

**HAVERHILL PLANNING BOARD
MEETING MINUTES**

DATE: Wednesday, August 14, 2024

Place: City Council Chambers – Room #202 City Hall

Time: 7:00 PM

Members Present: Member William Evans
 Member April DerBoghosian, Esq.
 Member Bobby Brown
 Member Nate Robertson

Members Absent: Chairman Paul Howard
 Member Carmen Garcia
 Member Ismael Matias
 Member Michael Morales
 Member Karen Buckley

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

Approval of Minutes:

June 12, 2024

No vote taken. Planning Director William Pillsbury stated we will wait for a full board.

Public Hearings:

Street Alteration for Chadwick Road:

The City of Haverhill seeks a favorable recommendation to the City Council for a right of way alteration for Chadwick Road by widening to the south (117761)

Dear City Council President and Councilors:

Please note at the August 14, 2024, Planning Board meeting held in Room #202 City Council Chambers at 7:00 p.m. the board considered the recommendation of the Planning Director, William Pillsbury, Jr., to forward a favorable conditional recommendation for the alteration of the following street:

- **Chadwick Road**

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Member Nate Robertson read the rules of the public hearing into the record.

Mr. Pillsbury: The next items are recommendations to the City Council, and we are on a time frame to get those done. We are going to proceed to those tonight. The first is the street alteration for Chadwick Road. Again, just letting you know the Planning Board is just hearing this and making a recommendation to the City Council. The City Council is the one that will make the final vote.

Audience: Is that going to be on September 10th?

Mr. Pillsbury: We will find that out. That will be the actual vote. This is just a recommendation. Sometimes they choose to accept our recommendations and sometimes they don't.

John Pettis, City Engineer: What we are looking at is a significant safety improvement. I am sure you have all driven this intersection. What we have is Chadwick Road and Willow Avenue not aligned and there is a 70' jog there. What that does is leave a lot of confusion going from one street to another a left and quick right. It leads to a lot of confusion. People come up to both streets at the same time, they are in conflict. They don't know whether the person is taking a left or a quick right or a left and continuing on straight down the road. We had our consulting do the design. This has gone through conservation already. Again, I think the jog leads to confusion but it leads to longer travel time through the intersection which when you pair that with people heading towards Boxford on Kingsbury Avenue people are going at a high rate of speed. We have had a lot of accidents there, a lot of really bad accidents there. It is something that has been on our radar for quite awhile. Each of you have a sheet that shows the existing limits of Chadwick Road ROW are in blue. We are widening the ROW down to the south which would be the green line. We will widen the ROW down to the green line. The roadway will just be within that. When you come to the end of Chadwick Road it will be straight across from Willow Avenue rather than have that 70' jog. With that I will take any questions.

Mr. Pillsbury: Any comments from the Police Department?

John Pettis: Yes, again, this is something that is in traffic and safety's radar for quite awhile.

Mr. Pillsbury: They are in favor of this plan?

John Pettis: Yes.

Mr. Pillsbury: How about Conservation?

John Pettis: Conservation and the Fire Department.

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Mr. Pillsbury: Utility issues? Water and sewer?

John Pettis: No, I guess the other thing is there is a really tough line of sight issue coming out of Chadwick Road when you look up the hill you have a lot of especially this time of year a lot of brush, same thing looking down the hill. This will improve line of sight significantly.

Member Robertson: I know that section of Chadwick going down hill, will this improve that line of sight?

John Pettis: Yes. It gets you a little bit further away from that hill not the just the hill but with the house and big barn.

Mr. Pillsbury: We will have the public come up.

Jennifer Hogan of 540 Chadwick Road addressed the board. I have lived there for 22 years now. I have two children who try to walk up and down Chadwick Road. I don't allow them to walk my dog up Chadwick Road because the cars that go up there are speeding by. I have looked at this, my husband and I have pondered over this and we just don't understand why. It doesn't make sense. That intersection, yes, is not great but it is not going to slow cars down coming from Kingsbury Avenue. That's the problem. The problem is the cars come flying over the hill going 50 mph and they are not looking. That's not going to stop when this happens. All this is going to do know is...now the people have a quicker way through. That turn that it gives slows people at least enough for when you are trying to walk on the road they don't have that extra second to speed up. It's already a deathtrap on that road. I just feel like...this is not...I can't understand any of it. I don't understand how this is going to fix that problem. All I can see for me its going to give us....I'm sure you can speak to this the water line. There is no way this is not going to effect the waterline. We have lost water how many times? When this gets through I would also like to know how we will be taken care of as citizens while this construction is happening. I know this is going to go on whether I want it or not. I am not stupid or naïve enough to think my opinion matters. I want it on record. I know for a fact that we will lose our water for many days. Every time anything happens on that road we lose our water. I want to know how we are going to be assured that we are not going to sit there an suffer for however long this takes. I think its not worthwhile. I think that we have the wetlands there. Those are more important. We are not going to do anything to solve the problem. People are not going to stop speeding 55 mph down Kingsbury Avenue. That's the problem we need to address. When people are allowed to speed 55 mph down Kingsbury Avenue. That is not going fix...this is a band-aid fix and it is going to be a big construction band-aid. A big expensive construction band-aid that is not going to help any of the people that live on that side of Chadwick Road.

