



# Haverhill

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
[jdewey@cityofhaverhill.com](mailto:jdewey@cityofhaverhill.com)

The regular meeting of the Haverhill Board of Appeals was held on Wednesday evening, February 19, 2025 at 7:00 P.M.

Those Present: Chairman George Moriarty  
Member Louise Bevilacqua  
Member Ted Vathally  
Member Michael Soraghan  
Member Lynda Brown

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

Chairman Moriarty called the meeting in to order on February 19, 2025

## **City of Haverhill for 201 Chadwick Road (Map 778, Block 1, Lot 10)**

Applicant seeks a dimensional variance for front setback for an accessory structure (8.08 ft where 20 ft is required) to construct a new pump station that shall replace the existing pump station in a RR zone. (BOA 25-1)

Amy Coppers (Senior project manager, at Wright-Pierce Engineering, 79 Blanchard Rd Burlington MA): The city has an existing pump station at 201 Chadwick Road, that pump station serves about 160 homes and fire hydrants in that area, the pump station has served its use of life, it is tired, the city has a portable generator there to help with maintaining service in that area. We were hired to construct a new pump station, the challenge is the existing station is staying in service while we construct a new pump station. The city has a limited easement on that property, it is about 150 feet by 50 feet deep for the utilities in that area, so that being said we designed a new pump station. The new pump station is much larger than the existing, that is due to current building and plumbing codes, the facility is required to have a bath room, we did seek a variance from the state in that regard, but we were denied, so that made the building bigger than we were hoping and it requires a connection to the sewer. The city standards is to put a generator inside the facility to help reduce the noise and impacts to abutters. There is limited clearance around the equipment, but enough clearance to meet the setbacks the electrical gear the pumps and everything, but it is a tight space, so we made it as tight as we could.

Chairman: Have you had conversations with the owners of the Bradford Country Club?

Amy C: We chatted with them during the design process on several occasions giving them draft submissions, and we never heard back from them.

Chairman: You never heard back from them? Because I did have a brief conversation

John D'Aoust (City of Haverhill Water Department, 131 Amesbury Road): I did speak with Kevin Murphy, he had some questions and I answered him the best I could, he had some concerns about impacts to his operation which we understand and in our specification we require the contractor to maintain the golf path in operation the entire time, he



# Haverhill

---

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
[jdewey@cityofhaverhill.com](mailto:jdewey@cityofhaverhill.com)

---

mentioned there is a bus stop, certainly during construction that's going to be impacted, might have to move a little bit, but when it is done certainly that building bus nothing is going to prevent it from pulling up and doing what they do now

Chairman: Does it change any kind of sight lines for traffic, either for cars coming out of Bradford Country Clubs entrance

Amy: It shouldn't, so the way the right of way is, the setback from Chadwick Road per the right of way is about 8 feet, but from the curbline it is about 15 feet, so a car can drive past the pump station and see in both directions

Chairman: Ok, so when coming out and if they look left they will be able to see. The building will be 15 feet back you are saying?

Amy: It is 15 feet back from the curb line, but only 8 feet from the property line

Chairman: Ok, but the curb line traffic would be

Amy: Exactly

John: The impediment to seeing the traffic coming now would be the existing pump station, there is a lot of vegetation here and when this is done that will all be cleared and restored, and you will have a much better line, of really the direction coming from Kingsberry Avenue, and is much more dangerous and you will have a much better sight line when that old station is gone.

Chairman: Ok, I think I got my question answered when I was talking to the building commissioner, but I was wondering why couldn't it be built where the existing, but I know the existing one has to stay in place until we get this in, why couldn't it be put there, but I guess the wetlands from Peabody Brooke are in that area

John: Outside the easement as well

Chairman: I think they were ok with that, the Murphy's. I believe that is their property or something.

John: It is there property yes.

Chairman: But it would be into wetlands I guess. And Again it couldn't, lets say the Murphy's would allow it, it couldn't be moved back in the paved area, just push it back not over hear to the easement, but if I'm looking at it push it over to the left and back.

Amy: I think it would have further impact to the parking area, we tried to puck it up and reduce the impacts to theor parking. If you push it back you are almost taking up you know

Chairman: There is a gold caddy road there



# Haverhill

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
[jdewey@cityofhaverhill.com](mailto:jdewey@cityofhaverhill.com)

Amy: A path. And the only real impact besides staging and things like that, the contractor has to work around that golf path, they know they do. We do have to, the existing utilities are within the footprint of the proposed pump station, so the first thing the contractor has to do is actually relocate some of those utilities, make those connections over, and they still have access through there, this is kind of this grey are showing utility work that has to occur first, they still have access in here (she is pointing on the plan) and they do know that they're going to have to maintain that, and we do have a traffic control allowance and a contract too so if they do need a police detail to help facilitate that, it is covered.

Chairman: Ok

Member Vathally: Can you show me right now the existing building where I is on that sketch

Amy: (Shows on map)

Member Vathally: OK, so where is the cart path? OK, so when they exist the parkin lot, that is the only way they exist, they come in on the right side its one way, they come in go around the parking lot and they exit that back are there, so is that going to stay the same as far as the entrance and exit?

