AVENUE
NORTH READING, MA 01864

707-658-2
ASPIRE HEIGHTS, LLC
131 BURKE STREET STE A
NASHUA, NH 03060

708-658-3
CITY OF HAVERHILL
4 SUMMER ST
HAVERHILL, MA 01830

	A	B	C	D	E	F	G	H	I	J	K
1	ParcelID	StreetNum	AltStreetNum	StreetName	LocCity	CondoUnit	Owner1	BillingAddress	City	State	Zip
2	700-628-2	8	42	SOUTH MAIN ST	HAVERHILL	N/A	CONTE WILLIAM A	P.O. BOX 5065	BRADFORD	MA	01835
3	707-656-18			MIDDLESEX ST	HAVERHILL	null	MIDDLESEX STREET REALTY TRUST	638 KENOZA ST	HAVERHILL	MA	01830
4	707-656-2	39		SOUTH MAIN ST	HAVERHILL	null	WENDY`S PROPERTIES, LLC	ONE DAVE THOMAS BLVD	DUBLIN	OH	43017
5	707-658-1A	9		MIDDLESEX ST	HAVERHILL	null	MOLAI LLC	3 PLUFF AVENUE	NORTH READING	MA	01864
6	707-658-2	15		MIDDLESEX ST	HAVERHILL	null	ASPIRE HEIGHTS, LLC	131 BURKE STREET STE A	NASHUA	NH	03060
7	708-658-3	151		SOUTH ELM ST	HAVERHILL	null	CITY OF HAVERHILL	4 SUMMER ST	HAVERHILL	MA	01830

12.6.1

Tag Day Permit

TAGD-26-11

Submitted On: Jul 14, 2026

Applicant

Colleen Pelczar
6039864712
@ travellinggirl21@yahoo.com

JUL 15 AM9:14
HAVCITYCLERK

Organization Information

Organization
RB Baseball

Organization Phone
+1 (978) 241-2650

Organization Address
PO Box 5483

Organization City
Haverhill

Organization State
MA

Organization Zip
01835

Is the Organization Tax Exempt?
Yes

Is the Organization Non-Profit?
Yes

Is your organization affiliated with the Haverhill Public School system?
No

Is the Applicant a Haverhill Resident
Yes

Off-Street Locations Information [OFF-STREET LOCATIONS NOT PERMITTED]

How Many Locations Will You Cover?
4

Location 1
Market Basket on Lowell Ave in Haverhill

Location 2
Market Basket on Water St in Haverhill

Location 3
Market Basket on Lincoln Ave in Haverhill

Location 4
Duffy's Diner

Date Information -MAXIMUM 3 CONSECUTIVE DAYS

How Many Dates Will the Event Include?
3

Date #1
07/31/2026

Date #2
08/01/2026

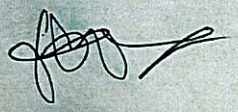
Date #3
08/02/2026

July 14, 20226

City Council,

Duffy's Diner of 8 Knipe Road, Haverhill, MA 01835 gives permission to the Riverside Bradford Bandits baseball team to "can" on the weekend of July 31st - August 2nd for one day. They are using the funds to fundraise for their Cooperstown baseball tournament.

Thank you,



Duffy's Diner Staff

July 14, 2026

Colleen Pelczar
RB Bandits
Travellinggirl121@yahoo.com

Dear Colleen:

This letter is to inform you that your organization has been granted permission to hold a fund-raising event at the store listed below between the hours of 9:00AM – 3:00PM. **However, it is the responsibility of the organization to acquire the appropriate permits if required by the town**. At the request of our customers, we have put into effect the following guidelines your volunteers are required to adhere to. Demoulas Super Markets, Inc. has the right to curtail any fund-raising events we feel necessary.

