



Haverhill

Board of Appeals
4 Summer Street – Room #201
Haverhill, MA 01830
Phone: 978-374-2330 Fax: 978-374-2315
jdewey@cityofhaverhill.com

The regular meeting of the Haverhill Board of Appeals was held on Wednesday evening, October 21, 2020 at 7:00 P.M. City Hall

Those Present: Chairman George Moriarty
Member Theodore Vathally
Member Joseph Sullivan
Member Louise Bevilacqua
Assoc. Magdiel Matias

Also, Present: Jill Dewey, Board Secretary
Tom Bridgewater, Building Inspector

Chairman: Moriarty called the meeting in to order October 21, 2020

FANTINI BROTHERS REALTY LLC for 375 Washington Street (Map 512, Block 278, Lot 10)

Applicant seeks a finding to construct a 45 ft x 115 ft addition to bakery plant for a new oven. Existing non-conforming structure is located in both RU and CN zones. (BOA 20-41)

We received a letter from Attorney Paul Magliocchetti requesting to continue to give us time to properly advertise and send abutter notifications.

Attorney Paul Magliocchetti (70 Bailys Blvd Haverhill): Requesting a continuance until a proper posting

Chairman: Any questions or comments from the board? Ok, entertain a motion.

Motion to continue to the October 21, 2020 meeting by Member Sullivan, 2nd by Member Vathally.

Member Vathally: Yes
Member Sullivan: Yes
Member Bevilacqua: Yes
Assoc. Magdiel Matias: Yes
Chairman: Yes

Approved 5-0

Melissa Bergeron for 4 Hyatt Ave (Map 736, Block 2, Lot 5) *Applicant seeks a special permit to convert existing attached garage into an accessory apartment in a RL zone. (BOA 20-47)*

Melissa Bergeron (4 Hyatt Ave): We have lived here since 2003. Our plan for the property is to tear down the existing garage and build an accessory apartment for my Mother to live in.



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Chairman: Are you building the accessory right on the existing footprint of the garage?

Melissa Bergeron: Yes

Chairman: And how will it connect to the house or does it connect to the house.

Melissa Bergeron: It will connect to the house we are not 100% exactly sure how that is going to work, like I said the square we are still working on it.

Chairman: And all of the requirements were met with the building commissioner with all of the requirements for accessory apartment?

Melissa Bergeron: Yes. So, we submitted the application, the survey and the building plans as well.

Chairman: Any comments or questions from the board?

Member Vathally: I just want to check, I know you weren't sure on it yet but your entrance to that, if you do have an entrance will you see it from the street, or how will it be?

Melissa Bergeron: So, there is going to be an entrance but not facing the street because the entrance to our house is facing the street, so they are going to put it on the other side. So, there is going to be an entrance to our house and then there will be an entrance on the other side.

Chairman: Looking straight at the building when you say the other side, where will that be?

Melissa Bergeron: So, if you are looking from Hyatt Ave to the apartment the door to enter my Moms apartment will be around the side and then our front door faces the street.

Chairman: So, when you say around the side, around the right side?

Melissa Bergeron: Around the left side if you are looking at the house. Facing more towards Kingsbury.

Member Vathally: So, you will be entering on the side of the house.

Melissa Bergeron: Yes

Chairman: Questions or comments from the board?...Is there anybody here in opposition who would like to speak?

Member Vathally: Can I just ask the commissioner something. Commissioner does this satisfy 255-92?

Commissioner Tom Bridgewater: Yes, it does.

Chairman: No other comments or questions from the board?... Entertain a motion.

Member Sullivan: I make a motion to approve the transition from a garage to an accessory apartment. 2nd by Member Vathally.

