



Haverhill

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

The regular meeting of the Haverhill Board of Appeals was held on Wednesday evening, December 20, 2023 at 7:00 P.M.

Those Present: Chairman George Moriarty
Member Lynda Brown
Member Louise Bevilacqua
Assoc Member Gary Ortiz
Assoc Member Magdiel Matias

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

Chairman Moriarty called the meeting in to order on December 20, 2023

Continued from November

Edward & Margarita Guzman for 18 North Street (Map 305, block 72, lot 13)

Applicant seeks a special permit for a detached accessory dwelling unit in a RU zone. Application involves the conversion of the existing garage into a detached accessory dwelling unit. (BOA 23-39)

GRANTED 5-0

Edward Guzman: The reason for me being here tonight is seeking special permit approval on a conversion of an existing 2 stall garage to an adjacent dwelling unit or commonly known as an ADU.

Chairman: What are you going to do to the garage?

Edward: We want to make it into a one bedroom apartment, roughly 700 square feet or 50% of the main house, which is 1400 square feet

Chairman: So the whole garage is going to be turned in it.

Edward: Yes

Chairman: ok. I always make a comment the building commissioner always goes through the applications first for accessory dwelling to make sure it meets all 6 criteria and Tom has confirmed that it meets all 6.

Tom Bridgewater: It meets all requirements, and also if something didn't line up with what this meeting is about, than he still has to go to developmental review.

Chairman: Great, thank you. Any questions or comments from the board?

Member Ortiz: I know on North Street there is a lot of problems with parking



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Edward: We do, I know that first hand. I had to talk to my neighbors about that, and when the chairman went by last month and we talked about the parking and we have a big front yard, which we will need to develop it into parking, because we have space for 6 cars in the front, without off street.

Member Ortiz: So you will have space for 6 cars, and your house right now is a single-family and you are going to convert it into a two-family basically.

Edward: Well it will be an adjacent apartment, it will be separate from the house.

Tom Bridgewater: It is an accessory dwelling unit, a detached accessory dwelling unit, it is not a two-family.

Member Ortiz: So more people will be living there so more cars

Edward: But the parking would be off street.

Tom: He meets the parking requirements, he has the extra spot for the unit, he meets parking

Chairman: Other comments or questions? I'll entertain a motion.

Member Brown: I would like to make a motion to accept the application for 18 North Street, 2nd by Member Ortiz.

Member Brown: Yes

Member Bevilaqua: Yes

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

Member Ortiz: Yes

Chairman: Yes, as noted by Member Matias, it meets requirements FOR 255-10.4.2

New Business

Kostas Fella for 15 Commonwealth Avenue (Map 642, block 1, lot 1A)

Applicant seeks Special Permit to determine that proposed extension of existing non-conforming structure in an RH zone will not be substantially more detrimental than the existing structure to the neighborhood. Application involves adding an unfinished/unheated second story onto an existing single-family dwelling for the purpose of creating additional storage. (BOA 23-40)

GRANTED 5-0

Kostas Fella: I am looking to raise the sunroom roof up, so we can have additional storage in the house, we currently don't have an attic.

Chairman: So you are only going up?



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Kostas: We are going up, we are not changing the footprint of the house, we are just going up on the sunroom. The house was built in 1987 and it was a single floor, so we are looking to add another level because we currently don't have an attic space.

Chairman: And how will this be accessed?

Kostas: So if you go into the bathroom upstairs there is a half door and the roof line slants aggressively, its like a crawl space now, and that would just be opened up and you would be able to go in there and use it as storage.

Chairman: Ok, thank you. Questions or comments from the board? I believe there was no opposition. Entertain a motion.

Member Brown: I make a motion to accept the application for 15 Commonwealth Avenue, 2nd by Member Ortiz

Member Brown: Yes

Member Bevilacqua: Yes

Member Matia: Yes it meets the requirements for 255-10.4.2

Member Ortiz: Yes it meets the requirements for 255-10.4.2

Chairman: Yes and seconds the fact that it meets 255-10.4.2 and notes that it will not be more substantially detrimental to the nonconforming structure or to the neighborhood.