1. Upon arriving at the store you must check in with the store manager.
2. Children under the age of fourteen are required to have adult supervision with them at all times.
3. There should never be more than two people from your organization at the store at any given time.
4. Fund-raising events should take place outside the store at least 10 feet away from the entrance/exit doors. Do not interrupt the flow of traffic entering and exiting the building.
5. All volunteers representing your organization must be well groomed and properly attired. They should present themselves in a courteous and friendly manner at all times.
6. Volunteers must allow the customer to approach them.
7. The person representing you should be located at the entrance door only.
8. If a table is being set up, discuss with the store manager where it should be located.
9. **Due to the numerous requests we receive to fundraise, if you must reschedule the dates you were approved for you will need to resubmit a new letter with new dates at least 2 weeks in advance.**

If you have any questions pertaining to this notice, please contact Lori Page at (978) 851-8000 or fundraising@demoulasmaketbasket.com. We wish you luck in your endeavor!

Demoulas Super Markets, Inc.

STORE LOCATION: Haverhill #9 DATE(S): July 31-August 1

July 14, 2026

Colleen Pelczar
RB Bandits
Travellinggirl121@yahoo.com

Dear Colleen:

This letter is to inform you that your organization has been granted permission to hold a fund-raising event at the store listed below between the hours of 9:00AM – 3:00PM. **However, it is the responsibility of the organization to acquire the appropriate permits if required by the town**. At the request of our customers, we have put into effect the following guidelines your volunteers are required to adhere to. Demoulas Super Markets, Inc. has the right to curtail any fund-raising events we feel necessary.

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9. **Due to the numerous requests we receive to fundraise, if you must reschedule the dates you were approved for you will need to resubmit a new letter with new dates at least 2 weeks in advance.**

If you have any questions pertaining to this notice, please contact Lori Page at (978) 851-8000 or fundraising@demoulasmaketbasket.com. We wish you luck in your endeavor!

Demoulas Super Markets, Inc.

STORE LOCATION: Haverhill #48 DATE(S): July 31-August 1

Buy and Sell Old Gold License

GOLD-26-2

Submitted On: Jul 16, 2026

Applicant

Maria Turchi
617-548-0524
@ inabluemoonmaria@gmail.com

Primary Location

Point Location: 42.7746, -71.0791

13.8.14.1

Business Information

Name of Business

In A Blue Moon

Address of Business

99 Merrimack St

Type of Business

Secondhand Dealer

Type of Application

Renewal

JUL 20 AM11:25
HAVCITYCLERK

Owner Information

Owner's Name

Maria Turchi

SSN

[redacted]

Owner Home Address

20 Maynard Ave Haverhill, MA 01835

Phone Number

6175480524

Signatures and Dates

Print Applicant Name

Maria Turchi

Applicant's Signature

Maria Turchi

Date

07/16/2026

14.1 File 10 days

Haverhill

Lisa E. DeMeo, P.E.
City Engineer/Assistant Director of Public Works
Phone: 978-374-2335
ldemeo@haverhillma.gov

JUL 20 AM9:48
HAVCITYCLERK

July 10, 2026

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

Subject: ***White Street #85 – HPS-26-14 - Add Handicap Parking***

As requested, attached is the subject Ordinance to add handicap parking. Sign will be placed in front of 93 White St., as there is a fire hydrant in front of 85 White St.

Please contact me if you have any questions.

Sincerely,

Lisa E DeMeo

Lisa E. DeMeo, P.E.
City Engineer

C: Mayor Barrett, Lt. Lynch, K. Wright, R. 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:

White Street:	**No Parking**	**24 hours**
In front of #93	**(except for 1 24-hour handicap parking space)**	

APPROVED AS TO LEGALITY

_____

City Solicitor

Kaitlin Wright Esposito

From: North of Boston <noreply@wave2adportal.com>
Sent: Friday, July 24, 2026 11:01 AM
To: CityClerk
Cc: cmacdonald@northofboston.com; Kaitlin Wright Esposito; Natalia Hernandez
Subject: Thank you for placing your order with us.

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

THANK YOU for your notice submission!

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

Job Details

Order Number:
W0146277
Business Type:
All Other Public Notices
Notice Size:
Public Notices
Notice Estimate:
$69.23
Referral Code:
93 White Street Parking Ord.

