



Haverhill

Economic Development and Planning
Phone: 978-374-2330

CITY OF HAVERHILL PLANNING BOARD MINUTES

March 11, 2026 – 7:00 PM
City Hall, City Council Chambers, Room 202

Call to Order:

Acting Chairman Nate Roberston called the meeting to order and conducted roll call.

Roll Call:

Members present: Mike Morales, Ismael Matias, Bobby Brown, Bill Evans, and Nate Robertson.

Also present: Planning Director Jacki Byerley and Head Clerk Melanie Sloan.

Members Absent: April DerBoghossian and Paul Howard

Conduct of Hearing:

Acting Chairman Nate Robertson read the procedure for conducting public hearings.

Approval of Minutes:

Mike Morales made a motion to approve the minutes from the February 11, 2026, meeting. Bobby Brown seconded. Motion passed 5-0.

Public Hearings:

994 Main Street – Frontage Waiver

Attorney Don Borenstein, representing the property owner, explained to the Board that they received a variance from the Zoning Board. Attorney Bornstein 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 they will build a new home on the second oversized lot of 70,000 square feet. 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 Zoning Board variance. Acting Chairman Robertson asked if the Board had any questions.

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

Acting Chairman Robertson asked if there was anyone from the public that wished to comment; there was no one. The comment portion of the public hearing was closed and turned over to the Planning Director, Jacki Byerley.

Planning Director 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. Passed 5-0.

Zoning Amendment – Newburg Street- 534-5-135

Bob DeNisco, the owner of the property at Newburg Street, is requesting a zoning change. Planning Director 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, have duplexes on them but are 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.

Acting Chairman 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.

Acting Chairman Robertson asked if the Board had any questions. Bill Evans asked if there was a road there, which Mr. DeNisco confirmed. Mike Morales asked if there was access to it from another street. Planning Director Byerley stated that it is partly known as Montrose Ave 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. Planning Director Byerley confirmed that was correct. Acting Chairman Robertson asked if the public had any comments or questions, there was no one; he turned comments over to the Planning Director Jacki Byerley.

Planning Director Byerley stated that 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 was advertised, there is a sliver of the property next door that will end up staying in the commercial district because it was never requested with this. So, when you see a map and you see that sliver of land is still in the CH because they 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. Passed 5-0.

Adjournment:

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