Mark and Brenda Sleininger for 107 Front Nine Drive (Map 572, block 2, lot 8-16)

Applicant seeks a dimensional variance for rear setback (18 ft where 30 ft is required) to convert existing deck into a three-season porch on the same footprint in a cluster development that follows the RH zone. (BOA-23-41)

GRANTED 5-0

Mark Sleininger: We are requesting a variance to allow us to take an existing deck and convert it into a 3 season porch, it would make our 30 foot setback, would then only be 18 feet because the existing deck extends 12 feet into that, but apparently in order to put a roof on there we need a variance, so it will go from 30 to 18.

Tom Bridgewater: So in the zoning open decks are allowed to go half the distance into the setbacks, so once he adds a roof on it, it is a roofed structure and it needs to meet the setbacks and that is why he is here.

Chairman: Ok, thank you. Comments or questions from the board?

Member Brown: Is it going to remain unheated, three season?

Mark S: Correct

Chairman: Entertain a motion

Member Brown: I make a motion to accept the application for 107 Front Nine Drive, 2nd by Member Ortiz.



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Member Brown: Yes as it meets criteria for 255-10.2.2(2)

Member Ortiz: Yes it meets criteria for 255-10.2.2(2)

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

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

Chairman: Yes as it meets criteria for 255-10.2.2(2)

Andrew and Helin Nieves for 37 Irving Avenue (Map 536, block 13, lot 184)

Applicant seeks a special permit for a detached accessory dwelling unit in a RM zone. Application involves construction of a new detached accessory dwelling unit above a new garage. (BOA-23-42)

GRANTED 5-0

Andrew & Helin Neives: We are requesting to build on our single-family property a two car garage with an addition dwelling unit on top

Chairman: So this will be a new building you are proposing? IS the accessory dwelling going to be upstairs?

Helin: Yes it would be above the two-cars garage.

Chairman: We do have a letter from individuals who live nearby who could not make it tonight, who mentioned the container.

Helin: Yes we are far aware of this, and we are in the works of relocating it, we have been working on that now, so we would definitely do that before there is any permits

Chairman: We can vote on it tonight, but before you can get any permits we would have to see that that problem has been resolved.

Tom: No occupancy permit or

Chairman: No occupancy permit until it's resolved.

Helin: Ok.

Chairman: Who do you expect will be living in the accessory unit?

Helin: My son, he is currently a teenager but he has autism and special needs, so our plan is to move him in there.

Chairman: Ok. Again note that the building commissioner has looked at the 6 points that are relevant to an accessory dwelling and confirmed that it meets all those points. Any comments or questions from the board?



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Tom Bridgewater: I do want to say one thing, reviewing your plans, if approved you will have to go to developmental review and one of the things that is going to come up is, I only see one means of egress out of there, and you will need two, unless you sprinkle the building, so that will come up in developmental review. The garage looks good, it fits with the character of the neighborhood, but as I am looking at the floor plan here, I only see one means of egress, you need two stairways out.

Helin: There is only one outside, but we are planning on putting in an additional stairway inside.

Tom B. That will all be discussed at developmental review if approved.

Chairman: Great, then I will entertain a motion

Member Brown: I would like to entertain a motion to accept the application for 37 Irving Avenue, 2nd by Member Ortiz.

Member Brown: Yes as it meets the zoning criteria for 255-8.1 & 255-10.4.2

Member Bevilacqua: Yes it meets criteria for 255-8.1 & 255-10.4.2

Member Ortiz: Yes it meets criteria for both 255-8.1 & 255-10.4.2, yes with the only condition to remove the shipping container

Member Matias: Yes it meets criteria for 255-8.1 & 255-10.4.2

Chairman: Yes, and reaffirming Mr. Ortiz comment about removing the container before the occupancy can be approved and it meets 255-8.1 & 255-10.4.2, and meets the 6 criteria for a ADU confirmed by the building commissioner.

