



# Haverhill

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

## HAVERHILL PLANNING BOARD MEETING MINUTES

**DATE: Wednesday, March 11, 2026**

**Place: City Council Chambers – Room #202 City Hall**

**Time: 7:00 PM**

MAY 15 AM 9:00  
HAVERHILL CITY CLERK

Members Present: Mike Morales  
Ismael Matias  
Bobby Brown  
Bill Evans  
Nate Robertson

Members Absent: April Der Boghosian  
Paul Howard

Also present: Jacki Byerley, Planning Director  
Melanie Sloan, Head Clerk

Nate Roberston called the meeting to order and conducted roll call. Mike Morales here, Bobby Brown here, Ismael Matias here, Bill Evans here, Nate Roberston here.

Nate Robertson read the procedure for conducting public hearings.

### Minutes:

Approval of Minutes from February 11, 2026, meeting.

Mike Morales made a motion to approve the minutes, Bobby Brown seconded. Motion passed 5-0.

Public Hearings:

994 Main Street – Frontage Waiver

Nate Robertson called the first hearing which was a Frontage Waiver for 994 Main Street.

Attorney Don Borenstein, attorney representing the property owner, stood up to introduce himself. He explained to the Board they received a variance from the Zoning Board. Attorney Borenstein said the purpose of the project was to create a new lot. He mentioned that there is a historical home they are preserving and selling and with the variance they created the second oversized lot of 70,000 sq ft. which they will build a new home on. Attorney Borenstein said they are asking the Board's approval so the lots can be recorded and sold separately, and a new home can be constructed on the oversized lot that was allowed by the variance by the Zoning Board. He asked the board if they had any questions, he'd be happy to answer.

Nate Robertson asked if the Board had any questions.

Mike Morales asked if it was being divided into 2 lots. Jacki Byerley asked if they could pass around the printed proposed plan. After the Board Members were able to see on the map, Mike Morales asked about the driveway position and Attorney Borenstein said it would be off Main Street.

Nate Robertson asked if there was anyone from the public that wished to comment. No one from the public was there. Nate Robertson closed the comment portion of the public hearing and turned over the comments to the Planning Director, Jacki Byerley.

Jacki Byerley said she is recommending the approval of this project. It has received a variance and there is access to the lot, allowing for the frontage waiver.

Nate Robertson made a motion to approve the frontage waiver, seconded by Mike Morales.  
Roll call vote:

Mike Morales – Yes  
Bobby Brown – Yes  
Ismael Matias – Yes  
Nate Roberston –Yes  
William Evans – Yes

Apil Der Boghosian - Absent  
Paul Howard - Absent

Passed 5-0

Zoning Amendment – Newburg Street- 534-5-135

Nate Roberston opened the public hearing for a Zoning Amendment for Newburg Street.

Bob DeNisco stood up and introduced himself as the owner of the property at Newburg Street stating he is requesting a zoning change. Jacki Byerley asked if he could give a little more detail as to why he's asking for a zoning change. Mr. DeNisco said that 3 years ago his daughter purchased a house on Newburg Street and constructed 2 duplexes. The property next door which is the same size as the lots already existing that have duplexes on them, but it's not zoned properly. If he is able to rezone similar duplexes could be constructed. Mr. DeNisco stated it really is residential land and it should stay that way. It has the same frontage, acreage and square footage as any other lot.

Nate Robertson stated that the commercial zoning isn't consistent with the rest of the neighborhood. The entire neighborhood is residential except for this area which is commercially zoned.

Nate Robertson asked if the Board had any questions. Bill Evans asked if there was a road there. Mr. DeNisco answered yes. Mike Morales asked if there was access to it from another street. Jacki Byerley stated that it is partly know as Montrose Ave, but since there's no property address. The City Assessor has reviewed this, and it is understood that it may end up Montrose Ave when the building gets built.

Bill Evans confirmed that the Board is making a recommendation to the City Council and that City Council approve this.

Jacki Byerley confirmed that was correct.

Nate Robertson asked if the public had any comments or questions as there was no one, Nate Robertson turned comments over to the Planning Director Jacki Byerley.

Jacki Byerley stated after reviewing the surrounding property and understanding the access and what this parcel could be utilized for it does make sense to recommend a zoning change from Commercial Highway (CH) to Residential Urban Density (RU). She also wanted to note that the way this got advertised, there is a sliver of the property next door that will end up staying in the commercial district because that was never requested with this. So, when you see a map and you see that sliver of land is still in the CH because we never received a request for it to be changed. A minor little thing is not going to affect how this property will be built or anything next door, but I just wanted to make you aware of it.

Bill Evans made motion to send a favorable recommendation to City Council, Mike Morales seconded.

Mike Morales – Yes

Bobby Brown – Yes

Ismael Matias – Yes

Nate Roberston – Yes

William Evans – Yes

Paul Howard – Absent

April Der Boghosian- Absent

Nate Robertson made a motion to adjourn, Bobby Brown seconded. All in favor, motion passed 5-0.