Mr. Pillsbury: I think one of the things that might be helpful and obviously we can convey that with our vote tonight is that for the City Council once they do consider this to really work with traffic and safety and work with the police department on the speeding issue. I have been out there and I know that the speeding is a real issue.

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Jennifer Hogan: 100%. I understand that they are doing what they can.

Mr. Pillsbury: What John is suggesting, though and what the consultants are suggesting in addition to the speeding. You are right this is not going to. This is not traffic calming measures. It is going to reduce the accidents at the intersection. I think that is the goal of it.

Jennifer Hogan: I am just saying as someone who has to drive that intersection several times a day. This is my life, I live there. I walk that intersection, I drive that intersection. I walk my dogs across that intersection. Like I said, for 22 years I have done this. I can tell you that I have done a better study than any study that can be done in a couple of weeks. I mean we live here. Its not going to fix it. That is all it is a very expensive construction band-aid that is all it is going to do is cost a lot of money, cause a lot of problems and in the long run its going to make Chadwick Road...we are already a cut-thru now to Salem Street. All it is going to make us a highway now. We are now going to be Chadwick highway. I already have to be careful of my kids now. Its just going to make it that much tougher. Its not going to make it better. That's the problem. I have been sitting there and I had questions initially when this first got sent to me and there was some virtual meeting that I could not attend, and I felt really bad about it and all my questions got sidetracked. I have a lot of problems with this. Like I said, all this is going to do is turn this into....I wish my husband could be here, he's more eloquent speaker than me. He is with the kids tonight. We are already a cut-thru that nobody cares about. The cars come flying down our street. If anything should get fixed it should be the fact that when you go down Chadwick Road its so narrow in that one spot that you can't even walk there because cars are literally going to take you out. There's no where to hide while you are trying to walk down the street. That should be where we send our money. Let's spend our money making it a safer place for the people that live there and not sit there and try to fix an issue that really is people's behavior. Nothing is going to change people's behavior they are still going to speed; they are still going to drive poorly. They are not going to look. There's going to be accidents there. There are 100% going to be accidents there. The only difference now is that people will be using...I understand that there is going to be a development down at the end of Salem Street. What road is Cedardale on? Willow. Thank you, down at the bottom of Willow. I understand that development is going to come in with all the traffic and we are going to be a highway. We already live on a hard road to live on its going to be that much more impossible. That's all I have to say. I think this a really big expensive band-aid that's not actually going to fix the problem. There are a lot of other places to spend money. Those roads are falling apart on Chadwick. Go drive down Chadwick Road to see and come back and tell me where we should be spending our money. Its falling apart and there is not enough room to move or walk. Again, I have lived there for 22 years of my life. I have sat there an invested time into this city too. I have two kids, I have sat there and been part of Haverhill Youth Sports and I have tried to be part of this city. I do my part but this really frustrates me. If I thought there was any merit to this I wouldn't be here tonight. I have two kids at home who I would much rather not be...even though you are all lovely people who would much rather be home with them tonight. So that's all I have to say.

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Member Brown: In response to that as a resident, I actually live on Laurel Avenue, and I am not sure if you ever see how fast cars go on Laurel Avenue. We have Hunking right across the street on Route 125. Its not a school zone. I advocate for that. I do respect your comments and appreciate your comments and all I can say is absolutely advocate the best you can to the City Council. Keep up your advocacy to make a safer place. As a function of the Planning Board we are here to make a recommendation. The City Council makes the final decision.

Jennifer Hogan: I plan on attending. I have that letter too. We got the letter. We had to sign for that one. I did get that one.

