



Planning Director Review

Record No. CCSP-26-2

Status Completed

Became Active January 22, 2026

Type Approval

Due Date None

Assignee Jacki Byerley

Record No: CCSP-26-2

City Council Special Permit

Status: Active

Submitted On: 1/21/2026

Primary Location

125 RIVER ST
Haverhill, MA 01832

Owner

RICE PROPERTIES LIVING TRUST
RICE PHILIP R-TRUSTEE
EAST BROADWAY 427 HAVERHILL,
MA 01830

Applicant

 Philip Rice
 978-372-8734
 rbelect1@outlook.com
 PO Box 1626
Haverhill, Massachusetts 01831

Messages

Philip Rice

February 25, 2026 at 2:40 pm

Jacki, according to the assessor's property card, it is listed as C-I, This is where we got our information from. We will attach the assessor's card. Based on where we got are information from.

Jacki Byerley

February 25, 2026 at 11:31 am

Good morning,

Based on the zoning map this property appears to be located within the CG Zoning District and is not within the MBTA Overlay District. Pursuant to Section 6.1.3 of the ordinance 3 bedroom units require 2 parking space per unit. If you believe this interpretation is incorrect please provide the specific section of the ordinance and the relevant zoning map reference for clarification.

Philip Rice

February 25, 2026 at 7:35 am

Good Morning, Just a question before we reach out to our civil engineer? Since we are in CI zoning district and also MBTA overlay district, our first question, are we even required to have parking spaces. Question 2 if we went down to 3 parking spaces for easy turn-around accessibility, does that meet the city's requirement? If you could let us know what the requirements are. Before we reach out for further review.

Jacki Byerley

February 24, 2026 at 10:39 am

Provide a revised site plan with parking to demonstrate how cars can safely enter and exit the parking area without backing onto River Street, submit an ANR plan that combines the two lots, add landscaping and lighting.



Meet with Applicant to Review Application

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Messages

Jacki Byerley

February 12, 2026 at 3:19 pm

Meeting has been changed to February 24, 2026 9:45 am Room 300 City Hall

Jacki Byerley

January 29, 2026 at 2:43 pm

Meeting with departments for review has been scheduled for February 17, 2026 9:45 am Room 300 City Hall

Jacki Byerley

January 23, 2026 at 11:35 am

Please call Planning 978-374-2330 so we can schedule a time to review your submission



Confirmation of Complete Application

Record No.CCSP-26-2

Status Completed

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Due Date None

Assignee Kaitlin Wright Esposito

Record No: CCSP-26-2

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Submitted On: 1/21/2026

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Kaitlin Wright Esposito

June 30, 2026 at 2:48 pm

Great, we will plan for that.

Philip Rice

June 30, 2026 at 7:11 am

Excellent, Please continue for the announcement for a August 25th date.
thank you

Kaitlin Wright Esposito

June 26, 2026 at 3:05 pm

I can announce your special permit for a hearing at the July 14th meeting to schedule the hearing for a later date. Options for hearing dates include August 25th and September 15th. Please let me know what you'd prefer.

Jacki Byerley

June 26, 2026 at 2:55 pm

Appeal period has ended for Board of Appeals decision, no appeal was filed.

Philip Rice

June 26, 2026 at 2:04 pm

Good afternoon Kaitlin, Mr Rice asked me to proceed with this.

Kaitlin Wright Esposito  Internal

June 9, 2026 at 11:27 am

@Jacki Byerley please keep me in the loop once the appeal period has ended, thank you!

Philip Rice

June 8, 2026 at 4:03 pm

OK, thank you, we will wait on the 20-day appeal period. Will revisit it, then.

Jacki Byerley

June 8, 2026 at 2:15 pm

There is a 20 day appeal period for the decision issued, do you want to proceed during the appeal period?

Philip Rice

June 8, 2026 at 7:48 am

Good Morning, we received the Notice of Decision from the Board of Appeals (BOA-26-8) which was approved. Can we take this off hold now and continue?

