

**HAVERHILL PLANNING BOARD  
MEETING MINUTES**

**DATE: Wednesday, April 13, 2022**

**Place: City Council Chambers – Room #202 City Hall**

**Time: 7:00 PM**

Members Present:           Member William Evans  
                                  Member Robert Driscoll  
                                  Chairman Paul Howard  
                                  Member Ismael Matias  
                                  Member Karen Buckley  
                                  Member Carmen Garcia  
                                  Member Bobby Brown

Members Absent:           Member April DerBoghossian, Esq.  
                                  Member Nate Robertson

Also Present:           William Pillsbury, Jr., Director of Economic Development and Planning  
                                  Lori Robertson, Head Clerk

**Approval of Minutes:**

**March 9, 2022**

After board consideration, Member Bobby Brown motioned to approve the March 9, 2022 meeting minutes with correction. Member Robert Driscoll seconded the motion.

Carmen Garcia – yes

Bill Evans – yes

Karen Buckley – yes

April DerBoghossian, Esq.- absent

Bobby Brown – yes

Nate Robertson- absent

Robert Driscoll – yes

Paul Howard – yes

Ismael Matias - yes

**Motion Passed.**

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**\*Member Karen Buckley: Read the rules of public hearings\***

**Public Hearings:**

**Zoning Amendment:**

Please note at the April 13, 2022, Planning Board meeting held at 7:00 pm in the City Council Chambers the board considered the recommendation of the Planning Director, William Pillsbury, Jr., to forward a favorable recommendation to the city council on the proposed amendment.

Mr. William Pillsbury addressed the board. Let me be very brief on this. This is a request from the City Solicitor to make a simple modification to zoning relative to keeping of birds and animals and deleting the words "not to exceed four in total" from table 1. By deleting the requested language, the zoning ordinance would remove a restriction on the number of such animals allowed and leave it to the regulation of the Board of Health as to an appropriate determination based on multiple factors rather than a blanket prohibition with an arbitrary limitation.

With that I would support the City Solicitor's request. This will go before the City Council. With that I would make a favorable recommendation to the City Council on the proposed zoning amendment.

Chairman Howard asked if anyone from the public wishes to speak. Hearing none, I will close the public portion of the hearing.

After board consideration, Member Robert Driscoll motioned to forward a favorable recommendation to the City Council as recommended by the Planning Director William Pillsbury, Jr. Member William Evans seconded the motion.

Member Robert Driscoll-yes

Member William Evans- yes

Member Bobby Brown - yes

Member Carmine Garcia- yes

Member Ismael Matias- yes

Member Karen Buckley - yes

Chairman Paul Howard -yes

Member April DerBoghosian, Esq.-absent

Member Nate Robertson-absent

**Motion Passed.**

City department reports are attached to and considered part of this board's decision and notice of decision. Any appeal of this board's decision and notice of decision shall be taken in accordance with M.G.L. Chapters 40A and 41 within twenty (20) days of the board's filing of this decision/notice of decision with the city clerk.

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**List of all documents and other exhibits used by the public body during the meeting:**

**An ordinance relating to zoning**

**Regulation of the City of Haverhill Board of Health/Minimum standards for the keeping of domestic animals.**

**Letter, William D. Cox, Jr., City Solicitor, 2-16-22**

**Request for comments**

**Letter, Fire Department, 2-17-22**

**Letter, Conservation, 4-11-22**

**Email, William Pillsbury/William Cox, Jr., City Solicitor, 4-11-22**

**Frontage Waiver for 815 Hilldale Avenue (land on Oliver Street):**

Mr. William Pillsbury, Planning Director addressed the board. Just wanted to remind you our limited responsibility is to look as to whether there is adequate access to the buildable portion of the lot via the reduced frontage. That is the limitation that the board has. We are not relitigating the variance granting or anything else beyond that. I will turn it over to Steve.

Steve Defeo, President of Bradford Unlimited Corp., Boxford, MA addressed the board. I went for a variance on this property. I am going to access both lots on Oliver Street with driveways. If you have any questions, I can answer them.

Chairman Howard asked if anyone from the public wished to speak. Hearing none, I will close the public portion of the hearing and open it up for comments from the Planning Director.

William Pillsbury, Planning Director: The role of the Planning Board on acting on the frontage waiver is limited to one specific issue by statute which is to confirm that there is adequate access via the reduced frontage. The review of the plan by the City Engineer, Building Inspector and myself all indicate that there is adequate access to the buildable portion of the lot. I would recommend approval of the frontage waiver for 815 Hilldale Avenue.

After board consideration, Member Robert Driscoll motioned to approve the frontage waiver for 815 Hilldale Avenue as recommended by the Planning Director, William Pillsbury. Bobby Brown seconded the motion.

Member Nate Robertson: absent

Member Bobby Brown: yes

Member William Evans: yes

Member Karen Buckley: yes

Member April DerBoghosian, Esq.: absent

Member Carmen Garcia: yes

Member Robert Driscoll: yes

Member Ismael Matias: yes

Chairman Paul Howard: yes

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Motion Passed.

City department reports are attached to and considered part of this board's decision and notice of decision. Any appeal of this board's decision and notice of decision shall be taken in accordance with M.G.L. Chapters 40A and 41 within twenty (20) days of the board's filing of this decision/notice of decision with the city clerk.

**List of all documents and other exhibits used by the public body during the meeting:**

**Online application (PBFW-22-3)**

**Frontage waiver application**

**Form D**

**Letter, Chesley and Marie Maslowski, 3-2-22**

**Plan by RAM Engineering, 8-4-21**

**Notice of Decision Board of Appeals, 1-19-22**

**Definitive Escrows:**

**Carrington Estates Phase ii:**

The Haverhill Planning Board at its 4/13/22 meeting held on Wednesday evening at 7:00 pm in the City Council Chambers reviewed the request to reduce the account to a zero balance in return for the completion of all work.

Economic Development/Planning Director William Pillsbury, Jr. advised the board members to reduce the account to a zero balance as recommended by the Planning Director. The Planning Director recommended the board reduce the account to a zero balance.

In consideration of the Planning Director's recommendation, Member Robert Driscoll motioned to reduce the account to a zero balance. Seconded by Member Bobby Brown. All members present voted in favor. Members Absent: April DerBoghossian, Esq. and Nate Robertson. Motion Passed.

**List of all documents and other exhibits used by the public body during the meeting:**

Escrow materials

**Reminders for escrow:**

**Form A Plans: RKACO/Anthony Rogers for 1091 Broadway:** Member Nate Robertson motioned to approve and endorse the Form A for 1091 Broadway. Seconded by Member

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William Evans. All members present voted in favor. Member Absent: Nate Robertson and April DerBoghossian, Esq. Motion Passed.

**Endorsement:**

**Any other matter:**

Meeting adjourned.

Signed:

*Paul B. Howard*

Paul B. Howard

Chairman