Lesley McGrath of 549 Chadwick Road addressed the board. I live right at the beginning of where you are talking about moving the road. At the bottom of the hill. I am just curious what originated this, who started this whole thing? Was it because there is a new development that is coming in down at the bottom of the hill? They want more of a right of way. Definitely the road has gotten more and more of a cut-thru. It's not a highway size road, its a back road. We have everybody cutting through, missing the lights on Main Street, trying to get to Groveland, trying to get to Salem Street. At 7:00 am you can see the cars going by my house at 50 mph. It's a too small area. I am just wondering what originated this idea? When you get to the bottom of the street to either go left or right and there is a bit of confusion...I think if you have a straightaway there is going to be people coming straight through and not even stopping. I have seen that happen before. We are making it easier for people to go straight across Kingsbury which is not a four way stop. It's a stop on our side and stop on Willow. At least people know that they have to stop in order to get across this way. This way they are going to be picking up speed going straight up. I am not a traffic person, I just live up in that spot and I do walk everyday up the street and I jump into the woods when I see a car coming. There isn't enough room for people on the street. There is more and more traffic. I have been there since 2001 and I think maybe when they started GPS people realized you can get through going this way and all of a sudden you just have a highway going through the front yard. That's all, I am not saying it's the worst thing but I am just curious what drove this to begin with. What is the origin story of this project.

John Pettis: I will start right there, traffic and safety I have been with the city 21 years now and this has been before traffic and safety many times because when we have an accident there it tends to be a bad one.

Audience: Also, there is a very big angle if you are sitting trying to go across Kingsbury. The angle is so hard that it is kind of a blind spot. People are coming down the hill very fast on Kingsbury and you can't see them until....creeping out creeping out.

John Pettis: That is one of the things, now you won't have that angle and you will be further down the hill. Again, the line of sight improves.

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Audience: More of an angle though really.

John Pettis: No.

William Pillsbury: It's going to be a "T".

John Pettis: Again, I will just say I live a stones throw from this. I live off of Hoyt Road. I have lived there for 20 years.

Audience: You are not...where the traffic its not the same. You are not on Chadwick Road where the traffic is.

John Pettis: My neighbor's backyard is Chadwick Road.

Audience: The backyard is different.

John Pettis: All I am saying is I drive it often multiply times a day.

Audience: Oh yeah okay, you driving it but you are not living on it. 100% not the same.

William Pillsbury: Any questions from the board? Is it possible John as we move towards a recommendation would it possible to incorporate a condition basically to pass along concerns of the neighbors relative to the speeding.

John Pettis: Certainly, I will do that myself.

William Pillsbury: With that I would recommend a conditional favorable recommendation to the City Council to incorporate the conditions relative to the important conditions relative to the traffic and safety as being paramount. There is no development that I am aware of that is coming in as a result of this. That has never been talked about and I have been around for awhile. I don't think that is happening. I do think it is a matter of traffic and safety it has been around a long time. The City Council will decide. From a planning perspective, planning department, planning board I think it makes sense to "T" up that intersection to create a literal "T" intersection then deal with the other public policy which is police patrols and speeding. I know you had a lot of issues, John, heading out to the Plaistow line. You had to put signs out there, police patrols, electronic signs those kind of things. I don't know if any of those are out there or not. Those could all be incorporated into part of this recommendation. I would recommend a conditional favorable recommendation to the City Council to move forward with that and strongly advocate that those concerns be brought forward to the Council. They will listen to you. They don't always take our recommendations.

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Member Bobby Brown motioned to make a favorable conditional recommendation to the City Council as recommended by the Planning Director, William Pillsbury. Member Nate Robertson seconded the motion.

Chairman Paul Howard-absent
Member Carmine Garcia - absent
Member Ismael Matias - absent
Member Bobby Brown - yes
Member Karen Buckley-absent
Member Nate Robertson-yes
Member April DerBoghosian, Esq.-yes
Member William Evans-yes
Member Michael Morales - 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.

List of all documents and other exhibits used by the public body during the meeting: online filing 117761

Street Acceptance for a portion of South Central Street:

The developer seeks a favorable recommendation to the City Council to accept a portion of South Central Street. (117019)

Street Acceptance for a portion of Greenough Street: The developer seeks a favorable recommendation to the City Council to accept a portion of Greenough Street. (117020)

Dear City Council President and Councilors:

Please note at the August 14, 2024, Planning Board meeting held in Room #202 City Council Chambers at 7:00 p.m. the board considered the recommendation of the Planning Director, William Pillsbury, Jr., to forward a favorable conditional recommendation for the street acceptances of the following streets:

- **Portion of South Central Street**
- **Portion of Greenough Street**

Member Nate Robertson read the rules of the public hearing into the record.