Mark Fiorentini for 955 North Broadway (Map 575, block 1, lot 8-5)

Applicant seeks a dimensional variance for side setback (10.3 ft where 25 ft is required) to construct an attached two car garage with a great room above to be used as general living space in a RR zone. (BOA-23-43)

GRANTED 5-0

Mark Fiorentini: I am here with my wife Margo, we have lived here for about 12 years. We currently have a 26x36 colonial garage that we would like to add a 24x24 addition, that would be a garage facing the street, with a single great room on top. I am here to ask for a side setback variance, currently 24 feet is needed, we need a 10.3 foot variance, there is currently a 34.3 feet between the current construction and the property line with a 24 foot addition, we are only going to have 10.3 feet, where 24 is needed. So we respectfully ask for that side setback variance.

Chairman: Thank you. I just want to read some comments from the conservation commission, he met with you I believe to review the project and he supports it, on the south side of the house, and so that's where its occurring?

Mark: Correct.

Chairman: And he recognizes that it does not have conflict with wetlands, septic system or the utilities, from the north, east and west sides of the existing home and that the footprint already exists and the paved driveway gave you the potential stormwater defense, so favorable review, which is importance, we ask all of the department heads to comment on it



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Mark: I also have support from the neighbor who is adjacent to that structure, they are good friends of ours, they support it, they are not here I didn't think they needed to be present, but they did write us a letter in support, we have kept them aware of our intentions. They want to see it happen for us, because we are pretty close, they know we have 3 little kids.

Chairman: It is important to work with your neighbors

Mark: You can see where their house is, they are way near the street and we are set way back.

Chairman: Great thank you. Comments or questions from the board? Any opposition? Entertain a motion.

Member Brown: I make a motion to accept the application for 955 North Broadway, 2nd by Member Ortiz.

Member Brown: Yes it meets the zoning criteria chapter 255-10.2.2(2)

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

Member Ortiz: Yes

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

Chairman: Yes, and I want to reiterate to you where the wetlands are and the other topographic issues there have been cleared by the conservation commissioner Rob Moore, so they have been cleared.

Juan Ramos for 4 Garfield Street Map 504, block 241, lots 12, 13 & 6A)

Applicant seeks following dimensional variances to create new building lot and construct new two-unit dwelling in a RU zone. Requested variances for new Lot 12 include lot area (6,500 sf where 9,000 sf is required) and lot frontage (65 ft where 80 ft is required). Proposed new Lot 13 shall include existing two-unit dwelling. Requested variances for new Lot 13 include lot area (5,950 sf where 9,000 sf is required) and lot frontage (65 ft where 80 ft is required). (BOA 22-44)

GRANTED 5-0

Attorney Caitlin Masys (Downey Law Group 462 Boston Rd, Topsfield): I am here tonight representing Mr. Juan Ramos, who is the owner and the applicant. This project may seem very familiar as it was before the board previously in 2022, due to some circumstances beyond Mr. Ramos control, he wasn't able to exercise the variances that were granted to them in 2021 and 2022 before they expired, so initially before the board at the time, there were 3 small lots, it ended up as a result of the project that all 3 were to be combined and then a new lot line was going to be formed dividing it into two lots, on one lot is the existing structure that is 4-6 Garfield Street, it is a two-family structure, that has been there since probably 1900 and what is being proposed is a new 2 unit structure, on what is now called lot 12, which was the newly created lot, you can see that there is a garage kind of right on the street there, as was promised in the previous application and just wasn't able to be done yet, that garage is being removed, it is very dilapidated and kind of an eyesore, that is being removed and the proposal is being signed by Angelo Petrizelli, who wanted to be here tonight but unfortunately was exposed to COVID so he is staying home. It is 2.5 stories, two units, what is being requested of the board this evening is a variance for frontage and for area, the frontage variance is for 65 feet where 80 are required and the area is for 6,000 square feet where 9,000 is required, this petition is exactly the same as the one that was previously approved, there are no changes what's so ever, the design that you see that you saw 2 years ago, is still the design, with the green space in the back and on the sides, there is plenty of off street parking, for both the existing 4-6 and for the new proposed 2-family,



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each unit would have two dedicated off street parking spaces. The initial variances were granted based on the fact that 3 lots existed at the time, the frontage waiver did separate the lots, but it is really irrelevant when you are not moving forward with the project. The hardship of the three lots still technically exists, the proposal brings 4-6 Garfield Street into greater conformity with zoning which was initially created on the lots which caused issues, in terms of setbacks, frontage and all kinds of stuff, so while the lots are a little bit smaller and what is required in the zone, there is still the existing structure, the zoning is in more conformity, then before and the new structure will provide some much needed development to this particular area of the city and as I said the eyesore of the garage very dilapidated is going to be removed as part of this project.