Account Details

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

Schedule for notice number W01462770

Thu Jul 30, 2026
Haverhill Gazette Public Notices
All Zones

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:

White Street: In front of #93	No Parking (except for 1 24-hour handicap parking space)	24 hours

HG - Publication Dates

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

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

This is an automated message, please do not reply to this e-mail. If you have any questions or concerns you may contact us toll-free at 800-681-6248.

File 10 days

14.2

Haverhill

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

JUL 20 AM 9:48
HAVCITYCLERK

July 17, 2026

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

Subject: ***Central Street #40 – HPS-26-15 - Delete Handicap Parking***

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

Please contact me if you have any questions.

Sincerely,

Lisa E DeMeo

Lisa DeMeo
City Engineer

C: Mayor Barrett, Lt. Lynch, K. Wright, R. Ward

DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

AN ORDINANCE RELATING TO VEHICLES AND TRAFFIC

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

Central Street:	**No Parking**	**24 hours**
In front of #40	**(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 Fri 7/24/2026 10:57 AM
To CityClerk <cityclerk@haverhillma.gov>
Cc cmacdonald@northofboston.com <cmacdonald@northofboston.com>; Kaitlin Wright Esposito <kwright@haverhillma.gov>; Natalia Hernandez <NHernandez@HaverhillMa.gov>

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

THANK YOU for your notice submission!

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

Job Details

Order Number: W0146276
Business Type: All Other Public Notices
Notice Size: Public Notices
Notice Estimate: $69.23
Referral Code: 40 Central St Parking Ord.

Account Details

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

Schedule for notice number W01462760

Thu Jul 30, 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 DELETING the following:

Central Street: In front of #40	No Parking (except for 1 24-hour handicap parking space)	24 hours

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.

15.1

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

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4 SUMMER STREET
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WWW.CITYOFHAVERHILL.GOV
CITYCOUNCIL@HAVERHILLMA.GOV

CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

July 17, 2026

To: President and Members of the City Council

Vice President Michitson submits the summary of minutes and recommendations of the Planning and Development Committee meeting held on July 7, 2026 for acceptance and approval.

John A Michitson

Vice President John A. Michitson

(Meeting:7/28/26)

JUL 20 AM9:48
HAVCITYCLERK

CITY COUNCIL
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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

MINUTES/SUMMARY OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING
July 7, 2026

A Planning and Development Committee Meeting was held on Tuesday, July 7, 2026 at 6:00 PM in the City Council Chambers, Room 202
Committee Members Present: Committee Chair, John Michitson, Councilor Melissa Lewandowski, Councilor Devan Ferreira and Councilor Daniel Diodati
Committee Members Absent: Councilor Catherine Rogers
Councilors Present: President Jordan and Councilor LePage
City Officials: Mayor Melinda Barrett, Robert Moore, Conservation Department, Jacki Byerley, Planning Director, City Solicitor Lisa Mead, Fire Chief Chris Cesati

The following items were discussed:

- Doc. 21-B Motion by Councilor Sullivan to send for further discussion Chapter 255-Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)

Chair Michitson: Opened the meeting - Battery storage is part of the Commonwealth's clean-energy strategy, but tonight's focus is local: where these systems should be allowed in Haverhill, and under what safeguards. Haverhill's citing criteria should do two things at the same time: preserve a realistic path for BESS so the ordinance does not look like a ban, and steer BESS to the least-risk locations based on objective public safety, environmental, and land-use factors. Before this advances, we need clear answers on what specific citing criteria drove the selection of this overlay area, what alternatives were evaluated, and whether the Fire Department has reviewed it in writing.

Chair Michitson asked if any citizens would like to speak?

Christine Kwitchoff (14 Colby's Lane) addressed the committee. She asked whether the ordinance has been fully reviewed by all departments to ensure it is as strong as possible and requested more transparency on how the proposed district site was selected, suggesting a scoring system to compare alternative locations.

City Solicitor Lisa Mead reviewed the battery energy storage ordinance, highlighting extensive input from city departments. The ordinance includes detailed design, safety environmental, and operational standards, along with enhanced special permit criteria and revised review process that incorporates technical department recommendations before the council issues a decision.
Councilor Diodati asked about the decommissioning plan and financial security requirements, including how future inflation would be addressed. City Solicitor Mead explained that the ordinance follows the Massachusetts DOER model, allowing financial assurance through mechanisms such as bonds or insurance.

