



Haverhill

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

The regular meeting of the Haverhill Board of Appeals was held on Wednesday evening, January 21, 2026

Those Present:

Chairman George Moriarty
Member Louise Bevilacqua
Member Ted Vathally
Member Michael Soraghan
Assoc Member Magdiel Matias

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

Chairman called the meeting in to order on January 21, 2026

Daniel & Melyssa McKallagat for 10 Edmond Street (Map 738, Block 2, Lot 32)

Applicant seeks a dimensional variance for side setback (14.4 ft and 10.9 ft where 15 ft is required) to construct an addition onto a single-family dwelling in a RM zone. Application involves replacing existing deck with proposed addition. (BOA 25-29)

Dan McKallagat: We are requesting a backyard variance to complete a home addition in the rear of the house. We want to remove an existing footprint on a deck and build out the back of the home, and then some finished space down below.

Chairman: Comments or questions from the board? So you are going for a variance for a side setback?

Dan M: Yes the area that requires the variance, is going to be a staircase that will provide access to the unfinished space below. We thought this was the most appropriate solution to avoid individuals, my children and others to use the stairs that lead to the unfinished space with he utilities and electrical panel.

Chairman: IS the space just for your use, your own personal use.

Dan M: It will be, yes.

Chairman: Any comments or questions from the board?

Tom Bridgewater (Building Commissioner): The 10.9 is where the stairway is for the variance, and the other side there is a 14.4 where 15 feet is required, on the right side.

Dan M: Also I have a letter in support from my neighbor at 6 Edmond.

Chairman: Entertain a motion

Member Vathally: I make a motion to accept the application for 10 Edmond Street.

Member Soraghan: Second

Member Soraghan: Yes, I feel it meets the conditions of 255-10.2.2(2)



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Member Vathally: Yes, it meets the criteria for 255-10.2.2(2)
Member Bevilaqua: Yes, it meets the criteria for 255-10.2.2(2)
Member Matias: Yes, it meets the criteria for 255-10.2.2(2)
Chairman: Yes, also noting it meets the criteria for 255-10.2.2(2)
GRANTED 5-0

LEEWOOD REALTY LLC for 60 Newark Street, Unit B (Map 562, Block 1, Lot 2A)

Applicant seeks a special permit for a 60 ft by 100 ft fenced in outside storage area in a BP zone. (BOA 25-30)

Chris Valonis (68 Pain Avenue, Beverly): Currently I represent Peabody Sales & Service, a business of which I am a manager, currently located at 20 Computer Drive, Haverhill. I came before the Board 6 years ago for when we moved from North Andover/Middleton to Haverhill, to request a permit for outside storage. In that 6 years our business has grown, we hope to stay in Haverhill so we leased a new space at 60 Newark Street and I am applying for the same variance/permit for outside storage. We are a distributor of plumbing and heating materials, mostly to Home Depot and what we store outside is brand new home heating oil tanks, which we distribute to Home Depot. I think the word oil scares people, these are just unused black tanks that come in on pallets, two to a pallet, and we stack them outside, we get them in truckloads of 72 and then we ship them to Home Depot as needed, and then we get another truck load in, we currently store them outside, I believe you have pictures that we submitted. There was some questions from the conservation committee, I think they were concerned about appositely, we picked the location just because it was out of the way and in the corner of the parking lot, we could certainly move it within if there was a problem with this corner. We do not drive our forklifts on grass, this would stay confined to the current pavement.

Chairman: Conservation commented about appositely of wetlands

Chris V: So right now it is a parking lot and we intend to keep the tanks on the parking lot. They are completely unused.

Chairman: When you say unused, there is nothing in them?

Chris V: No. Imagine an oil tank in a basement, the big black drum, these are brand new never used, and they come two to a pallet and we stack them outside.

Chairman: What is the time of day they would be bring the pallets in?

Chris V: 8am to 5pm, nothing at night.

Chairman: How many pallets?

Chris V: Roughly 100 and they are 60 inches x 48 inches x 24 inches and they hold about 260 gallons. And it will be fenced.

Chairman: There are a few comments from the city's conservation commission: He has no objections to the new empty tanks in the existing paved area, however he recommends the following conditions. #1 the permit is granted for only the storage of New unused empty oil tanks. #2 Prior to the implication for the storage, to put up a fence first. #3 Storage shall



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not occur on the eastern point as it will approach the easement, as the city might need to access the drain line. Do you agree to those three?

Chris V: We do

Chairman: Any questions or comments from the board?

Member Bevilaqua: What is the reason you are moving from the old site, just to expand?

Chris V: Yes. So currently we lease 37,000 sf and the new building is 60,000 sf, and the rent at the old one was going up.

Chrisman: Other comments or questions from the board? Entertain a motion.

Member Vathally: I make a motion to accept the application for 60 Newark Street.