Member Vathally: Yes

Member Sullivan: Yes it satisfies section 255-92

Member Bevilacqua: Yes

Assoc. Magdiel Matias: Yes

Chairman: Yes

Approved 5-0



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Timothy Woodland for 149 Washington Street (Map 500, Block 226, Lot 6) *Prior to application for special permit to City Council for conversion of mixed-use building into a five unit residential building, Applicant seeks variances for lot area of 9,431 sf where 20,000 sf is required, lot frontage of 62.9' where 100' is required, and parking for 7 spaces where 8 spaces are required in a CG zone. (BOA 20-48)*

Attorney Robert Peterson, Jr (314 Main Street Wilmington, MA): I am here with the petitioner Timothy Woodland for 149 Washington LLC. To you Mr. Chairman and the board the petitioner is here tonight to seek relief from the city of Haverhill parking code regulation 6.1.3 that calls for 1.5 parking spaces per unit. Actually, let me back that up and kind of give you an overview with what we plan to do with this piece of property. Currently this is a property in a CG zone, and it is a mixed-use building. It currently houses two residential units in the top portion and once commercial unit on the bottom. The petitioner has a signed purchase and sales agreement to purchase the entire property from all three owners. It actually should have been nonmutated by now but there was a title issue, an issue we have been dealing with all along, so I hope to be moving along with that and closing next week. So, the petitioner again seeks to turn that dwelling in the first floor the commercial unit to turn it in to three residential rental units, market value rate rental units on that 1st floor. That is why we are here tonight in front of you folks. We would need a variance for the parking relief where 1.5 spaces per residential unit, which would bring us up to 7.5 as you can see in the plan you have in front of you we only have 7. We also need a relief from the dimensional variance regulation 4.1.2 of the zoning ordinance the property does not meet the minimum lot area where it says 20,000 sf and we have 9,431 sf. It also does not meet the minimum lot frontage requirement and it does not meet the side set back requirements.

Chairman: With regard to the variances, this is an existing building so these setbacks are existing.

Attorney Robert Peterson, Jr: Correct and if you look, I put in my brief there too, it is also on the plot plan. Again, for the proposed building we are not making any of those more nonconforming. In the updated brief when Mr. Woodland submitted it to the online process, there was an exhibit missing as you can see here, it just shows the existing unit I on the bottom has commercial space up front and the plans you have in front of you would show the 3 proposed units. I think, if I can pass these out, I have some remnants of the first floor.

Chairman: While that is being passed around, lets get to the parking spaces. What is going to happen back there if there is a need for 8 spaces, if the residents there have the need to have eight spaces, what is going to happen then and how is that going to be addressed?

Attorney Robert Peterson, Jr: Yes, so Mr. Chairman again in the brief I submitted, we kind of addressed theses concerns, myself and the petitioner. The reason he has decided to put these types of units in here is the exact location and the proximity to the MBTA station line and the proximity to the Merrimack Valley Transit Authority, and Washington Square train station and the surrounding parking garages. So, what the petitioners plan is, he has rental units to all 5 is to contribute a parking spot to each lease and then have 2 visitor parking spots and then hopefully we can makeup for the short fall in any additional parking with on street parking. Hopefully other folks wouldn't need to have that many cars per dwelling.

Chairman: When you say you could make it up using the parking for the MBTA or whatever, do you need permission for that?

Attorney Robert Peterson, Jr: No, no I should clarify that. What I mean is the rental units we foresee to have is we are hoping to not attract people who have the need for vehicle motor transportation, so we might not need to have 1.5 or 2 parking spaces per unit.



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Chairman: But what if they do?

Attorney Robert Peterson, Jr: So, it would be our hope that if they do, that all 5 units wouldn't need two parking spaces and if they did there would be adequate on street parking and who ever was coming to and from the unit would use public transportation and so on and so forth.

Chairman: Any other way? I'm not against this. But to say we think we will attract people who don't need it is not a.

Attorney Robert Peterson, Jr: I understand. So as far as parking lands, I get it's a very old building and the way the building sits on the lot, so we went through this with the engineer and we can only fit those 7 spaces and in form of the code. There was a decision in 2012 for the current owner named Steve, the bottom floor was commercial and wanted to conform it to two residential units and on that plan, he had noted there was a spot in the egress on the right side of the property as you can see on the plot plan, he had two parking spots there, but after consulting with the engineer that wasn't feasible.