CITY COUNCIL
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HAVERHILL, MASSACHUSETTS 01830-5843

Councilor Ferreira questioned whether the 2025 state model ordinance requires non-PFAS fire suppression materials. City Solicitor Mead said she would review the old drafts and get back to her about that information.

President Jordan and Councilor Lewandowski asked about the city's authority over Battery Energy Storage System (BESS) locations. City Solicitor Mead explained that, without designated zoning districts, BESS facilities could be proposed throughout the city under state law. She noted that establishing an overlay district provides greater local control while still allowing the city to deny a proposal if legitimate safety or regulatory concerns exist.

Councilor Diodati asked who would pay for firefighter training. City Solicitor Mead responded that the requirement could not be included in the ordinance but could potentially be addressed as a permit condition.

Councilor Lewandowski expressed concerns about selecting sites based primarily on conservation constraints, emphasizing that decisions should focus on public safety, health, and welfare. She also asked whether Conservation had reviewed the proposed site. City Solicitor Mead clarified that Conservation reviewed the ordinance but not the specific location.

Vice President Michitson and Fire Chief Chris Cesati discussed the site's evaluation. Chief Cesati said the proposed location met key public safety requirements and agreed to provide those findings in writing. He added that other potential sites were rejected due to residential proximity or inadequate access, and that locations near major transmission lines are generally the most suitable.

Planning Director Jacki Byerley explained that the proposed parcel was selected because of its size, distance from residences, development potential, and helping with potential infrastructure. She noted that the original sites considered were all within business park districts. Vice President Michitson suggested developing a comparison "scorecard" for the sites, while Councilor Lewandowski supported receiving additional information on how the preferred location was selected before moving forward with an overlay district.

The committee continued its discussion of the proposed Battery Energy Storage System (BESS) zoning ordinance, focusing on the site selection process, evaluation criteria, and next steps before forwarding a recommendation to the full City Council.
Attorney Mead explained that the original ordinance was developed in response to interest from potential BESS developers several years ago, beginning with proposals near Farrwood Drive. Since that time, several potential locations have been discussed, including the Rogers property (Boston Road), the Neck Road property, and the current proposed site. Mayor Barrett noted that numerous meetings were held with City departments—including Fire, Police, DPW, Water, Wastewater, and Planning—to review potential sites, although formal meeting minutes were not maintained.
Committee members said that they would like a more comprehensive comparison of all potential sites rather than focusing solely on the currently proposed location. Members requested a comparative evaluation identifying each site's advantages, constraints, and the reasons why certain locations may or

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may not be suitable for battery storage. Suggestions included creating a checklist or "scorecard" using department-specific criteria rather than a numerical ranking system. The discussion also centered on involving department heads in evaluating sites based on their areas of expertise, such as fire safety, water resources, environmental constraints, transportation access, proximity to residential neighborhoods, and public safety considerations.

Several councilors referenced the City's previous process for establishing zoning for medical and recreational cannabis facilities, noting that multiple public meetings, site visits, and extensive public input resulted in a stronger zoning framework. Members suggested a similar approach could be beneficial for evaluating potential BESS locations.

City Solicitor Mead explained that the current ordinance was initially intended as a defensive zoning measure to provide the City with some level of protection while broader discussions continued. She also advised the committee that new state-consolidated permitting requirements are scheduled to take effect on October 1st, making it beneficial for the City to continue advancing its ordinance while still allowing time for additional evaluation.

The committee discussed whether adopting designated locations would strengthen the City's ability to direct future BESS proposals. Environmental considerations were also reviewed, including wetlands, stormwater management, flood storage capacity, wildlife habitat, and developable land within larger parcels. Staff emphasized that although some properties contain significant acreage, only a limited portion may actually be suitable for development due to environmental and regulatory constraints. Committee members agreed that the requested evaluation should consist of department-specific checklists. Vice President Michitson offered to work with the Planning Director and City Solicitor to develop approximately ten common evaluation criteria and prepare a comparative site analysis for committee review.