Kaitlin Wright Esposito

March 12, 2026 at 9:59 am

Thank you, Philip! I will put the application on hold until the variance is approved. Please have your team follow back up with my office (City Clerk) once the variance has been approved. My contact info is as follows -

kwright@haverhillma.gov or 978-374-2312.

Philip Rice

March 12, 2026 at 9:44 am

Good morning Kaitlin. Thank you for the information.
And we would like to hold the application (limbo).

Kaitlin Wright Esposito

March 11, 2026 at 4:27 pm

Spoke with Jacki after following up meeting with applicant. Applicant must first obtain a variance from Board of Appeals. Once approved, then this application can proceed to Council.

Casey, would you like me to refund your application cost? Or would you prefer to keep this application here in limbo until you have completed the required work with Board of Appeals? Please let me know.

Kaitlin Wright Esposito 🔒 Internal

March 4, 2026 at 1:21 pm

Thanks, Jacki! Please keep me updated.

Jacki Byerley 🔒 Internal

March 4, 2026 at 10:48 am

Kaitlin I am scheduling another review meeting for this for 3/10 to confirm with police and building on the parking and whether they need to go to Board of Appeals before I make a determination on a complete application. I have called the applicant to let them know.

Kaitlin Wright Esposito

March 3, 2026 at 10:16 am

Hi Casey, thank you for uploading the written summary of your project. I find the document sufficient enough to cover doc 92-B of the City Council.
@Jacki Byerley the applicant has uploaded several other plans – does this suffice for you? Or is more required on your end?



City Clerk Review – Hearing Dates Set

Record No. CCSP-26-2

Status Completed

Became Active June 30, 2026

Type Approval

Due Date None

Assignee Kaitlin Wright Esposito

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City Council Special Permit

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Submitted On: 1/21/2026

Primary Location

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Messages

Kaitlin Wright Esposito

June 30, 2026 at 2:48 pm

Will announce on July 14th for August 25th hearing date.

Philip Rice

February 25, 2026 at 10:46 am

Kaitlin, I uploaded a Narrative from Casey Rice about the Rules and Regulations doc 92-B request.

Mary

Kaitlin Wright Esposito

February 19, 2026 at 3:40 pm

Good afternoon, Following up again as we have still not received this document. Please provide a narrative that addresses the rules and regulations for special permits as outlined in City Council doc 92-B of 2024 (attached). Please review the attachment and provide documentation relative to doc 92-B. We cannot move forward with a hearing date until this is addressed as application is not deemed complete and filed until received.

Kaitlin Wright Esposito

February 11, 2026 at 8:58 am

Good morning, Following up again as we have still not received this document. Please provide a narrative that addresses the rules and regulations for special permits as outlined in City Council doc 92-B of 2024 (attached). Please review the attachment and provide documentation relative to doc 92-B. We cannot move forward with a hearing date until this is addressed as application is not deemed complete and filed until received.

Kaitlin Wright Esposito

January 28, 2026 at 9:12 am

Following up - Please provide a narrative that addresses the rules and regulations for special permits as outlined in City Council doc 92-B of 2024 (attached). Please review the attachment and provide documentation relative to doc 92-B. We cannot move forward with a hearing date until this is addressed as application is not deemed complete and filed until received.

Kaitlin Wright Esposito

January 22, 2026 at 2:59 pm

Please provide a narrative that addresses the rules and regulations for special permits as outlined in City Council doc 92-B of 2024 (attached). Please review the attachment and provide documentation relative to doc 92-B. We cannot move forward with a hearing date until this is addressed as application is not deemed complete and filed until received.



City Council Admin Notified

Record No.CCSP-26-2

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Due Date None

Assignee Lori Robertson

Record No: CCSP-26-2

City Council Special Permit

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Messages

No comments yet.