Chairman: If in fact the maximum number was needed and we don't know that, you can never know that. And if someone is left without a parking spot and has to park on the street. I am familiar with the area and there is a number of little convenience stores and a salon and flower shop. There is a lot of in and out traffic that goes there, so to find available parking spots is hard there. Any other questions or comments?

Attorney Robert Peterson, Jr: The only other thing I would say is the nonconformity and the nonconforming frontage, again we are not making that anymore nonconforming than it already is. We are actually building completely within the whole building envelope that is already there. And again, I would like to go back to your point relatively if we need parking and I agree with you Mr. Chairman, that we can never know at any given time, but it would be the petitioner or the land owner to compute to the owner when he is leasing out these units to make it known to the individuals that he is leasing out the units to, the parking requirement at the site and that if you ever had any transient visitors that they would have to park off site or in a parking garage.

Chairman: I am still uncomfortable with that. Any comments or questions from the board?... Are there people here to speak in favor or in opposition?

Steve Pasco (52 Colby Road Danville, NH): I would like to speak in favor. I have a lot of neighboring properties, over 50 in the neighborhood and relative to the parking, I understand the requirements per statute but the reality is that I have a building 2 doors down with 12 units and we probably have 3 or 4 vehicles out of the 12 units and they are much bigger units. I don't see as a neighbor that I don't see the parking being as much as an issue, I think that they are off by a half of space. So I would be in support of it even though they may be taking up parking that my residents may need.

Chairman: Anyone else?

Douglas Faley (Neighbor): And this is Johnathan here with me as well and we live in the adjacent building. I'm not sure if this is the proper forum for this, but we are just concerned with the parking, we actually haven't seen the parking plans to see if their spaces are properly separated and what not, I just wanted to see.

Regarding everything else we are for it and what you are doing with the building we are for it. But again, can we just see your parking plan? (They look at the plan)

Chairman: Again, anyone have questions?

Member Vathally: Attorney pertaining to what the gentleman said, I also have an issue with parking. As well as the project, I think it's going to be nice, but we really can't determine if someone is going to get slaughtered on so if we go forth maybe we put some kind of sort of resolution that we can concoct to enable the adequate



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parking that may be needed. Because we really don't know when or wither we will need that parking, we just don't know. The project looks good, but you should plan for a resolution to that other parking space.

Attorney Robert Peterson, Jr: The petitioner is open to working with the city to resolve that issue.]

Member Vathally: To make sure that added space is available?

Attorney Robert Peterson, Jr: Well on the lot?

Member Vathally: Yes, on the lot.

Attorney Robert Peterson, Jr: I believe we went through this about the lot. We couldn't work it due to the angles and how part of the building sits, we couldn't find another space on that lot. And the only other thing that can be proposed would be to use the side of the building that was previously proposed in the past and we were told by our engineers that, that was not able to be done. So, we are using all of then useable area that you see on the plot plan, it's all being used to get those 7 spaces. We tried; the petitioner tried working with engineers to create a spot. Obviously it would have been preferable not to ask for this variance, but we couldn't find it, there was no other resolution that we could come to. It is my understanding that we might also be able to rent one parking spot from one of the public parking garages and offer that to one of the tenants, as that could help facilitate that.

Member Vathally: What is the proximity from the property to the garage?

Attorney Robert Peterson, Jr: Well I don't know the exact distant, but it's on the other side of the train station closer to Kruger's so it's fairly close.

Member Vathally: So, you would be willing to do that for this application?

Attorney Robert Peterson, Jr: Yes

Chairman: I would support that. I think it is necessary to show there is a good faith effort. I don't know if the train people allow you to use the parking space right there on the Bradford side of it.

Member Vathally: Is it less than 1000 feet.