Chairman: Any comments or questions from the board?

Member Brown: Attorney Masys is this two and a half stories.

Attorney Caitlin Masys: It is two and a half stories, but it is only 2 units.

Member Brown: Ok, I just wanted to make sure, and where the garage is coming down, are there going to be parking spots there at all?

Attorney Caitlin Masys: Yes, where the garage is situated is coming down to and parking spaces will be there for the new proposed dwelling and one space will be created for the existing dwelling, and then on the other side of the property there will be an additional two pieces

Member Brown: So basically, there will be three

Attorney Caitlin Masys: There will be 4

Juan Ramos: We have a total of 10 parking spaces, so it is going to be 6 for the new lot that we are building and there is going to be 4 for the existing one. So everything is going to be inside, all are off street, so a total of 10

Attorney Caitlin Masys: There will be some tandem

Member Brown: I was thinking they would have to be parking behind each other, that is what I thought when I was looking at the plans. But it is off street parking, so that is a good thing. Thank you

Attorney Caitlin Masys: It is.

Chairman: Any other comments or questions? Ok I will entertain a motion.

Member Brown: I make a motion to accept the application for 4 Garfield Street, 2nd by Member Ortiz.

Member Brown: Yes as it meets the zoning criteria for 255-10.2.2(2)

Member Bevilacqua:



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

Member Ortiz: Yes as it meets the criteria for 255-10.2.2(2)

Chairman: I vote yes also noting as it meets the criteria for 255-10.2.2(2), and also noting the substantial hardship of the original 3 lots, they were nonconforming and by combining it and creating two new lots are actually still nonconforming but are a little less nonconforming than previously.

Riverside Memorial Church for 278 Groveland Street (Map 424, block 152, lots 1 & 15)

Applicant seeks following dimensional variance to create a new building lot for the construction of a new single-family dwelling in a RH zone. Proposed new Lot 1A shall be a conforming lot that shall include the new single-family dwelling. Requested relief for new Lot 1 sought for rear setback (17 ft where 30 ft is required). Proposed new Lot 1 shall contain the existing church. (BOA 22-45)

GRANTED 5-0

Attorney Caitlin Masys (Downey Law Group 462 Boston Rd, Topsfield): I am here tonight on behalf of Riverside Memorial Church, the pastor of the church is also here and can answer any questions that the board may have that I am unable to answer. This property is on the corner of East Broadway, Groveland Street and Golden Street, so it is very much a corner lot, part of the hardship related to this is the fact that it borders on 3 sides, the curviness of the road really makes the shape of the lot, it is very strange, it is not rectangular, it is not square, it is rounded on one end. The proposal before the board this evening is for one variance for a side setback, the church is seeking to carve out a separate buildable lot on which they are proposing a single-family home to be built, there would be a driveway that would provide off street parking and the home that is being proposed and the lot itself that it is creating meets every other requirement in the zoning district, the only issue is the rear setback, which requires rear setback of 17 where 30 is required for the church, so technically it is considered a rare setback for the church, because the front door is on Groveland Street, although all the parking for the church is located on the East Broadway side, so there is 17 feet up to the proposed new lot line, where 30 is required, the proposed single-family dwelling meets every other zoning requirements. There is an existing paved area that would be removed, I know the city engineer Mr. Pettis had some concerns about that, so we added to the plan that, that paved area is being removed, there is going to be no change to the parking, the parking spaces will be realigned but no spaces are being removed, so it will not affect the church or the parking that it currently has and as stated there will be at least two off street parking spots for the new single-family dwelling that is proposed. So the variance here is for the rare setback for the Church.

Chairman: Is this lot will just be sold?

Attorney Caitlin Masys: Correct.

Chairman: It will not be connected to the church in anyway?

Attorney Caitlin Masys: It will not be connected to the church, it is a means to raise some funds for its congregation. It will no longer be church property. And the setback, the direct abutter would be the church, so they would have no complaints about it.



