



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, August 21, 2024 at 7:00 P.M.

Those Present: Chairman George Moriarty
Member Louise Bevilacqua
Member Lynda Brown
Member Ted Vathally
Member Kassie Infante
Assoc Member Gary Ortiz

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

Chairman Moriarty called the meeting in to order on July 17, 2024

Catherine Rogers for 246 Ferry Road (Map 731, Block 770, Lot 12)

Applicant seeks following dimensional variances to create a new building lot for the construction of a new single-family dwelling in a RH zone. Proposed new Lot 1 shall include the existing single-family dwelling. Requested relief for new Lot 1 include variances for lot depth (85 ft where 100 ft is required) and rear setback (20.6 ft where 30 ft is required). Proposed new Lot 2 shall be a conforming lot that includes the proposed new single-family dwelling. (BOA 24-21)

Attorney Robert Harb (40 Kenoza Ave): We filed a request to withdraw without predigest. When my client had me originally file the petition, she had talked to some neighbors and didn't think they would have any concerns, but after the petition was filed she talked to some new neighbors and they expressed some concerns, so in respect for the neighbors we are asking you to allow us to withdraw without predigest.

Chairman: Thank you. Entertain a motion

Member Vathally: I make a motion to withdraw the application without predigest for 246 Ferry Road, 2nd by Member Brown.

Member Infante: Yes

Member Brown: Yes

Member Vathally: Yes

Member Bevilacqua: Yes

Chairman: Yes

Lynn Murphy and Ann Medeiros for 659 Primrose Street (Map 618, Block 515, Lot 11A)

Applicant seeks a special permit to convert existing detached garage/workshop into a detached accessory dwelling unit in a RH zone. (BOA 24-13)

Ann Medeiros (659 Primrose St): I am the daughter of Lynn Murphy, I live at 659 Primrose Street and we are looking for a permit to turn the garage into an in-law apartment



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Chairman: What is the garage being used for now, just a regular garage?

Ann M: Yes a garage and then it has a one-bedroom with a bathroom and a closet

Chairman: Is that already occupied now?

Ann M: No

Chairman: So it is an unoccupied bedroom upstairs?

Ann M: No it is by itself, it is a separate building

Chairman: So which one are you turning into the unit?

Ann M: The garage

Chairman: Questions from the board?

Member Brown: When I was there, I rode by yesterday and today, so I just wanted to get more on what George was saying... In that garage it is a separate building, correct.

Ann: Yes

Member Brown: There is a room, a bathroom, a closet, a washer dryer hookup, a microwave, toaster oven

Member Brown: Right so it is just that one room, and then you are taking the garage right, are you adding on to that, or is that a total separate unit, which you are here for tonight?

Ann: We want to take the garage part and turn it into living space

Member Brown: So is that all going to be combined, is what I am asking, with the other room?

Ann: Oh like knocking walls down?

Member Brown: I don't think that is the plan, I think they are going to keep that as a separate room and use the rest of it as a living space.

Member Brown: Ok., thank you



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Chairman: Other questions?

Member Vathally: Could you tell me something about your parking over there.

Ann: We have an easement with the neighbor and we have 5 parking spaces I think officially, two for the main house which is where I am living, one in front of the garage (the unit that we are trying to convert), and then two on the side of the garage.

Member Vathally: Two on the side as you are driving in to the right, so there is going to be two spots there, two at the existing house, and then one in front?

Ann: The one in front of the garage doesn't actually face the street, the garage faces the street, so there is two on the side and one in front, which faces the house that we have the easement with.

Member Vathally: And as far as snow removal and things like that, is that still going to be a shared responsibility?

Ann: Yes, we have someone who comes in and plows and we share that with the neighbor we share the easement with

Member Vathally: Thank you

Chairman: Other questions from the board? Is there anyone who wants to speak in favor or in opposition? Entertain a motion

Member Vathally: I make a motion to accept the application for a special permit for 659 Primrose Street, 2nd by member Brown

Member Infante: Yes to accept the application, it meets conditions for ADU special permit 255-8.1 and 255-10.4.2

Member Brown: Yes it fits the criteria for permit 255-8.1 and 255-10.4.2

Member Vathally: Yes it fits the criteria for permit 255-8.1 and 255-10.4.2

Member Bevilaqua: Yes it fits the criteria for permit 255-8.1 and 255-10.4.2

Chairman: Yes noting it fits the criteria for permit 255-8.1 and 255-10.4.2

Harold James Kuemkong & Essi Kuemkong for 45 Columbia Park (Map, Block, Lots 622-535-11 & 622-536-5a)
Applicant seeks a special permit for a new detached accessory dwelling unit in a RH zone. (BOA 24-10) **CONTINUED**

Board members voted to allow the continuance of 45 Columbia Park, and Jill Dewey Board Clerk told the neighbors in attendance when the next meeting will be September 18... Note: reason for continuance is this property has open violations with inspectional services at the moment, and they need to be corrected before we can hear this.

*Members voted to approve the July 2024 BOA meeting minutes



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