



Haverhill

Economic Development and Planning
Board of Appeals
Phone: 978-374-2330

City of Haverhill

Board of Appeals Minutes

May 20, 2026 – 7:00pm

City Hall, Council Chambers, Room 202

Call to Order:

The meeting was called to order at 7:00pm by Chairman George Moriarty.

Roll Call:

Present were Chairman George Moriarty, Member Lynda Brown, Members Ted Vathally, Member Michael Soraghan and Member Louise Bevilacqua. Also present were Planning Director Jacki Byerley, Head Clerk Samantha Limberti, Building Commissioner Tom Bridgewater, and Matt Hennigan.

Public Hearings:

Momentum Wellness Centers LLC for 1 James P. Ginty Blvd. (BOA 26-3)

The hearing was continued from the April 15th meeting. The applicant is requesting a special permit to allow a professional medical office to operate a licensed outpatient program for individuals with mental and/or behavioral health issues in a RU zone. As part of the requested special permit, the Applicant seeks a reduction in the parking requirement. Applicant was present; no opposition. Attorney Andrew Tine spoke virtually via a Microsoft Office Teams meeting. He discussed parking for the commercial retail building in the residential area. The parking available is sufficient as most of its clientele will be using public transit. There would be 16 compliant parking spaces with 3 to 5 employees (5–6-hour shifts) using spaces on Ginty Blvd. Applicant Josh Stevens spoke next and continued the discussion of parking within the city's guidelines. He noted that the employee handbook would enforce this. They will also be offering a shuttle service to the T.

Member Michael Soraghan suggests 14 spaces as opposed to 16, providing pedestrian access. Applicant Josh Stevens notes there will be proper paths and lighting. Member Lynda Brown notes the safety issue of the intersection and applauds the configuration proposed. Member Louise Bevilacqua asks where they believe most of the clientele will be from, which the applicant believes will be Haverhill and the Merrimack Valley area.

On a motion by Member Vathally to accept the application of 1 J P Ginty Blvd, seconded by Member Soraghan; Member Bevilacqua: Yes. Member Brown: Yes. Member Vathally: Yes (meets criteria 255-10.4.2). Member Soraghan: Yes (meets criteria for special permit 10.4.2). Chairman Moriarty: Yes. Granted. Motion Passes. (5-0)

0 Montrose Avenue (BOA 26-4)

Applicant was present; no opposition. He is seeking a dimensional variance for lot depth (90 ft where 100 ft is required) to construct a duplex in a RU zone. Applicant, Robert DeNisco discussed the need for a deck as well as depth causing slight confusion which was cleared up by Building Commissioner Tom Bridgewater. The deck does not require a variance, just the lot depth as advertised.

On a motion by Member Vathally to accept the application of 0 Montrose Avenue, seconded by Member Soraghan; Member Bevilacqua: Yes. Member Brown: Yes. Member Vathally: Yes (meets criteria 255-10.2.2 paragraph 2). Member Soraghan: Yes. Chairman Moriarty: Yes. Granted. Motion Passes. 5-0

110 Pilling Street (BOA 26-6)

Applicant was present; no opposition. Attorney Michael Migliori was present to represent the applicant, Snow Cassell, LLC. Both Mr. Snow and Mr. Cassell were in the audience. Attorney Migliori handed the board a packet with signatures of neighbors backing their proposal as well as two prior proposals passed by the board.

They are seeking the following dimensional variances to build an additional single family home onto their lot in a RH zone: Requested variances for new Lot 1B include lot area (5,013 sf where 7,500 sf is required), lot frontage (50 ft where 75 ft is required), and lot width (50 ft where 56.25 ft is required). Proposed new Lot 1A shall include existing single-family dwelling. Requested variances for new Lot 1A include lot area (5,038 sf where 7,500 sf is required), lot frontage (50 ft where 75 ft is required), and lot width (50 ft where 56.25 ft is required). He states they will also create driveways so there will be less parking on the streets.

Attorney Migliori states they spoke with neighbors who agree that single family homes are more attractive than two-family homes. He states the property is in a neighborhood with single family homes on similar lots; this new single home would fit better with the existing neighborhood. States these homes go quickly, go to first time homeowners, and are highly sought out in Haverhill due to their reasonable prices. Board confirmed the lot was conforming for a single-family home. The house is non-conforming as it is too close to the property line.

On a motion by Member Vathally to accept the application of 110 Pilling Street, seconded by Member Soraghan; Member Bevilacqua: Yes. Member Brown: Yes. Member Vathally: Yes (meets criteria 255-10.2.2 paragraph 2). Member Soraghan: Yes. Chairman Moriarty: Yes. Granted. Motion Passes. 5-0

125 River Street (BOA 26-8)

Applicant was present; no opposition. Casey Rice represents his father Philip Rice. Seeks a minor variance to match setbacks of the neighborhood. They want to raise the existing structure by a level and a half and convert the existing single story commercial building into a three-unit, three-story residential dwelling in a CG zone. He claims this will elevate traffic congestion while giving tenants off-street parking.

