



CITY OF HAVERHILL PLANNING BOARD MINUTES

June 8, 2026 – 7:00 PM
City Hall, City Council Chambers, Room 202

Call to Order:

The meeting was called to order at 7:00 PM by Acting Chairman Nate Robertson.

Roll Call:

Present were; Members Mike Morales, April DerBoghossian, Freddy Perez, Nate Robertson and Ismael Matías. Also present were Planning Director Jacki Byerley and Head Clerk Samatha Limberti

Conduct of Hearing:

The Board read the standard conduct of hearing procedures into the record.

Public Hearing:

Approval of Minutes:

On a motion by Member Robertson, seconded by Member DerBoghossian, the Board voted to approve the June 10th, 2026, meeting minutes. Vote: (5-0)

Amend Chater 255 Zoning Ordinance and Zoning Map:

Attorney Russell Channing introduced himself, his client Ronald Maylough and his company Pawtucket North Development, Engineer Will Scooter from Warren Cameron, Architect Scott Brown, Coldwell Banker members Michael Joy and Robert Deverough, and the marketing team. They are looking to take a portion of the Adel property, which is a currently zoned Commercial Highway, and rezone it into a Planned Development District as it does not require minimum lot size and has some flexibility. The project is on Boston Road off High Street. Attorney Channing said this small subdivision will allow for 14 units, 6 duplexes, and 2 single units which will be sold and will not be used as rental units. He believes it will fit in nicely in the area. The needs will clearly be met because of the dire need for housing in the area. They don't believe there will be any environmental impact due to the location of the property, which is about Route 125. He mentioned the utilities water and sewer are already set up, and Will Scooter will verify that as well. The proper flows and studies will be done. He mentioned a traffic study is to be done as was mentioned in the Development Review. He says it's not completed yet but hopes by the August 12th meeting they will have the information.

Ronald Maylough from 12 Ruby Circle in Bradford is the president of Pawtucket Development North. He spoke for himself, his son, and his son-in-law. Mr. Maylough says that they are proposing a 14-unit upscale condo development off High Street in the Bradford section of Haverhill. The property is currently owned by the Veasey family of the Cedardale Health Club. The 2-acre parcel, originally zoned as residential, was converted to a commercial highway back in the early 90's. Cedardale has no plans to expand the parcel and chose to sell the property.

“Our goal is to return zoning classification back to residential, developing homes matching or exceeding the value of fabric of existing homes in the neighborhood. Also please note I am not a large-scale national developer, but a local contractor dedicated to reducing project that have a positive impact on our neighborhood and will add value to the City of Haverhill. My family and I have lived in Bradford since 1988, My children were educated in Haverhill, scared heart and Whittier Tech. In the past 41 years I have built and remolded homes and businesses in the greater Haverhill area. I was also the General Manager, project director for the reconstruction of Cedarvale Health and fitness after the devastating fire in 2017. I assured as President of Pawtucket Kawanis involved with the rebuilding together organization and last month, we replaced the Welcome to Haverhill sign on Route 110 in front of the water department. I have assembled an outstanding team who will guide me through this process, and you'll hear from them as needed. Thank you for your time.”

Will Spider from the Moore Cambridge group explained that they would subdivide the 2-acre lot and create the planned portion of the development. He explained how tenants would access the lot; mentioning the existing conditions. The lot is partially cleared with a maintained lawn area. He said there would be minimal tree clearing, that there are trees that line the street, and the back area is already cleared. He said the street will have a turnaround for the fire trucks. The units will have 3 parking spots; 2 surface spots and a garage spot. The storm water is underground so there are no surface basins. They are up to state and local regulations. Utilities come off High Street, and there are adequate water and sewer. “We will be bringing in a water and sewer main to the project and have service to the individual houses. There is electric underground so we would bring a pole and a transformer and everything else would be underground.” Scott Brown, the Engineer, talked about the design of the units. He believes they have set them up for success. Both from a curb appeal aspect and an internal layout standpoint. There will be 2 single family units; all units are a little over 1800 square feet a piece. All the units are 3 bedrooms, 1 of those will be on the ground floor. “We are calling it a flex room. We believe people will use this in a variety of ways.” All units will also have a 3-car garage. The 2nd-floor living area has a wide-open floor plan. All units will have a 2nd floor deck at the rear of the property. They will all have stairs that lead to the ground floor; with Mr. Brown noting it is the way to access the backyard. As mentioned, the 2 other bedrooms are on the 2nd floor. They will all have a gambrel-style roof design; a somewhat traditional style that “most folks find really appealing.” They then showed a colored photo of the finished units.

Attorney Channing asked the Board if they would like to hear from the real-estate development team or if there are questions that the board may have. Planning Director Byerley made a comment about the requirements within the zoning ordinance. They must draft the new zoning ordinance as it creates the district that will need to be uploaded.

Member Robertson opened questions from the Board. Member Morales said that he would like to hear from the reality development team. He would like to see how they are going to be marketed in terms of what market rates will be had for that neighborhood, and if there would be an affordable unit as well.