Chairman: The one that is up on the hill is, there is a hill going up to the station there is a big parking lot up there and I don't think it is completely filled. I just don't know if they would allow you to do that.

Member Sullivan: The parking garage is probably better. Tom is that 1000 feet for automatic relief?

Commissioner Bridgewater: Yes

Member Sullivan: I believe, they can sign a lease with the parking garage for that other spot or whatever they need, if it's within 1000 feet.

Chairman: So, if you could at least explore this as Member Vathally said, we don't want to rely on the assumption that people wont need a car, or they're told they are not allowed to have a car, we don't have a spot for you. It is crowded enough down there as it is. I know the gentleman said the majority do not have cars but as a board, we can not plan for that. So, talk to the MVRTA and see if you can lease a spot at the one right there next to the convince store, it is very close, certainly less than 1000 feet. There are other parking garages, but at least foot traffic wise, by the way a bird fly's it's probably 1000 feet but by foot traffic, it's probably a little more than that. Please try to explore that if we go further. Comments or questions from the board?...

Entertain a motion.

Member Sullivan: Can we condition the variance?

Chairman: Yes



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Member Sullivan: I make a motion with the condition that the applicant make reasonably diligent effort to obtain one garage spot to make a lease agreement.

Chairman: Motion made by Member Sullivan, 2nd by Member Vathally

Attorney Robert Peterson, Jr: can I just make a point verification

Chairman: Sure

Attorney Robert Peterson, Jr: So, is that going to be on an ongoing basics? Or is that going to be pervasive, so would it be if we need it, per rental unit? Or do you want that in writing, say if we had the 5 rental units and we said there is going to be written in all these leases you have access to this parking lot and this over here

Chairman: Our preference and what I think we are asking is that you make a good faith effort to see if that is available. You don't necessarily have to sign the lease now. That is my reading of it anyway. But make a good faith effort, where they will say of yea we will lease you that sport, if you need it. As long as that is there, that will be fine.

Attorney Robert Peterson, Jr: Ok thank you very much, I appreciate it.

Chairman: You will have to go before City Council too. So, motion made by Member Sullivan, 2nd by Member Vathally

Member Vathally: Yes

Member Sullivan: Yes

Member Bevilacqua: Yes

Assoc. Magdiel Matias: Yes

Chairman: Yes

Approved 5-0

Catherine Bilmazes for 27 Whitney Street (Map 563, Bloc 27, Lot 6) Applicant seeks a special permit for an accessory apartment in basement in a RH zone. (BOA 20-50)

Chairman: Who is speaking on behalf of this?

Joanne Bilmazes: I am here with my sister. We own the house at 27 Whitney and have for the last 40 years. When we moved here there was only 3 houses on the street. Over the years my parents added a two-car garage, they finished the basement and they had at least 2 other additions. 5 Years ago, they added Angle Ave and 6 years ago they added duplexes on Whitney Street. So, we are here tonight for an approval, we have the land, we have the dimensions, we could turn our property into a 2-family home. However, with the integrity and flavor of the neighborhood, we decided it was best to apply for an accessory apartment. The basement contains a door to the outside, stairs to the main house. The windows exiting the bedroom are approved size, the area is within the limits, it is within the footprint of the house, the lot is large enough and in fact we have been told that it is the largest on the street, we have off street parking for 6 plus cars, there's no means that this can't be approved. We fit all the criteria. I feel like we are being more than fair to the neighbors, by not applying for a 2-family home. Which we could just go to the building inspector, get all of the applications, not



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have to go through this process and just convert it to a 2-family, but I don't think that would be fair to the neighbors.

Chairman: Who is living in the house right now?

Joanne Bilmezes: Currently the house is undergoing renovation. My sister Kathy moved home when my Father got sick, actually a little bit before he got sick. He suffered a traumatic brain injury in 2016. Someone needed to move home to take care of him. Kathy was there. Except for the hours she worked. Georgia also moved in because she wanted to play her role in taking care of my Dad. So, amongst the three of us, we took care of him until the end. Of course, when it came time to do the renovations, we had to move out so the renovations could be done.