Councilor Lewandowski motioned Develop department-specific evaluation checklists addressing relevant planning, environmental, infrastructure, and public safety considerations. Vice President Michitson will coordinate with the Planning Director and City Solicitor to prepare the evaluation. Second by Councilor Ferreira.
4 YEAS (Diodati, Lewandowski, Ferreira, and Michitson), 0 NAYS
PASSED

15.2

CITY COUNCIL
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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

July 17, 2026

JUL 21 AM9:21
HAVCITYCLERK

To: President and Members of the City Council

Vice President Michitson wishes to announce the Planning and Development subcommittee meeting on Monday, August 24, 2026 at 6PM in Room 202, City Council Chambers.

John A. Michitson

Vice President John A. Michitson JM

(Meeting: 7.28.26)

CITY COUNCIL
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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

July 17, 2026

TO: Kaitlin M. Wright, City Clerk

RE: Planning and Development Committee Meeting -
Monday, August 24, 2026, 6:00 PM

Dear Ms. Wright:

Please be advised, I have scheduled a Planning and Development Committee meeting for **Monday, August 24, 2026, at 6:00 PM in the City Council Chambers, Room 202, City Hall, 4 Summer Street.**

The purpose of the meeting is to discuss and review the following:

- Doc. 21-B Motion by Councilor Sullivan to send for further discussion Chapter 255-Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS) – (review the objective site comparison before selecting a battery energy system overlay to understand how each candidate area performs from the perspective of public safety, environmental protections, infrastructure capacity, emergency response, water resources, surrounding land usage and municipal operations).

You can also join the meeting remotely by using the link: https://meet.google.com/qah-zwot-dwh

Sincerely,
John A. Michitson
John A. Michitson, Chairperson
Planning and Development Committee

JAM/lar
Attachments

C: P&D Committee Members, City Council, Mayor Melinda E. Barrett, Fire Department, Engineering Department, Planning Department

Escott@haverhillcommunitytv.org
Subject: City Council Planning & Development Subcommittee Meeting - [illegible] at 6PM

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

Here is the google link to join the City Council Planning & Development Subcommittee Meeting on Monday, August 24, 2026, at 6PM.

https://meet.google.com/qah-zwot-dwh

Or open Meet and enter this code: qah-zwot-dwh

Dial in (audio only): (US) +1 347-354-3496 PIN: 638 069 724#

Thanks!

Erinn E. Scott, Office Manager
escott@haverhillcommunitytv.org
HC Media
60 Elm St.
Haverhill, MA 01830
(978) 372-8070 Ex. 202

Recommended BESS siting criteria for Haverhill

1. Grid and utility suitability

The preferred location should have:

- Close proximity to electric transmission or distribution infrastructure.
- Ability to interconnect without major new transmission corridors.
- Existing utility, industrial, or energy-related land-use character.
- Minimal need for new overhead lines, tree clearing, or road disruption.

Council question:
Why does this location make sense from a grid/interconnection standpoint?

2. Distance from sensitive receptors

BESS should be steered away from:

- Homes and dense residential neighborhoods.
- Schools and childcare facilities.
- Senior housing and nursing homes.
- Hospitals and medical facilities.
- Playgrounds, parks, and heavily used public gathering areas.

The ordinance should require the applicant and Planning Department to map distances from the nearest sensitive receptors. The key is not just a fixed setback, but whether the location creates reasonable emergency-response and evacuation safety.

Council question:
What is the distance from the proposed overlay to the nearest homes, school, senior housing, park, and occupied public facility?

3. Emergency access and fire-response feasibility

A preferred site should have:

- Direct access from major roads.
- Multiple access points where feasible.
- Adequate road width, turning radius, and load capacity for fire apparatus.
- Ability to isolate the facility during an emergency.
- Adequate water supply or an approved alternative fire-control strategy.
- Minimal evacuation complications.

The state's fire-safety guidance emphasizes compliance with the Massachusetts Fire Code and applicable NFPA standards. The DOER model bylaw also references NFPA 855 and BESS safety standards.

Council question:
Has the Fire Chief confirmed in writing that this location is serviceable and safe from an emergency-response standpoint?