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Chairman: Great. And where the pavement was being removed what is going to happen to that spot right there?

Attorney Caitlin Masys: It will end up being green space, it will be a back yard

Chairman: Ok, and the reline

Attorney Caitlin Masys: Yes they will be relined so that they will be on the churches property. There is probably like a quarter of a parking space that right now would show on the new lot, but there is plenty of space for it to be relined, so that none of it would be on the new lot

Chairman: Ok, And the 17 feet is to the 2 story

Attorney Caitlin Masys: The two-story wood framed building

Chairman: Ok, and where is the front door of the new proposed

Attorney Caitlin Masys: The front door would be on Golden Street, it would be a new single-family at one Golden Street.

Chairman: Ok. Any comments or questions from the board? Ok, we have some opposition, would you like to speak.

Bianca Jasim and my brother Ali Jasim (21 Golden Street): And my sister lives at 23 Golden Street. We are the two-family that is directly behind the church on Golden Street. I know that your lawyer stated that there is adequate parking at the church, I don't believe that is true. I feel like brining in this dwelling is going to make the parking not only on our street but, difficult for everyone but also on Groveland Street, they have services multiple times a week, we love having the church at the end of our street, it provides safety its amazing, but on the days they have congregation and services, there members are not cognizant of anyone on the street, they block lots, we can't get out of our driveways, so we feel as though adding a new dwelling and only having 2 spots, also kind of closing out that space a little more gets rid of even more parking, which is going to cause even more issues on our street. Additionally it almost is a safety concern in our eyes, its too close, it makes the houses like how do you say it, with the construction, there is children all over the street, I am curious to know how they are going to make sure that it is safe while building. The current spot that they are building on has heavy machinery on it, that they rented out to the landscaping company behind the house that lives there and he has been less than cognize about us as well. So I just feel the church has done very little to make sure the people that are on the street that they are on board with anything that they have done. Thank you.

Chairman: Thank you. Attorney would you like to address that?

Attorney Caitlin Masys: So in terms of the parking, there is not going to be a change to the parking. The parking that exists has existed there, we are not proposing that land be subdivided that is taking away parking spaces, so the exact same number of parking spaces that were there 3 weeks ago will be there after this project is complete, there is no additional on street parking that would have to take place, again this is a proposed single-family home, to add to the neighborhood, we are not looking to add a two-family, we are not looking to increase traffic. It is currently an empty lot, it used to be a playground, a long time ago a playground, all those materials have been removed. As far as the landscape company



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goes, there is no equipment on the lot that is being proposed, there may have been some overlap at some time on the, if you look on the plan its notes as map 424, block 152, lot 15, but that in no way affects the proposed new lot or the church or the parking in any way. Pastor Mark can speak, I think it is important to note the city of Haverhill takes the safety of residents very seriously and they have rules and regulations in place for construction, and applying for permits and doing things during specific times of the year, so the city itself insures the safety of all of its residents when there is construction happening.

Pastor Mark: I would like to respectfully address some of the concerns raised tonight by some of our neighbors, I am a little taken back because it is the first I have ever heard of any of this, we love to have a great relationship with our neighbors. We have services once a week Sunday mornings at 9:00 and 11:00, do we have other activities where maybe a few dozen people will come to the church volunteers, a prayer meeting, nothing to the scale of a Sunday morning worship service. Again as the counselor stated there is no equipment on the lot that is in question tonight, to my knowledge there hasn't been any equipment there in at least over a year, I don't even know the equipment our neighbors are referring to.

Member Brown: Pastor Mark, the neighbors have never spoken with you?

Pastor Mark: I have never met these folks, I don't even know who they are.

Bianca Jasim: As far as the equipment goes, as far as I know that lot has been rented out to the landscaping company, it is behind us, we can see him through our window, they had equipment in there yesterday, like a small excavator and this was yesterday, I'm sorry the day before, when we were looking out the window he was like paving the area in the lot that is fenced off, there was dirt everywhere so he was leveling it, and I mean he has had his equipment there for months.