Requested variances include lot area (6,898 sf where 24,000 sf is required), lot frontage (62.55 ft

where 100 ft is required), and side setback (6.05 ft where 20 ft are required). The footprint already exists; do not believe it will create any impact to the existing lot. To his knowledge he meets all criteria except the variance he is here for today. He believes this will create more revenue for the city as well as help to create more affordable housing. Notes the location is within walking distance of the commuter rail and bus station.

Member Vathally has Applicant Rice confirm that there will be three two-bedroom units with five parking spots.

On a motion by Member Vathally to accept the application of 125 River Street, seconded by Member Soraghan; Member Bevilacqua: Yes. Member Brown: Yes. Member Vathally: Yes. Member Soraghan: Yes. Chairman Moriarty: Yes. Granted. Motion Passes. (5-0)

512 Washington Street (BOA 26-9)

Applicant was present; no opposition. Attorney Caitlin Masys spoke for the applicants, Habitat for Humanity. The applicant seeks to construct multifamily dwellings on the property and will seek a special permit from City Council. Borders RU zone, located in the RH zoning district. Owned by Essex County Habitat for Humanity. Attorney Masys emphasizes this property has been vacant for quite some time after being foreclosed on; states philanthropist who purchased the lot is doing a service for our community with this. Attorney Masys believes this project aligns with vision 2035. They seek variances for lot area (22,670 sf where 68,000 sf is required, side yard setback (10 ft 1 in. and 9 ft 5 in. where 20 ft is required), separation of building (19 ft 4 in. and 23 ft 0.5 in. where 50 ft is required) from Note 13 of Ch. 255 Attachment 2 Appendix B, separation of building (19 ft 4 in. and 23 ft 0.5 in. where 40 ft is required) from Ch. 255 Section 8.2.2(2) and lot depth of 120 ft when 200 ft is required.

They are proposing to leave the existing house where it is and renovate it to become three affordable housing units. (Seven units: three in the existing, two in each duplex. There will be four garage spaces; the total parking spaces for the entire building is 13). They would like to remove the garage and shed located on either side of the current building; and construct duplexes on either side with garages built underneath for parking. If approved it will become a seven-unit condominium; resulting in seven affordable housing units in perpetuity, all of which will be regulated (land included). Restrictions will be posted in both the deeds and master deed to maintain the affordable nature of the property. Will stay as one lot, remain under common ownership as a condominium. Received many letters of support from neighbors and have only received positive feedback. Chairman Moriarty notes that Mr. Fantini of Fantini bakery (located in the same area) has also sent in a letter of support.

On a motion by Member Vathally to accept the application of 512 Washington Street, seconded by Member Soraghan; Member Bevilacqua: Yes. Member Brown: Yes. Member Vathally: Yes (meets the criteria for variance 255-10.2.2 paragraph 2). Member Soraghan: Yes. Chairman Moriarty: Yes. Granted. Motion Passes. (5-0)

21 Fernwood Avenue (BOA 26-5)

Applicant was present; opposition in attendance. Applicant, Paul M. Connor, seeks a Special Permit in accordance with section 5.5 of the zoning ordinance to determine the proposed extension of an existing non-conforming structure. Wants to put an addition onto the back of his home for his 88-year-old mother to keep her out of a nursing home. Applicant Connor states his mother wants her own kitchen and bedroom; she wants her independence though she is more than welcome to move into his home. The footprint of the property on either side will not change. Applicant Connor spoke with neighbors, and none had any issues.

Opposition: Long time resident of 15 Fernwood Avenue has lived on the street for 44 years. Does not oppose Applicant Connor. Questions that if they approve this special permit for him if they are setting a precedent for all 50 homes in that area to be able to do the same. Chairman Moriarty explains that though possible, they take every application on its own merits and try to stay consistent. Chairman Moriarty notes these are important questions but states we need to move forward with the application at hand.

On a motion by Member Vathally to accept the application of 21 Fernwood Avenue, seconded by Member Soraghan; Member Bevilacqua: Yes. Member Brown: Yes. Member Vathally: Yes (meets the criteria for special permit 255-10.4.2). Member Soraghan: Yes. Chairman Moriarty: Yes. Granted. Motion Passes. (5-0)

0 Liberty Street (BOA 26-7)

Applicant was present; opposition in attendance. Seeks dimensional variances for lot area and lot frontage to construct a new single-family dwelling in a RR zone. Attorney Paul Magliocchetti asks for and is granted continuance without discussion.

On a motion by Member Vathally to grant the continuation without discussion of the application for 0 Liberty Street to the June 17th Board of Appeals meeting, seconded by Member Soraghan; Member Bevilacqua: Yes. Member Brown: Yes. Member Vathally: Yes Member Soraghan: Yes. Chairman Moriarty: Yes. Granted. Motion Passes. (5-0)

Minutes:

On a motion by Member Vathally, seconded by Member Soraghan; Accepted March and April minutes of the Zoning Board of Appeals 2026. ; Member Bevilacqua: Yes. Member Brown: Yes. Member Vathally: Yes Member Soraghan: Yes. Chairman Moriarty: Yes. Motion Passes. (5-0)

Adjournment:

On a motion by George Moriarty, seconded by Ted Vathally, the Board voted to adjourn. Motion Passes. (5-0)