Assessor for Abutter's List

Record No.CCSP-26-2

Status Completed

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Type Approval

Due Date None

Assignee Chris Loughnane

Record No: CCSP-26-2

City Council Special Permit

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Haverhill, Massachusetts 01831

Messages

Chris Loughnane

June 30, 2026 at 12:34 pm

Please see the attached abutters and mailing labels for 125 River St.
501.228.12 and 501.228.11

Chris Loughnane  Internal

June 30, 2026 at 12:34 pm

Please see the attached abutters and mailing labels for 125 River St.
501.228.12 and 501.228.11



Conservation Department Review

Record No. CCSP-26-2

Status Active

Became Active June 30, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-2

City Council Special Permit

Status: Active

Submitted On: 1/21/2026

Primary Location

125 RIVER ST
Haverhill, MA 01832

Owner

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Messages

Robert Moore

June 30, 2026 at 5:14 pm

Project is within the 200' Riverfront Area associated with the Merrimack River but appears to be just outside the 100-year floodplain. The site plan should be updated to confirm floodplain status and reflect riverfront area boundaries.

Site is within a Combined Sewer Overflow watershed. The site plan should provide an offset to minor pavement increase, such as roof runoff recharge or porous pavement. @Shaun Burrier



DPW Review

Record No. CCSP-26-2

Status Active

Became Active June 30, 2026

Type Approval

Due Date None

Assignee Robert Ward

Record No: CCSP-26-2

City Council Special Permit

Status: Active

Submitted On: 1/21/2026

Primary Location

125 RIVER ST
Haverhill, MA 01832

Owner

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Applicant

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 PO Box 1626
Haverhill, Massachusetts 01831

Messages

No comments yet.



Engineering Department Review

Record No. CCSP-26-2

Status Active

Became Active June 30, 2026

Type Approval

Due Date None

Assignee Lisa Demeo

Record No: CCSP-26-2

City Council Special Permit

Status: Active

Submitted On: 1/21/2026

Primary Location

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Haverhill, MA 01832

Owner

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Applicant

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Haverhill, Massachusetts 01831

Messages

No comments yet.



Fire1 Department Review

Record No. CCSP-26-2

Status Completed

Became Active June 30, 2026

Type Approval

Due Date None

Assignee Justin Borden

Record No: CCSP-26-2

City Council Special Permit

Status: Active

Submitted On: 1/21/2026

Primary Location

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Owner

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Applicant

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 PO Box 1626
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Messages

No comments yet.



Fire2 Department Review

Record No. CCSP-26-2

Status Skipped

Became Active June 30, 2026

Type Approval

Due Date None

Assignee Robert Irvine

Record No: CCSP-26-2

City Council Special Permit

Status: Active

Submitted On: 1/21/2026

Primary Location

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Applicant

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 978-372-8734
 rbelect1@outlook.com
 PO Box 1626
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Messages

No comments yet.



Health Department Review

Record No. CCSP-26-2

Status Active

Became Active June 30, 2026

Type Approval

Due Date None

Assignee Mark Tolman

Record No: CCSP-26-2

City Council Special Permit

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Primary Location

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Haverhill, Massachusetts 01831

Messages

No comments yet.



Police Department Review

Record No. CCSP-26-2

Status Completed

Became Active June 30, 2026

Type Approval

Due Date None

Assignee Kevin Lynch

Record No: CCSP-26-2

City Council Special Permit

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Messages

No comments yet.



School Department Review

Record No. CCSP-26-2

Status Completed

Became Active June 30, 2026

Type Approval

Due Date None

Assignee HPS Superintendent

Record No: CCSP-26-2

City Council Special Permit

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Submitted On: 1/21/2026

Primary Location

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Applicant

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Messages

No comments yet.



Storm Water Review

Record No. CCSP-26-2

Status Active

Became Active June 30, 2026

Type Approval

Due Date None

Assignee Robert Moore

Record No: CCSP-26-2

City Council Special Permit

Status: Active

Submitted On: 1/21/2026

Primary Location

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Applicant

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Messages

Robert Moore

June 30, 2026 at 5:14 pm

see Conservation comments



Water/Wastewater Review

Record No. CCSP-26-2

Status Completed

Became Active Unknown

Type Approval

Due Date None

Assignee Paul Jessel

Record No: CCSP-26-2

City Council Special Permit

Status: Active

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Messages

No comments yet.



Building Inspector Review

Record No. CCSP-26-2

Status Active

Became Active June 30, 2026

Type Approval

Due Date None

Assignee Tom Bridgewater

Record No: CCSP-26-2

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No comments yet.