



Haverhill

Economic Development and Planning
Planning Board
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HAVERHILL PLANNING BOARD MEETING MINUTES

DATE: Wednesday, December 10, 2025

Place: City Council Chambers – Room #202 City Hall

Time: 7:00 PM

Members Present: Mike Morales
Bill Evans
April DerBoghosian
Nate Robertson
Paul Howard

Members Absent: Bobby Brown
Ismael Matis

Also, present Jacki Byerley, Planning Director and Melanie Sloan, Head Clerk

Paul Howard: Nate, please call roll.

Nate: Calling the roll. Mike Morales, here, Bobby Brown, Ismael Matías, Nate Robertson, Here. Bill Evans, here. April DerBoghosian Esq., here Chairman Paul Howard, here.

Paul Howard: Please read the conduct of hearing.

Nate: Conduct of hearing is as follows, if an item before the board requires a public hearing, the following procedure shall be adhered to A. The chairperson shall declare the hearing open. B. The petitioner or the representative will be given the opportunity to present his/her request. C. Others wishing to speak in favor of the petition will then be called upon to speak. D. Opponents will be then called. E. After all opponents have had an opportunity to speak the petitioner or his/her representative will be given a reasonable opportunity to rebut and shall not be allowed to bring out any new information. F. The chairman will close the hearing, and no one will be allowed to speak unless to answer a question directed to them by a member of the board.

All those wishing to speak must address the board, first giving their name and address and they shall not speak for more than 10 minutes on any agenda item. The petitioner shall be given a reasonable amount of time to present his/her petition.

Any appeal of the Boards decision regarding definitive plan approval shall be taken in accordance with Mass. General Laws Chapters 40 & 41.

Paul: First hearing is the Haverhill Housing Program.

Andrew Herilhy stepped up, introduced himself and gave a summary of the Housing Production Plan. We have been working on this for a little over a year, we're here tonight with hopefully what we believe is the final production plan. Andrew mentioned it would qualify the city for several grants and other programs that also give us pretty good blueprints with some really good data to drive decisions regarding housing and zoning in the future. Andrew said they received feedback from not only the planning board, city council also from a group called "able housing for all". We listened and tried to take those recommendations into account here. Andrew introduced Ian Burns from Merrimack Valley Planning Commission.

Ian stepped up and didn't go into too much detail but went over things in the packet, like how in the next 5 years by state regulations they focus primarily on affordable housing. All types of housing are needed for the current and future residents of Haverhill. Ian again said that this is a 5-year document, we had one that was approved back in 2018 but has since expired which is why we are here again to create a new housing production plan. Ian goes on to talk about the demographics in our community and housing stock within the city. Ian also highlighted a few things like the population projection, since Haverhill is a growing city, we need to accommodate future residence and that growth. Ian also touched on what cost burden is, it's when you're spending more than 30% of your gross income towards housing. When residents don't have extra money to spend in downtown shops or restaurants it hurts the local economy. Ian pointed out that the goals and strategies for our next 5 years are. This is where the city has an opportunity to articulate where you want to take your housing growth. Ian mentioned that we should activate our affordable housing, we have one on the books in our city ordinances but it hasn't been activated.

Nate expressed concern about the fact that it's the end of 2025 and he was worried we weren't going to meet the goal of 139 units Ian assured him that they would change the 2025 to 2026.

Mike Morales asked if there was a better way to attract developers, Andrew mentioned that they hired an impact analysis from Barrett Planning Group. Ian mentioned special permits, what type of development requires a special permit, as for example in the recommended

plan is looking where triple decker's exist today and have historically existed and if they require a special permit, developers are going to be much less attracted to going to a community when a special permit is required because if your only building 3 units it's way to expensive to go through the special permit process to get 3 units out of it.

Paul asked if Jacki had a recommendation?

Jacki, I hope that the planning board has received enough information and can recommend approval of the housing production plan as presented.

Nate Robertson made motion Bill Evans seconded it. Motion passed 5-0

Mike Morales- Yes

Nate Robertson – Yes

Bill Evans – Yes

April DerBoghossian – Yes

Paul Howard- Yes

Nate Made motion to approve the minutes from the November 12, 2025, meeting.

April DerBoghossian seconded it, motion passed 5-0

Paul called next case of street acceptance for Oakwood Terrace file # 134193.

It was decided to take all three streets for review at the same time Oakwood Terrace (#134193), South Park Street (#134190) and Harding Ave (#134194).

Jacki said these streets have been brought before the board as a recommendation by the City Council and was brought forth by the City Engineering dept. to request that these streets that have been treated as public ways, plowed as public ways and should be accepted as public ways so we can put them in the city books.

Bill Evans made the motion to accept all three street acceptances, April DerBoghossian seconded. Motion passed 5-0

Paul called the next hearing, which was a frontage waiver for 31 Lowell Ave,

Caitlyn Macy's was representing the owner, Yvonne Ingles. Caitlyn mentioned that back on August 20th the Board of Appeals granted the variance for frontage to create one building lot on Lowell Ave the actual variance is quite minimal.