Haverhill
Economic Development and Planning
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CITY OF HAVERHILL
PLANNING BOARD MINUTES
April 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 Chairman Howard.

Roll Call:
Present were Chairman Paul Howard; Members Mike Morales, Bill Evans, April DerBoghosian, Nate Robertson, and Ismael Matías. Member Bobby Brown was absent. Also present were Planning Director Jacki Byerley and Head Clerk Melanie Sloan.

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

Public Hearing:

84 Locust Street – Minor Site Plan Review (Waterfront District Subzone A)

Chairman Howard opened the public hearing for the application at 84 Locust Street. Attorney Robert Harb representing Ambro Holdings, LLC presented the project. He stated that the applicant is seeking a density waiver to allow three residential units where two are permitted and a waiver for parking design requirements due to the constraints of the lot. He explained that the proposal includes commercial and educational uses on the first floor with residential units above and noted the site's proximity to public parking and transit.

The Board discussed the proposed uses, prior department comments and stormwater management. The applicant indicated that stormwater solutions would be further developed in coordination with City staff and engineering review. The Board also discussed potential future municipal drainage improvements and their possible impact on the project. There were no public comments.

Planning Director Byerley recommended approval of the application with conditions, including lighting, landscaping, interdepartmental coordination, stormwater management compliance, and a Development Review meeting prior to issuance of a building permit.

On a motion by Member Evans, seconded by Member Robertson, the Board voted to approve the density waiver. Vote: (6-0)

On a motion by Member Evans, seconded by Member DerBoghosian, the Board voted to approve the parking design waiver. Vote: (6-0)

On a motion by Member Morales, seconded by Member Evans, the Board voted to approve the Minor Site Plan Review with the recommended conditions. Vote: (6-0)

Approval of Minutes:

On a motion by Member Robertson, seconded by Member Morales, the Board voted to approve the March 11, 2026, meeting minutes. Vote: (4-0) (DerBoghosian and Howard abstained)

Escrows:

<u>Mohawk Trail/Lucy Way – Definitive Plan – Bond Reduction:</u>

Planning Director Byerley presented a memo received from the City Engineer to reduce the escrow for the Mohawk Trail/Lucy Way project to $100,000 based on work completed to date.

On a motion by Member Evans, seconded by Member Morales, the Board voted to approve the reduction. Vote: (6-0)

<u>Sylvan Hill Crossing - Definitive Subdivision – Performance Agreement Extension:</u>

Planning Director Byerley presented a request to renew the $535,511.30 performance guarantee for Sylvan Hill Crossing and to allow the applicant to replace the letter of credit with a cash account held by the city.

On a motion by Member Morales, seconded by Member Robertson, the Board voted to approve the renewal and modification. Vote: (6-0)

Any Other Matter:

Planning Director Byerley informed the Board that a proposed battery energy storage overlay district will be presented at the May 13th Planning Board meeting and the May 19th City Council meeting. She explained that the proposal is intended to address both state requirements and proactive planning efforts. The Board discussed the tiered structure and applicability. No action was taken.

Adjournment:

On a motion by Member Robertson, seconded by Member Evans, the Board voted to adjourn. Vote: (6-0). The meeting was adjourned.