Chairman: You are living in the house right now?

Joanne Bilmezes: Right now, the house is being renovated

Chairman: So, there is no one living there now?

Joanne Bilmezes: Kathy stays there occasionally at night.

Chairman: And after the renovations are finished, what about then? What will you do with the house?

Joanne Bilmezes: We have to make a decision; we own two homes.

Chairman: So, you may sell this home?

Joanne Bilmezes: We may, but we also might keep it. We also own a home on Morningside Drive, which is a 2-story. There is a benefit to keeping this house, because it is a ranch. And Georgia has had bilingual ankle surgery 5 years ago. She is always going to require follow up with the ankle surgeon. She will have to follow up with someone from Beth Israel. So, there is a potential for wanting to stay in this house. I am being totally transparent. I am being honest; it makes sense for us to stay in this house. There are benefits in staying in this house and there are benefits in us staying in the other house on Morningside Dr . So, we have to way the benefits.

Chairman: So, you may sell it, so if this passes tonight you are going to have an accessory apartment and if you decide to sell it than you will be selling it as a single-family house with an accessory apartment.

Joanne Bilmezes: Yes, but there are no guarantees. But there are no guarantees with anything.

Chairman: If you don't sell it, who would occupy the accessory apartment? Would it be a family member? It is not required by the way, per zoning.

Joanne Bilmezes: I think we would occupy it, because I work from home and I have worked from home for a long time. So, we would probably occupy that basement unit. I mean it is only a 3-bedroom house. The house on Morningside is a 4-bedroom house. We would have to have at least a 4-bedroom unit as I need to have an office, a dedicated office to work out of.

Chairman: comments or questions from the board? ...Is there any one here speaking in either opposition or support? ...Come up and tell us your name and address.

Rhonda Lacy (14 Whitney): I don't have an opposition or for, I just need information a definition of what the difference is between a 2-family and an accessory apartment, like what that means? What the legal parts of that are.

Chairman: I will let the building commissioner talk about that. 2-family usually requires that it be a fully independent unit, with its own electrical and its own kitchen and its own bath and entrance and everything. A self-contained entity amongst itself. Whereas the accessory apartment does not have those things and it does not have an entrance on the street. Does the building commissioner want to add anything to that?



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Tom Bridgewater Building Commissioner: And the size of the unit as accessory is only allowed to be up to 30% of the footprint and it can't be any larger than 800 square feet. I have done all the math on this unit and it hits all the bullets.

Rhonda Lacy: Ok. So, in either case can it be rented to anybody? Or is it a specific like 3 people can't live in a 800 sf area, what are the pros and cons to that?

Tom Bridgewater Building Commissioner: Well it does say in the zoning that it is only going to be owner occupied. The house has to be owner occupied to have the accessory apartment.

Rhonda Lacy: Ok

Tom Bridgewater: So, if I own it, I can rent it out to anyone as long as I live in it. Second means of egress goes up into the house, so it would be difficult to rent it out to strangers, that's going to be in your house. If it was a 2-family it would have to be a self-contained unit, you could do the whole basement over and you would need 2 means of egress out of that unit alone. You always need 2 means of egress out of an apartment, they have one that goes out the back and one that goes up through the house.

Rhonda Lacy (14 Whitney): Help me understand how it is able to be a 2-family at this point.

Tom Bridgewater: It is in a RH zone and there are certain requirements for size, frontage, lot area. It meets all of those for a 2-family. So, if they chose to, they could go get site plan review and they I would confirm it for a 2-family by right, without any approval from the board.

Chairman: They would not need to come before us. If they wanted it to be a 2-family, they would not have to come before us with by right.

Rhonda Lacy: Ok

Chairman: But if they make it an accessory apartment than they do have to come before us.