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Mr. Pillsbury: The next items are recommendations to the City Council, and we are on a time frame to get those done. We are going to proceed to those tonight. These street acceptances have been reviewed at length and there is only a couple of comments from the water department recommending some additional work to be done, analysis to be done relative to infrastructure. With that I would make a conditional favorable recommendation on the street acceptances on a portion of Greenough Street and a portion of South Central Street. That the comments from the Water/Wastewater Department comments be responded to and addressed prior to the City Council hearing. This would give the developer an opportunity to address the concerns raised by the Water/Wastewater Department. I would recommend a conditional favorable recommendation on the street acceptance for a portion of South Central Street and Greenough Street.

Member Nate Robertson motioned to make a favorable conditional recommendation to the City Council as recommended by the Planning Director, William Pillsbury. Member Bobby Brown seconded the motion.

Chairman Paul Howard-absent
Member Carmine Garcia - absent
Member Ismael Matias - absent
Member Bobby Brown - yes
Member Karen Buckley-absent
Member Nate Robertson-yes
Member April DerBoghosian, Esq.-yes
Member William Evans-yes
Member Michael Morales - 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.

List of all documents and other exhibits used by the public body during the meeting: Online application 117019 (South Central Street) & 117020 (Greenough St)

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 filing PBDP-23-3

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Frontage Waiver for 20-22 Tenth Avenue:

Member Nate Robertson read the rules of public hearing into the record.

William Pillsbury, Planning Director: We do not have a quorum tonight for this item. We need to table this to the next meeting.

After board consideration, Member Nate Robertson motioned to table the frontage waiver to the 9.11.24 as recommended by the Planning Director, William Pillsbury. Member Bobby Brown seconded the motion.

Member Nate Robertson: yes

Member Bobby Brown: yes

Member William Evans: yes

Member Karen Buckley: absent

Member April DerBoghosian, Esq.: yes

Member Carmen Garcia: absent

Member Michael Morales: absent

Member Ismael Matias: absent

Chairman Paul Howard: 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.

List of all documents and other exhibits used by the public body during the meeting: Online application (PBFW-24-1)

Definitive Escrows:

Michael Anthony Road:

Please be advised, the Haverhill Planning Board at its meeting held on 8-14-24 reviewed the request of Steve Hatem to reduce the amount being held for completion of work within the cited subdivision.

The board advised that the request was referred to the city engineer. The request was to review the work cited as required; advise if all work cited was completed under the approved definitive plan; if the work was completed in accordance with the approvals; and if all required remaining work was listed and if the dollar values were accurate. Please note that Planning Director William Pillsbury, Jr. recommended that the board vote to reduce the account as recommended by the City Engineer in his report to the board dated 8.13.24.

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In consideration of the report from the City Engineer, John Pettis, Member Bobby Brown motioned to reduce the amount \$100,694.00 from the \$388,373.98 balance and maintain a balance of \$287,679.98 as recommended by the city engineer in his report to the board dated 8-13-24. Member William Evans seconded the motion. Members Nate Robertson, April DerBoghosian, Esq., Ismael Matias, Bill Evans all voted in favor to reduce the account to the balance of \$287,679.98 as recommended by the city engineer in his report addressed to the board dated 8-13-24. Members absent: Chairman Paul Howard, Member Michael Morales, Member Karen Buckley, Member Carmine Garcia, Member Ismael Matias. **Motion passed.**

As a condition of the board's vote, the **BANK is required** to notify the board that the minimum amount of \$287,679.98 is held for the completion of all remaining work. The account shall not be further reduced or released without formal board approval.

Reminders for expiring definitive escrows: None at this time.

Form A Plans:

Confirmatory Vote: Michael and Cathleen Sherar for 173 Middle Road (pbfa-24-6): Member William Evans motioned to endorse the Form A for 173 Middle Road. Seconded by Member Bobby Brown. All members present voted in favor. Motion Passed.

Riverside Memorial Church for 278 Groveland Street (pbfa-24-7): Member Nate Robertson motioned to endorse the Form A for 278 Groveland Street. Seconded by William Evans. All members present voted in favor. Motion Passed.

Endorsement: None at this time.

Any other matter:

Meeting adjourned.

Signed:
William Pillsbury
William Pillsbury
Planning Director