Member Soraghan: Second

Member Soraghan: Yes, I feel it meets the conditions of 255-10.4.2

Member Vathally: Yes, it meets the criteria for 255-10.4.2

Member Bevilaqua: Yes, it meets the criteria for 255-10.4.2

Member Matias: Yes, it meets the criteria for 255-10.4.2

Chairman: Yes, also noting it meets the criteria for 255-10.4.2, with the Three conditions that we sighted earlier.

GRANTED 5-0

Henry Gonzalez for 6 Karen Way (Map 564, Block 13, Lot 888B)

Applicant seeks a dimensional variance for side setback (10.05 ft where 15 ft is required) to extend existing attached garage and construct an ADU above in a RM zone. (BOA 25-31)

Henry Gonzales: I have been a Haverhill resident for about 11 years, I have resided at 6 Karen Way for about 9 years. What I am trying to achieve by building an ADU above the garage, is to have my mother move in, she is getting pretty old and it will help out to have her right next to me. The variance is so the stairs can be concealed in the garage, to avoid any time of weather conditions for going up the stairs with groceries etc.

Chairman: So you are extending the existing attached garage?

Henry: That is correct sir.

Chairman: Comments or questions from the board? It will have to go through developmental review. It is 900 sf?

Henry: Yes

Member Vathally: What is your hardship for this variance? Could it have been done on the other side?



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Henry: The other side, structurally since the garage is already built there is a foundation already there, cost wise it would be easier just to remove the roof off of the garage, put some steel beams some LDL's, continue building up and carry on to the other side. Also, for the sake of my mother for her to park her car in the garage which is going to be the third bay, when she gets out of her vehicle she can go right up the stairs

Member Vathally: Your hardship is you wouldn't have to extend the bottom row, because you would use the existing driveway.

Henry: The extension is only 12 feet.

Chairman: Other comments or questions?

Member Soraghan: It appears Mr. Gonzalez has the support of the neighbor adjacent who would be bothered by any setbacks and there is no one here in opposition. He has neighbors' support.

Henry G: Thank you for bringing that up. I have 12 signed, more than my immediate neighbor, as I am the youngest one around there and I help everyone with everything so they are very supportive of this, I hope to continue to make this of the picture, so that it looks very pleasant for the neighborhood.

Chairman: Thank you for reaching out to the neighbors and getting them involved, that is helpful for us, thank you. Any other comments or questions?

Member Bevilaqua: Does your mom live with you now?

Henry: No, she does not

Chairman: Entertain a motion.

Member Vathally: I make a motion to accept the application for 6 Karen Way.

Member Soraghan: Second

Member Soraghan: Yes, I feel it meets the conditions of 255-10.2.2(2)

Member Vathally: Yes, it meets the criteria for 255-10.2.2(2)

Member Bevilaqua: Yes, it meets the criteria for 255-10.2.2(2). We always want to support families taking care of each other

Member Matias: Yes, it meets the criteria for 255-10.2.2(2)

Chairman: Yes, also noting it meets the criteria for 255-10.2.2(2). Again I appreciate you reaching out to neighbors and getting their support for this.

GRANTED 5-0

Historic New England for 143 Essex Street (Map 304, Block 57, Lot 2)



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Applicant seeks variances for the installation of five (5) architectural banners to remain in place more than sixty (60) days above the first floor at the applicant's Welcome and Exhibition Center that extends more than 24 ft off the ground in a BG zone. (BOA 25-32)

Karissa Demore (Vice President and Chief Policy Director): Historic New England is the oldest largest comprehensive historic organization in the United States, with more than a century of pioneering preservation experience and nearly four decades in Haverhill. We are now seeking to create a really transformative redevelopment institution that is centered on five parcels that we own on Essex Street, they straddle Essex Street and they also straddle the training bridge, so that includes the two shoe factories, one being 143, the other being 151 Essex Street, eight story concrete historic shoe factories, as well as three lots on the other side of the street, so it is an entire campus of property that contains within the shoe factories, the worlds largest concentrations of artifacts and archivable documents, that share the history of New England across four plus century's of time. Our adjective is to create a local cultural destination district within that campus that will enhance the ability cultural connections vibrancy and resilience's for Haverhill and the region as a whole. Within this past year or so, we have concentrated on our first phase of animating our property on the ground floor of 143 Essex Street, taking the entire ground floor of one of the shoe factories and creating a welcome and exhibition center, it will have versatile programing and changing exhibitions that really showcase the collections and invite the public in. So communicating about the kind of activity that will take place on this campus, really requires the ability to present a time limited orifice to the public that are consistent to our institutional purpose and so we are seeking relief tonight, to install banners at the exterior of the property, that would showcase our work and our collection, as an extension of our admission into the public room. As I said our campus comprises of multiple parcels, multiple buildings, and interior alley way between the two shoe factories, with many different entrances, and we also expect that there will be a high volume of first time and infrequent visitors, so we find an incredibly important part of innovating this campus, the five banners that we are proposing would be triangular in shape with locations, that would be visible along Essex Street, guiding visitors to the main public entry of the campus and given the scale of the buildings and eight stories, the banners are proportioned to be architecturally scaled with the overall space, they would also be professionally designed and maintained in good and safe condition and they would change tied to sort of the content changes being offered to the public. So we do not believe that this proposal would injure the rights of other, rather we think that this would actually enhance the community, enhance the vibrancy of downtown, and we have sought to bring the community and the work that we have done this far, we have received good support and we look forward to brining the community in further as we continue our initiative. I am here tonight also with Bernie Lebow from Sign Works Group and he can answer any questions you might have about the application.