Ali Jasim (21 Golden St): There are other pieces of equipment in there as well, I mean that is not our main concern here, our main concern here is not that equipment in there, and that is why we never talked to him about it, as that is not our main concern. Our issue is with this construction, we are not really too sure how it is going to affect the area itself, how condensed the area will be, I mean it is not a big lot, so I am assuming there is going to be a garage as well, we haven't seen any plans, we haven't been told what they are going to do there, we haven't been told that any of this was going on until we got the letter for tonight. So our main concern is more of, we also want to get some info when we came here to figure out how close that house is going to be from the property lines, is it going to be, what the setback will be from yard to yard, like the lawyer said it is a very condensed area, a weird lot, so that's our main concern. Like you said it is not a very large lot, so we are just not sure how that area is going to work out. We have no problem with the church, we have never will never not talk to you guys, sometimes when someone parks there we will tell them, you can't park too close over there. But we were just concerned about the parking situation, what is going to happen after that after they build the house, we are trying to get some answers.

Chairman: Thank you. Attorney the church is selling the property, you are not getting involved with building it right, so there is no way we can look at what the building can look like, right? You are just going to sell the property.

Attorney Caitlin Masys: Correct. The footprint would have to stay the same, because the variance is being requested based on the footprint, so that wouldn't change. I do want to point out that relative to the equipment, this right here is part of the church (showing on a map), this is where there is parking, the person that owns this parcel next door, well 2 parcels



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down, he owns a landscaping company, so he may have equipment parked on his property, I am not entirely sure, there is no agreement between him and the church and this person for parking or leaving vehicles, could it potentially be an encroachment I am not sure, but there is no agreement, there is no lease, they are not renting any space, they have no affiliation with the landscape company or their equipment.

Chairman: Pastor Mark, to the best of your knowledge, you have not seen equipment on that lot?

Pastor Mark: In reference to what our fellow neighbors have stated. Does he have that equipment, yes! Is it usually on the back of one of his trucks that's parked somewhere, that is accurate. He might, I have seen him lay some extra gravel, just to put it there, because it is muddy

Chairman: Why is he putting gravel on your lot.

Pastor Mark: As a favor, as a favor of the church, in exchange for easement onto his property, so he can use one of our parking spaces

Chairman: He does use your property?

Pastor Mark: He will come in and out when needed, one of his employees will park there in the morning, while they go and conduct their business throughout the week and stuff like that.

Chairman: So there is some encroachment upon that property somehow, not to the extent that it appeared, but there is something there.

Pastor Mark: When you say something there, can you be more specific?

Chairman: You just said it that some of the employees maybe parking there, they may be driving though. Politics is one, and they are going through there with equipment.

Pastor Mark: But there are community members that park on our parking lot as well, and we don't say anything about that. When there is a snow emergency, people use our property

Chairman: I think there is a difference between residents parking their cars, and heavy equipment

Pastor Mark: It is not heavy equipment

Chairman: Well it is bigger than a lawnmower right?

Pastor Mark: Yes

Tom Bridgewater: If you feel like he is running a business out of his house, I am going to leave my business card, come in and see me any day from 8-9 3-4 and we will address it.



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Member Brown: I think the major issue is parking, so none of you have spoken with each other? About parking, your parking concerns on Sunday mornings between 9 and 11, what are your major concerns that you are seeing, that you are experiencing?

Bianca Jasim; So it is a worship, we are not here to criticize what you are doing there, you being there, we feel safe with you guys being at the bottom of our street. We do feel like although you have one service, even on those nights you have those activities, with the two lots, there is still people parking and I have seen this every Wednesday and Thursday, people parking on Golden Street up near the houses, I mean there is houses at the top of the street, all the way to the start and there are cars all the way back against that stop area

Member Brown: Are they, cause people can park on the public street, so what is the issue that you are experiencing? Are they blocking your garage, are they blocking your driveway? What exactly is happening?

Bianca Jasim; So it just makes it very, especially on Sunday mornings it just makes it very hard to navigate the street, it is extremely, extremely busy and it makes it hard to navigate anything on that street, it is hard to get out of the driveways when there are people parked on both sides blocking you in and behind you, there are already a lot of cars on that street that park that street, again people can park on that street it is a public street, but again it is just creating excesses traffic on the street.

