



# Haverhill

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

APR 30 PM 2:19  
HAVERHILL CLERK

## AGENDA

### ZONING BOARD OF APPEALS

May 20, 2026 at 7:00 P.M.

City Hall Room 202 to hear the following items:

#### Continued Public Hearing:

##### Momentum Wellness Centers LLC for 1 James P. Ginty Blvd. (Map 401, Block 1, Lot 25B)

Applicant seeks 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. (BOA 26-3)

#### New Business:

##### 0 Montrose Avenue (BOA 26-4)

Applicant, Robert DeNisco, seeks a dimensional variance for lot depth (90 ft where 100 ft is required) to construct a duplex in a RU zone. (Map 534, Block 5 Lot 135)

##### 21 Fernwood Avenue (BOA 26-5)

Applicant, Paul M. Connor, seeks a Special Permit in accordance with section 5.5 of the zoning ordinance to determine that the proposed extension of existing non-conforming structure will not be substantially more detrimental than the existing structure to the neighborhood. Application involve the construction of an attached accessory dwelling unit (ADU) onto the rear of the existing single-family dwelling in a RM zone. (Map 737, Block 2, Lot 51)

##### 110 Pilling Street (BOA 26-6)

Applicant, Snow Cassell, LLC, seeks following dimensional variances to create a new building lot and construct a new single-family dwelling 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). (Map 520, Block 314, Lot 1)

##### 0 Liberty Street (BOA 26-7)

Applicants, Robert F. Ferreira, Jr. and Judie M. Polcari, Trustees of the Ferreira Polcari Realty Trust, seeks dimensional variances for lot area (25,675 sf where 80,000 sf is required) and lot frontage (150 ft where 200 ft is required) to construct a new single-family dwelling in a RR zone. (Map 567, Block 1, Lot 19)

**125 River Street (BOA 26-8)**

Prior to filing for a Special Permit for Multifamily Dwelling with City Council, Applicant, Philip Rice, seeks dimensional variances to convert existing single-story commercial building into a three (3) unit, three-story residential dwelling in a CG zone. 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). (Map 501, Block 228, Lots 11 & 12)

**512 Washington Street (BOA 26-9)**

The applicant, Essex County Habitat for Humanity, seeks variances for lot area (22,670 sf where 68,000 sf is required, side yard set back (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. The applicant seeks to construct multifamily dwellings on the property and will seek a special permit from City Council. The property is located in the RH Zoning District and owned by Essex County Habitat for Humanity. (Map 504, Block 245, Lot 3)

**Minutes:**

March 18, 2026

April 15, 2026

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**Other Matters:**

*George Moriarty*  
Chair