Rhonda Lacy: So, help me understand the accessory apartment seems like it is the lesser of the two, so why are you asking for neighbors' input if you can do the 2-family?

Chairman: It is just their choice. It's just a quirk of the law. When it is an accessory we are required to review it. It is the lesser of the two obviously. Because an accessory apartment has certain requirements, that would require the city to look at it.

Rhonda Lacy: And then one more question about renting, is there a number of people who can occupy an 800-sf rental spot?

Tom Bridgewater: Depends on how many bedrooms there are, and I believe this is a one bedroom it depends on the side of the bedroom and how many people can sleep in that bedroom.

Rhonda Lacy: Is there a place where I can find that information out?

Tom Bridgewater: Well the health code.

Rhonda Lacy: Is there any restrictions on wither it be supplemental or any of that kind of stuff

Tom Bridgewater: No there are no restrictions on that stuff

Rhonda Lacy: Ok, I don't think I have any more questions

Chairman: Thank you, thank you very much. Anyone else who would like to speak? Ok please tell us your name and address and what you would like to speak about.

Ron Lambert (28 Whitney Street): I am objecting. Just about everyone on the street has a finished basement. But if we start this, everybody will be coming before you. Including myself. I am just giving you my opinion. Thank you

Chairman: Thank you. Tell us your name and address



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Larry Lambino (12 Whitney Street): I have a couple of questions, if I remember correctly you said that someone can get a legal 2-family?

Tom Bridgewater: If they meet all the requirements.

Larry Lambino (12 Whitney Street): If they meet all of the requirements than why go to the Board of Appeals?

Tom Bridgewater: That is what they are looking to do and that is the rules.

Larry Lambino (12 Whitney Street): Ok so if the kitchen goes in wither there is another egress or not that still can possibly be a rental, is that correct?

Tom Bridgewater: If they are owner occupied and they chose to do it, there is noting in the zoning that says that they can not do it.

Larry Lambino: So, they don't have to have another egress to get out if there was an emergency?

Tom Bridgewater: They have two. One out the back and one up the main stairway into the house and out the door.

Larry Lambino: Why do they even need another kitchen in that living space?

Tom Bridgewater: It's up to them. They are applying for an accessory apartment.

Larry Lambino: So, they could sell the property, not knowing what they are doing with it, as of right now. I could buy it and in reality rent it out to Joe Smo off the street, is that what you are saying?

Tom Bridgewater: If you live there, you can.

Larry Lambino: I live there

Tom Bridgewater: Yes, if you live there you can

Larry Lambino: I live there, but I can rent that space to someone off the street?

Tom Bridgewater: Yes

Larry Lambino: Ok, Joe Smo doesn't pay the bills now all of a sudden. Do you still go through a regular eviction process as if it was a 2-family?

Tom Bridgewater: I'm not getting into that

Chairman: Yea that doesn't come under our purview.

Larry Lambino: I am asking for a reason, because it depends who rents that unit. I mean obviously it is a residential area, a lot of good people live in that area, it is all single-family homes. I just feel this is going to open up a can of worms. Anybody that has the capability of putting in an accessory apartment and based on their lot size or the way that the lot grades will have the outside exit, that means we all can do it.

Tom Bridgewater: Only in single-family homes are accessory apartments allowed, not in 2-family houses.

Larry Lambino: Alright, that is all I have to say today.

Chairman: Thank you, we appreciate your comments. Any other people want to speak? ...Does the applicant want to address what they just said?

Joanne Bilmezes: As far as an accessory apartment, my understanding is, it has to be owner occupied. So, in other words, I can't rent it out as Mr. Larry said

Larry Lambino: Well you can if you live there

Joanne Bilmezes: So, in other words, I have to live in the house and then I can rent the apartment. So, the house has to be owner occupied. As far as what we are going to do with the property, no mater who comes here you don't know what they are going to do with there property tomorrow. So, I think that that is kind of an unfair thing.