Member Brown: So no one is blocking you in, I want to make sure.

Bianca Jasim; No not blocking me

Member Brown: So you are just saying its harder to finagle through

Bianca Jasim; Yes correct.

Member Brown: I just wanted to make that distinguish as if, if you were being blocked in you should definitely speak to the pastor of the church, as it shouldn't be tolerated.

Bianca Jasim; No we haven't been blocked, I mean I know sometimes the other side of the street, our neighbors that live across from us get blocked in, there is another two-family dwelling that is directly across from that lot, that gets blocked in when people park on the street, so I am not entirely sure their feelings on this, but we have seen it on Sundays, even during the week, Wednesdays and Thursdays even with the parking that they have we don't feel its enough.

Chairman: I would like to propose, we are going to vote on it tonight, but I would like to propose as good neighbors, you being a good neighbor and them being a good neighbor, sometime in the next couple of days why don't you sit down and have some coffee and talk about this and see about what is going on here. I am a little concerned that there is no equipment on that property, but then yes there is sometimes and back and forth and you're right this is a lot of traffic and parking there is no against the law, as mentioned by Member Brown it is a public street and parking is available. Maybe if you could sit down and have some coffee and chat about it, it might be able to relief some of the tension



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Bianca Jasim: Yeah, I am always down to be friendly with our neighbors.

Chairman: Any other comments or questions?

Member Brown: Maybe Pastor Mark can make an announcement on Sunday morning to the congregation about being aware

Pastor Mark: I will always be a good neighbor if anyone knows Riverside church, we have been in the city for over 100 years, Riverside church is not new, it has been on that property for over 90 years, so our desire is to be a good neighbor. Had I known that there has been any consolation or any concern from any of our abutters and I would have, and moving forward please don't even hesitate to reach out to us. Our desire we want to be a blessing to this community, not a hindrance or a burden in anyway

Member Brown: Well sometimes people just need reminders

Pastor Mark: Sure, absolutely. I was unaware of it and if I were aware of it I would have, we even have a safety team at the church, that patrols the exterior of the property, so they would be mindful of that now that we know about it, a little extra vigilance on that, so for sure.

Member Brown: Makes sense, thank you.

Member Ortiz: Wait, both those parking spaces are they going to stay there

Pastor Mark: Yes

Member Ortiz: And the other question, do you think you could talk to the neighbor with the landscaping company to not park there, not to park equipment there maybe.

Pastor Mark: Honestly I am going to reiterate, the equipment is not parked there, I am going to state that emphatically for the record, but if there is a desire from any member of this commission that would like us to send formal notice to Mr. Kapernick, we will comply with whatever the desire of this committee is.

Member Bevilacqua: We all know that anytime any service is over, whether it is my parish All Saints, I mean there is always going to be traffic, that is just a fact, there is always going to be traffic when a service ends, it's narrow but there is always going to be traffic.

Pastor Mark: I would agree that Sundays might pose a inconvenience to some of our neighbors, it is 2 hours Sunday mornings

Member Bevilacqua: It's a fact of life, I mean



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Pastor Mark: The church was there before any of the houses, when you move in you should kind of know what to expect. . The church has been there 90 years, have we grown a little bit. We do have sufficient parking according to code, none of the plans that are before you tonight are going to impact any of the existing parking spaces, again I think as Mr. Moriarty stated having a friendly dialog with our neighbor

Member Bevilaqua: After a service it might be busy getting through there, but it is over in 15 minutes.

Paster Mark: Like when there is fire works here in Haverhill

Member Bevilaqua: It happens at all churches, you have Sacred Hearts in Bradford, it happens at them all.

Member Brown: You guys do know, the reason you are not seeing any plans is because they are not building a house, they are just selling the land, so we don't have anything either.

Chairman: I will entertain a motion

Member Brown: I would like to make a motion to accept the application for 278 Groveland Street, 2nd by member Ortiz

Member Brown: Yes it meets the zoning criteria chapter 255-10.2.2(2)

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

Member Ortiz: 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) and also noting the 3 sided boarders, the curve of the road as the hardship, so it is granted

All members accepted the November 2023 meeting minutes