Chairman: Thank you. Are all five going to be on the front, or are some going to be on the side?

Karissa: There would be four along the front, lining up with the bays of the building, and one right around the corner inside the alley way.

Chairman: I have been in there a couple of times actually when you hosted the Haverhill Rotary Club and we toured a couple of the floors, it was very impressive. Comments or questions from the board?

Member Vathally: Are these banners going to be changed at all throughout the year?

Karissa: That is correct.



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Member Vathally: How often?

Karissa: We are seeking to change them with the changing programs in the space, most likely tied to changing exhibitions, so for instance when we open the space, it would be one thing for about a year and then we would have banners that coincide with that timeframe, but we would be maintaining them throughout, and if they need to be replaced we would replace them.

Member Vathally: When they are replaced, they would obviously be the same size as they are now?

Karissa: Correct

Member Vathally: What are the hours of operation going to be there?

Karissa: We are anticipating, at least for our opening campaign, that we would be open 4 or 5 days a week, with a mixture of daytime and evening hours.

Chairman: And these banners are located above the 24 foot designation?

Building Commissioner: It is up 4 stories or 5 stories, right?

Karissa: Exactly, they extend from the second story up.

Member Soraghan: Within the packet, a Lt. Robert Irvine from the fire department made some comments about having the exterior banners meet certain standards,

Building Commissioner: That would be the material, it can't be flammable material

Bernard Lebow (Newton, MA): I'm representing Sign Works Group, the manufacturer of the banners and the brackets and I can confirm that the material that will be used, will be a printed material that lets air through, so it reduces the strain and air load on the brackets, and will also be fire retard that will meet those three codes that you mentioned.

Building Commissioner: All that documentation will need to be submitted during permitting if approved.

Chairman: Other comments or questions? Entertain a motion.

Member Vathally: I make a motion to accept the application for 143 Essex Street.

Member Soraghan: Second

Member Soraghan: Yes, I feel it meets the general conditions of 255-10.2.2(2)

Member Vathally: Yes, it meets the criteria for 255-10.2.2(2)

Member Bevilaqua: Yes, it meets the criteria for 255-10.2.2(2)

Member Matias: Yes, it meets the criteria for 255-10.2.2(2)

Chairman: Yes, also noting it meets the criteria for 255-10.2.2(2),

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MERRIMACK STREET PROPERTY 3, LLC for 5 Merrimack Street (Map 103, Block 1, Lot 1)

Applicant seeks variances for the installation of five (5) wall signs (56.83 sf per sign where 45 sf is maximum) in the Waterfront District where only one wall sign for each building's frontage is permitted. Three of the wall signs referenced above shall require relief to be installed onto the fifth story of the parking garage where no wall sign is permitted to be placed higher than the first floor of a building. Relief is also required for one of the fifth story wall signs that lacks building frontage. (BOA 25-33)

Kiara Healey (Portsmouth Sign Company): We are seeking a variance regarding the sign area and the placement and frontage, for five signs that would be going up on the new parking garage for Pentucket Bank, three of which would be above the fifth floor and two which would be above the first floor.

Chairman: Can you tell us a little bit about the signs?

Kiara Healey: The dimensions are 31 inch high letters and logo, they are internally lit channel letters & logo, that would be mount directly to the building, they are roughly 264 inches wide and 31 inches high.

Chairman: So there will be two on the Merrimack Street side on the first floor.

Kiara: Correct.

Chairman: And then on Main Street, on the top floor

Kiara: Correct.

Chairman: And then on the back side of it on Parkway

Kiara: Correct.

Chairman: Comments or questions from the board? Is that the only signage that is going on that part at this point.

Kiara: I believe so

Chairman: Commissioner, is there any comment you would like to make?

Building Commissioner: This is difficult to figure out how to write it up, but they need the variance for the size of the sign, above the first floor of the building, and the one on Parkway does not have any frontage, so it is pretty much written up the way it needs to be.

Chairman: There are no comments from department heads. Any other comments from the board? Entertain a motion

Member Vathally: I make a motion to accept the application for 5 Merrimack Street.



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Member Soraghan: Second

Member Soraghan: Yes, I feel it meets the general conditions of 255-10.2.2(2)

Member Vathally: Yes, it meets the criteria for 255-10.2.2(2)

Member Bevilaqua: Yes, it meets the criteria for 255-10.2.2(2)

Member Matias: Yes, it meets the criteria for 255-10.2.2(2)

Chairman: Yes, also noting it meets the criteria for 255-10.2.2(2),

GRANTED 5-0

The board voted to approve the meeting minutes from the December 17, 2025 meeting (all members approved)