Amy: That is going to stay the same, the only time is when they do this utility work, which if they prep everything ahead of time, should only take because we have to maintain service to the community, they should only take it out of order for a day. So that is the only time they are really going to be doing this utility work when the trench is open in this entry way, once that is back filled and paved

Member Vathally: So the new spot is going where, the new structure?

Amy: (Shows on plan)

Member Vathally: Ok. And where is the entrance going to be to come into the parking lot

Amy: We are maintaining the existing

Member Vathally: Same both ways?

Amy: Yes

Member Vathally: Both in and out

John: Yes, it is not our parking lot to make a change

Amy: and this line is the city's easement.

Member Vathally: Ok



# Haverhill

---

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
[jdewey@cityofhaverhill.com](mailto:jdewey@cityofhaverhill.com)

---

Chairman: Another questions and this may not even apply, but the school department and its transportation people aware of what is going to be taken place there?

John: We have not notified them, no.

Chairman: Do you know when this work would be done and how long?

Amy: So the contractor has a year to complete work, their contract is all ready started, because they are working through this middle process, their preliminary schedule has them mobilizing on site around the end of April

Chairman: and how long will they be working?

Amy: Until I think, they are off the site like December/January time

Chairman: So from April to December, they will be some kind of stuff going on there

Amy: Activity. We did also inquire there is no lead time parts to equipment, so at this point as far as they know it shouldn't really extend beyond the January time frame

Chairman: Ok. And residents coming down the hill, Town Hill Road, is there any impact on their ability to come down that road and go left or right?

Amy: No

John: No. So if all goes well and they mobilize and in April they build a foundation, I would think the majority of work will be when the kids are out of school for the summer.

Chairman: I don't know who's responsibility this is, but I think it would be a good move to at least notify the superintendents office that there will be some kind of work there, even if they are gone for most of the summer, we still have as you say it will be all the way through December, it is just a curtesy.

John: We can do that

Chairman: Other comments?

Member Soraghan: This has nothing to do with zoning, but do you have any building elevations that you can show us?

John: Are you familiar with the station we built up on North Broadway we built for Crystal Springs, it is going to be the same design. So, we like to make it match the neighborhood and both of these are going to be in residential areas

Amy: I know we provided one but I don't have one here, it is a single story and the height is 15 foot



# Haverhill

---

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
[jdewey@cityofhaverhill.com](mailto:jdewey@cityofhaverhill.com)

---

Member Soraghan: Did you select like a color?

John: We have to go through the design process and we will pick colors and things. We look at the neighborhood and try and match, so it doesn't look like we have out there now with concrete

Member Soraghan: Understood, but I thought if you had it

Amy: I apologize, I could pull something up on my computer

Member Soraghan: No, I am good.

Amy: We do have double door entry into the pump station side of the building, with a four foot wide door on the generator side, that is just to allow for the generator to be installed and replaced as needed, but then otherwise it is a peaked roof ceiling and like John said it is going to look like a residential sort of shed.

John: A high end shed

Chairman: And will there be employees there often or just periodically

John: Once a week we check it, unless there is an alarm, we are there about 15 minutes

Chairman: So no employee leaving their car or truck there water department truck or anything like that?

John: No not unless there is something out of the ordinary

Chairman: Like repair work or something

Member Vathally: Does this increase service there or is it kind of a replacement for the entire system?

Amy: it is a replacement for the existing system, but in doing so that system has been built out and so we projected if there was even further expansion of some of the lots there, that it could accommodate it

Member Vathally: Can you give me a geographical where, all of Town Hill Road, does it go down Boxford Road

Amy: So watermain expansion , No. But if any of those lots right now haven't got built out, do get built out, this pump station will accommodate it , there is not plans to do that, its just when we designed it, we just took that in to account that this pump station could handle it, so we are not replacing a pump station

John: So if the golf course was ever to go residential and they get a cluster subdivision it possibly, which is unlikely but the station would have the capacity to take that.

Chairman: Other comments or questions?



# Haverhill

---

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
[jdewey@cityofhaverhill.com](mailto:jdewey@cityofhaverhill.com)

---

Amy: I just wanted to note that we did in addition to landscaping to help screen that building from the street, just in keeping with the landscaping in that island area, we are doing some wetland restoration there as well

Chairman: The conservation commission mentioned that the vegetated area would be worked on

Amy: Re-naturalized

Chairman: There is a culvert there 10 or 15 feet away. OK, any other questions or concerns? Entertain a motion

Member Vathally: I would like to accept the application for 201 Chadwick Road

Member Soraghan: Second

Member Soraghan: Yes, the application definitely meets the criteria for 255-10.2.2

Member Brown: Yes it meets the zoning criteria for variance 255-10.2.2

Member Vathally: Yes it meets the criteria for variance 255-10.2.2

Member Bevilaqua: Yes it meets the zoning criteria for 255-10.2.2

Chairman: Yes it meets the zoning criteria for 255-10.2.2 and it provides better service to that area

The board voted to approve the meeting minutes from the January 15, 2025 meeting (all members approved)