4. Water-resource protection

Avoid or strongly restrict BESS in or near:

- Public drinking-water supply areas.
- Zone I and Zone A protection areas.
- Wellhead protection areas.
- Wetlands and riverfront areas.
- Floodways and floodplains.
- Areas where firefighting runoff could reach wetlands, streams, drains, or water supplies.

A preferred site should be able to contain stormwater and contaminated firewater on site.

Council question:
If there is a fire, battery failure, or contaminated runoff event, where does the water go?

5. Flooding and climate-resilience risk

Do not site BESS where flooding could increase risk. The site should be outside floodways and preferably outside 100-year floodplains, with added review for 500-year flood risk, drainage constraints, and climate-change rainfall assumptions.

Council question:
Is the proposed overlay outside FEMA flood hazard areas and known local drainage problem areas?

6. Industrial compatibility

Preferred locations should be:

- Industrial, utility, or already disturbed sites.
- Brownfields or underutilized commercial/industrial parcels where appropriate.
- Away from areas planned for housing, schools, recreation, or neighborhood revitalization.
- Compatible with existing truck access, noise, fencing, and security.

Council question:
Is this the least-conflict land-use area, or are we placing BESS where future economic-development or neighborhood goals may be harmed?

7. Environmental justice and neighborhood equity

Siting should not concentrate risk in one neighborhood simply because land is cheaper or politically easier. The state's clean-energy siting reforms emphasize community engagement and more equitable siting.

Criteria should include:

- Whether nearby residents already carry disproportionate environmental burdens.
- Whether the area has existing industrial, traffic, flood, or air-quality impacts.
- Whether public notice and engagement are meaningful.
- Whether community benefits or mitigation are appropriate.

Council question:
Are we putting this in the safest location, or just the easiest location?

8. Parcel size and internal layout

A suitable site should have enough land to allow:

- Equipment setbacks.
- Fire lanes.
- Separation between battery units.
- Screening and landscaping.
- Stormwater and firewater containment.
- Safe access for maintenance and emergency response.
- Future decommissioning access.

Council question:
Is the parcel large enough to fit the project safely without setback waivers?

9. Road, traffic, and construction impacts

Preferred locations should minimize:

- Construction traffic through residential neighborhoods.
- Heavy truck routes near schools or dense neighborhoods.
- Road damage or utility conflicts.
- Emergency-access conflicts.

Council question:
What roads will construction and emergency vehicles use, and are those routes appropriate?

10. Noise, lighting, security, and visual impacts

The site should support:

- Noise compliance at property lines and nearby homes.
- Downward-shielded lighting.
- Security fencing and controlled access.
- Screening from public ways and residences.
- Remote monitoring and 24/7 emergency contact.

Council question:
Can this site be secured and screened without creating a permanent neighborhood burden?

11. Decommissioning and future reuse

A preferred site should allow full removal and restoration without excessive taxpayer risk. The ordinance should require a bond or financial security before construction, with periodic updates.

Council question:
If the company fails or the technology becomes obsolete, does Haverhill have guaranteed funds to remove it?

12. Legal defensibility

The siting criteria should show that Haverhill is allowing BESS in appropriate locations, not using zoning to block it. Local rules should be tied to public health, safety, welfare, environmental protection, and emergency response.

Council question:
Can the Solicitor defend this overlay as reasonable regulation, not a de facto ban?

Lori Robertson

From: John A Michitson <michitson@mitre.org>
Sent: Wednesday, July 8, 2026 10:52 AM
To: Lori Robertson
Cc: Melissa Lewandowski
Subject: Please Add 2 Items to BESS Site Comparison Criteria & Resend to Distribution

Warning! External Email. Exercise caution when opening attachments or clicking on any links.
From Councilor Lewandowski:

1. Review/opinion/compare and contrast by Conservation R. Moore regarding habitat and environmental concerns in locating on all proposed sites and identifying potential sites that have not been reviewed yet by planning
2. Correlation of proposed site to a macro level Best use analysis of land use in accordance with master plan ie, analysis of BESS for site vs. other such as 40Y, starter home districts, fill in opportunities, business park, conservation, etc

