



Haverhill

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

HAVERHILL PLANNING BOARD MEETING MINUTES

MAR 17 PM 12:00
HACITYCLERK

Date: Wednesday, February 11, 2026
Place: City Council Chambers – Room #202 City Hall
Time: 7:00 PM

Members Present: Paul Howard, Chair
Mike Morales
Ismael Matis
Bobby Brown
April DerBoghosian

Members Absent: Bill Evans
Nate Robertson

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

Paul Howard asked Ms. Byerley to take roll call.

In attendance were:

Mike Morales
Bobby Brown
April DerBoghosian
Ismael Maties
Paul Howard

Absent were:

Nate Robertson
William Evans Jr.

Mr. Howard then asked Ms. Byerley to read the conduct of Public Hearings.

Frontage Waiver: 366 Kenoza Street

Mr. Howard called the first hearing which was a Frontage Waiver for 366 Kenoza St. Mr. Howard reminded the Board of their duty for Frontage Waivers, there review is for adequate access by the reduced footage and that the variance has already been approved by the Board of Appeals.

Attorney Matthew Simulas introduced himself, stating he was there on behalf of Deborah Hammer. Attorney Simulas stated the variance was granted in December and that the appeal period has since ended. The decision has been recorded, and they are looking for the Board to grant the application for the Frontage Waiver.

Mr. Howard said he wasn't going to ask for any public comments as no one was in attendance. Mr. Howard then turned over comments to Ms. Byerley.

Ms. Byerley stated that based on the information provided there is adequate access to the lot and recommended the Board grant the Frontage Waiver for 366 Kenoza Street.

On a motion by Mr. Morales, seconded by Mr. Brown, the Planning Board voted to grant the frontage waiver for 366 Kenoza Street. **Vote (5-0)**

Mike Morales – Yes

Bobby Brown – Yes

April I DerBoghosian – Yes

Isamel Matis – Yes

Paul Howard – Yes

Nate Roberston – Absent

William Evans – Absent

Form A: Eric Basiliere 386 Middle Road (PBFA-26-2)

Mr. Howard opened the Form A for 386 Middle Road. Ms. Byerley stated the applicant is requesting the Board grant the Approval Not Required plan for 386 Middle Rd, which will create a total of 4 lots, there is an existing house on one of these lots. It should be noted that the approval by the Planning Board does not make a determination of compliance with all zoning requirements and it does not guarantee a building permit. It is a determination that the lots have the lot area and frontage of the Zoning District. Ms. Byerley recommended the Board approve and endorse the Approval Not Required plan for 386 Middle Road.

On a motion by Mr. Brown, seconded by Ms. DerBoghosian, the Planning Board voted to approve and endorse the Approval Not Required plan for 386 Middle Road. **Vote (5-0)**

Mike Morales – Yes

Bobby Brown – Yes

April DerBoghosian – Yes

Isamel Matis – Yes

Paul Howard – Yes

Nate Roberston – Absent

William Evans – Absent

Approval of minutes: December 10, 2025

On a motion by Mr. Brown, seconded by Ms. DerBoghosian, the Planning Board voted to approve the December 10, 2025 Planning Board minutes. **Vote (5-0)**

Adjournment:

On a motion by Mr. Brown, seconded by Ms. DerBoghosian, the Planning Board voted to adjourn the February 11, 2026 meeting. **Vote (5-0)**