Chairman: Except that you introduced it though. You interduce the idea that you don't know what you are going to do with the property, so raised that question. In other words, if somebody else comes in and they



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don't ever mention what they are going to do with the property, but you did. I am not saying we could use that as a reason on reject you, but you raised the issue that you don't know what you are going to do with this property.

Joanne Bilmezes: Right. There is one neighbor who did build these "not" single-family homes on Whitney. My home is a single-family house, Mr. Lamberts house is a single-family, 9 is a single-family home, 28 is a single-family home and 32, there is a number of duplex condos on Whitney Street. So, this is not really changing with the flavor on the street, but we are preserving the street from having a 2-family house. So, it is not really changing from the flavor, we are preserving actually the sense that this is still a single-family home. As far as everybody adding an accessory apartment, I don't think that you really understand that we are basically just putting in a kitchen. The basement allows the room to put the kitchen in. I don't think that asking the neighbors what I want to do with my property is really fair to me. You are trying to prevent me; the zoning allows for it. When Angel Ave went in and the duplexes went in on Whitney street, we were never even notified that they were going in. We never received a notice, we received a letter, we never received any input, we had no input. Because they fit the criteria for being allowed to put both developments in. We have lived there for 40 years. We basically said, welp they are allowed to do it, they are allowed to do it. I am here because I want to better my property and this is what I would like to do. We have always had this kitchen; this kitchen is part of a renovation.

Chairman: Any other comments or questions?

Member Sullivan: Yes, the point that I want to raise it that if you are considering selling that property, you have to find a buyer that is willing to have somebody living in their basement, so that is my consideration.

Joanne Bilmezes: Well chances are, if we were to remain in the house, then we wouldn't be renting it. I don't want somebody to have access to my house, it would have to be a family member, I would be taking the family member with me, trust me. You can see, we have a unique family, it's the 3 of us, my two sisters and I. So, we would occupy the whole house.

Chairman: But the new buyer would be buying a house with an accessory apartment, that has an access through their house which is an odd kind of house to buy. If they chose to rent it out, of course they don't have to rent it out. It's an odd situation.

Joanne Bilmezes: If I could speak from wishing I had that when my parents were sick. I can not begin to tell you how at 2 in the morning, it would have been nice to have my parents in the same house. You don't know what it is like at 2 in the morning to have to have your Dad on the phone saying girls your Mother is not in her bed, she's someplace. So, I am sure there are families out there that would love to have a place to put their parents.

Chairman: One more thing and then we are going to close it out.

Larry Lambino (12 Whitney): I think what really has me bothered by this whole thing is they don't know wither they are keeping this house or if they are selling it. And it sounds like a ploy to get a financial gain. Because if you put another kitchen in, that house is going to be worth that much more. She brought it up, she brought up the fact that she doesn't know if she is going to keep it or not. So, if we go with the kitchen guys, that is going to make the house worth that much more money for her to sell with a full accessory apartment. So, if I have to look at it that way right now because they don't know if they are going to stay there or what they are doing right now. I have to oppose it.

Chairman: Thank you. Any other comments or questions from the board? Entertain a motion.



Haverhill

Board of Appeals
4 Summer Street – Room #201
Haverhill, MA 01830
Phone: 978-374-2330 Fax: 978-374-2315
jdewey@cityofhaverhill.com

Member Sullivan: I make a motion to approve the accessory apartment at 27 Whitney. 2nd by Member Vathally.

Member Vathally: Yes, I'm sighting 255-92 satisfies all the requirements A through F

Member Sullivan: Yes, it satisfies all the requirements

Member Bevilacqua: Yes

Assoc. Magdiel Matias: Yes

Chairman: No

Approved 4-1

Chairman: I make a motion to approve the minutes from the September 16, 2020 meeting

Member Vathally: Yes

Member Sullivan: Yes

Member Bevilacqua: Yes

Assoc. Magdiel Matias: Yes

Chairman: Yes

Approved 5-0