---

From: John A Michitson <michitson@mitre.org>
Sent: Wednesday, July 8, 2026 10:47 AM
To: John A Michitson <michitson@mitre.org>
Subject:

Good morning
Was reviewing the list of questions for BeSS review and didn't see questions regarding the following which are concerns of mine-
1. Review/opinion/compare and contrast by Conservation R. Moore regarding habitat and environmental concerns in locating on all proposed sites and identifying potential sites that have not been reviewed yet by planning
2. Correlation of proposed site to a macro level Best use analysis of land use in accordance with master plan ie, analysis of BESS for site vs. other such as 40Y, starter home districts, fill in opportunities,business park, conservation, etc

Can you add to your list?
I'd greatly appreciate it 😁
Thanks!

Get Outlook for iOS

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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

DOCUMENTS REFERRED TO COMMITTEE STUDY

Document Number	Motion Details	Committee	Date Sent
103-HH	Motion by Councilor Michitson to send the Home Rule Petition – *An Act Establishing Guidelines for the Installation and Use of Electric Vehicle Charging Stations in the City of Haverhill* to committee in order to coordinate with condominium associations.	A&F	12/23/23
40	Motion by Councilor Lewandowski to send updated *Cannabis Social Equity Best Practices* for the Cannabis Control Commission to A&F for further review.	A&F	4/2/24
12-S	Motion by Councilor Ferreira to send the City's Swimming Ordinance (Chapter 193, Article III) and related items at Lake Saltonstall (Plug Pond) to NRPP for further discussion.	NRPP	6/18/24
33-F	Motion by Councilor Basiliere to send resident winter parking concerns and offer suggestions for improvements to the Public Health & Safety Committee.	Public Health & Safety	3/11/25
33-L	Motion by Councilor Lewandowski to send Bill 3360 (vacancy tax on residential properties) for review, along with further review of the Massachusetts Vacant Storefront Program (MVSP).	Planning & Development	6/24/25
33-P	Motion by Councilor Ferreira to send for review the City's local strategies regarding traffic and safety, including evaluation of intersections at Amesbury Line Road and Merrimac Road for public safety improvements.	Public Health & Safety	9/16/25
94-B	Motion by Councilor Ferreira to review and update standards of Chapter 250, Article VI of the Haverhill Zoning Code regarding water use restrictions established in 2016.	Planning & Development	9/16/25
33-T	Motion by Councilor Lewandowski to establish a working group, as previously discussed, to implement a control management plan for vegetation in Riverside Park / Edible Avenue along the river.	NRPP	9/30/25
85-E	Motion by Councilor Michitson to send Judi Barrett's progress report on the fiscal impact analysis prepared for the Council for further discussion.	Planning & Development	12/9/25
1-F	Motion by Councilor Lewandowski to send for discussion the establishment or formalization of an ordinance regarding a water conservation program.	Planning & Development	1/27/26
1-Q / 1-QQ	Motion by Councilor Lewandowski to send for further discussion amendments to Chapter 216 – Snow and Ice Removal, including changes to Sections 1-16, Article 1, Chapter 1 (General Provisions), to increase fines for violations.	Public Health & Safety	3/17/26

Updated: July 17, 2026

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21-B	Motion by Councilor Sullivan to send for further discussion Chapter 255-Zoning Ordinance and Zoning Map – Battery Energy Storage Systems Overlay District (BESS)	Planning & Development	5/19/26
32-C	Motion by Councilor McGonagle to send for further discussion fixed vendor locations	NRPP	6/16/26
33-F	Motion by Councilor Lewandowski to refer matter of e-bike safety for further review and discussion	Public Safety	6/30/26
32-K	Motion by Vice President Michitson to work the Administration and appropriate departments on initial risk based assessment of the city's critical infrastructure beginning with Wastewater and Drinking water systems	Planning & Development	7/14/26

JUL 20 AM9:42
HAVCITYCLERK

Updated: July 17, 2026

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JUL 9 PM3:10
HAVCITYCLERK

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Updated: July 8, 2026

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Updated: July 8, 2026