Member Perez had the same question as Member Morales whether or not there will be affordable units. He continued with: "Who is your target market?" Attorney Channing said he'd let the real-estate experts talk about that. He is aware that the City Council may request affordable housing, but as of now it hasn't been brought up. He'd like Mr. Maylough to talk about that as well.

Michale Joy from Coldwell Banker said that the target family would be an active family or 2 people. "As you can see from the plans there are 2 bedrooms with the flex space, so it's not intended for large families. It's really designed for an active couple, first time home buyers, that type of thing."

Member Perez asked how they determined the number of units. Mr. Joy said that would be a question for Mr. Maylough, but it's probably because of the limited space. They have a little over 2 acres. He asks how close the driveways would be, as they look fairly close on the plan. Mr. Joy said that in the condo units they would be close to each other. Mr. Brown said that they wanted a variety of options. There are about 10 feet between the driveways themselves. They have two parking spots as well as the option to park in the garage. Mr. Joy said the average house goes for around 700k, and condos go for about 400k.

Member Morales asked if he read the plan correctly, that there is only 1 way in and out to this place. "Yes, but it meets fire requirements."

Member Robertson opened comments to the public.

Scott Plume 25 Oxford Avenue spoke about how his parents bought the house he lives in back in 1957. "I street was a dirt road and there was no route 125." He says that he can speak for most of the people living on I street, that the last thing they want is more traffic. The street is barely big enough for two cars, so they are going to be required to widen the street. He also mentioned that the address is 931 Boston Road and as far as he can tell it has nothing to do with Boston Rd. He doesn't believe that it will be good for the neighborhood, as they don't know the history of what has been there through the years. Planning Director Byerley clarified that the address of 931 Boston Road was what our assessors had the map block and lot listed as, so that is what we had to list it as when advertising.

Douglas Shafford of 33 E Steet: "I've been here since 1980. Same piece of property that they were going to put up a wall of building that would face Route 125 and we'd face the back. We got it knocked down because they were going to make the traffic double. We raised a lot of kids on that street." He mentions another development in Haverhill that he says fits. It's near the highway and has wide streets. He said that the neighborhood was laid out by the shoe company back in 1892. He doesn't understand adding all those cars to that small street. "I've lived there for 46 years and have to keep going through this and I don't like it, I've served my country like many others did, like my son did."

Carlene Giovanni: "I live at 66 I Street. I moved in in 2018. The first person who spoke said that we are looking for the needs of the community, and I know there is housing and a dire need for housing, and I believe that we have sufficiently fulfilled it with the James; it's a very large project. It's the perfect location for it too; it's right at 125 and Boston Road. It works great; and there is another condo development where the old Josephs was on Cross Road or the street across from the Irving Duffy area." She suggests that for 931 Boston Road, finding a way to travel through Cedarvale on a little road that they create themselves that would fulfill the needs of the developers that would make more sense. "Where I live on I Street it's probably the last of the 1980's neighborhoods left in the City of Haverhill. Kids are out playing basketball and whiffle ball. Soccer, it's like the World Cup going on as it's dead-end. It's one of the last neighborhoods that I am in, and I know there are other parents that want their kids to play and be a safe spot. It's not going to be safe with construction vehicles going up and down a very narrow street. I don't think it will be a good fit for our neighborhood. If there is a way to figure it out through Cedarvale; I think that just because Cedarvale didn't utilize the property when they built the pool and such, that the residents of I street shouldn't get penalized that they must have access to it."

Loranna Bobby Day: "I live on I Street in Bradford, MA and I'll be repeating some of the points the others have already mentioned. I'm here to speak on the opposition of 193 Boston Road project. I have been a resident of Bradford for 28 years. The property for this proposed project is right out my front door." She mentioned the other projects that will have substantial homes. Oxford crossing is 6 stories with 230 units with a 2.5 retail building. She says it's too much for the neighborhood. The Beck has 290 units at the Bradford railroad. The Haverhill factory district is a 5-acre site with 395 units and 790 parking spots. "We are a small intimate neighborhood with families with small children where we currently feel safety living on a dead end." She said the only route the project has is through I street, and that making access from behind the street makes better sense. She questions trash pickup. She is concerned about the amount of traffic. "I assume you have plenty of parking, but what if they have a party or more people in that family. Where are they all going to park? I street? You can barely fit there now. The mail doesn't even come down the street."

Matthew Day, son of Loranna Bobby Day, lives at 72 I Street. He listed the same projects that are going on now. There are no sidewalks on this road. He said the one thing that he is most against is direct access to this plot which is on I street directly in front his house. Having access on a small residential street is not ideal. He believes it will be very problematic.

On a motion by Member Morales. Seconded by Member Brown, the board voted to approve the plan as requested. Vote: (8-0).

Escrows: None

Any Other Matter: None

Adjournment:

On a motion by Member Robertson seconded by Member Evans, the Board voted to adjourn. Vote: (8-0)
The meeting was adjourned.