



Haverhill

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

City of Haverhill

Board of Appeals Minutes

July 15, 2026 – 7:00pm

City Hall, Council Chambers, Room 202

Call to Order:

The meeting was called to order at 7:00pm by Chairman George Moriarty.

Roll Call:

Present were Chairman George Moriarty, Member Louise Bevilacqua, Member Ted Vathally, Member Michael Soraghan, and Associate Member Gary Ortiz. Also present were Head Clerk Samantha Limberti, Building Commissioner Tom Bridgewater, and Matt Hennigan.

Public Hearing:

0 Woodrow Ave - Emerson Family Realty Trust Emerson Jeffrey C Trustee (BOA 26-12)

Jeffrey Emmerson currently lives at 334 Main Street in West Newbury. There was a discrepancy on his notice of decision (filed at the Essex County Registry) signed by the board back on November 12th, 2023. He asks that the board corrects the discrepancy and wording of the notice of decision. Mr. Emmerson has now purchased this lot as of March 2026. During the developmental review process, it was discovered that the approved plot plan and the notice of decision were different; the initial application and the final plans submitted did not match. The square footage was originally written as 24,392sqft when it really should have been 23,616sqft. Additionally, he provided a new certified plot plan showing himself as the new owner.

No comments from the board were made; and there was no one in the audience who wanted to speak in favor or in opposition. Chairman Moriarty entertains a motion made by Member Vathally to accept the application to amend the square foot request for lot area to 23,616sqft for Lot B of 0 Woodrow Ave from the variance previously approved in 2023. Motion made by Member Vathally, seconded by Member Soraghan. Member Bevilacqua: Yes. Member Vathally: Yes. Member Soraghan: Yes. Member Ortiz: Yes. Chairman Moriarty: Yes. Approved. (5-0)

145 Kenoza Ave - Manis Peter L Manis Karen S (BOA 26-13)

Santana Yocairy, the new owner of 145 Kenoza Ave wants to turn the existing first floor into residential housing. This space is currently vacant but was originally used as a dentist's office. She currently resides on the second floor and is planning on staying there with her young children, at least until they go to college. There is a garage which fits three cars and driveway with enough space for one car to park. She had a surveyor come by who suggested adding an

additional parking spot. There will be no change of the exterior of the building, only the addition of a parking spot. Member Vathally confirms with Ms. Yocairy that she is planning on creating a three-bedroom unit. It is also confirmed that the existing unit on the second floor has four bedrooms. Building Commissioner Tom Bridgewater confirms that this is fine, but notes that a three-bedroom dwelling will need 2 parking spaces, not 1.5. Building Commissioner Bridgewater states that parking falls under Parking Code A: 1 space per dwelling unit with one bedroom, 1.5 spaces per dwelling unit with two bedrooms, and 2 spaces per dwelling unit with three bedrooms or more. In total Ms. Yocairy will need 4 parking spaces.

Three cars will fit in the garage, and though one car will fit in the outside driveway, it will block anyone parked inside the garage if they need to get out. Member Vathally brings up the retaining wall on the property and if the driveway could be extended to create two spots, providing two spots in front of the garage. Ms. Yocairy says this is a possibility. She also states her surveyor noted that putting a parking space on the side of the house (Highland Street) entering the backyard would make the most sense. A space here would work well as this is the secondary entrance/exit for the ground floor. Opposed audience member Lorin Clark of 159 Kenoza Ave steps in to clarify that said entrance in the backside of the home with the number “63” above it used to be a basement apartment. Building Commissioner Bridgewater confirms that this apartment has since been removed by the city including all the of the plumbing and electric.

Member Vathally states he would feel better about approving this request if there was another space added on the opposing side. Building Commissioner Bridgewater states that this would come up during the next step in the approval process: developmental review. Member Soraghan notes that there is a tree that may also need to be removed for these changes to take place.

Lorin Clark of 159 Kenoza Ave returns to the podium to voice his concerns. He believes that if this project is done there will not be enough parking, especially in the winter as you can only park on one side of the street. He is concerned that the applicant will take this opportunity to make even more apartments which will require even more parking. He notes the parking situation is so bad he cannot have people only because there is nowhere to park. Building Commissioner Bridgewater answers some of Mr. Clark’s questions; that side of the street is single family only and the only reason Ms. Yocairy could have a two family is because of the buildings pre-existing, non-conforming use. Any change or extension would need a special permit, so there could never be a third or fourth apartment unit added. Member Bevilacqua reinforces that there can only be two units in total, no more.

Member Vathally makes a motion to accept the application for 145 Kenoza Ave with the provision that the owner will add one additional parking spot on the Highland Ave side, and in addition the retaining wall will be removed to increase the existing parking in the driveway. Motion made by Member Vathally, seconded by Member Soraghan. Member Vathally: Yes, as it meets the criteria for 255-10.4.2. Member Soraghan: Yes, as he does not see it as more detrimental to the existing use and meets the criteria for 255-10.4.2. Member Ortiz: Yes. Bevilacqua: Yes, as it meets the criteria for 255-10.4.2. Chairman Moriarty: Yes. Approved; notes it meets 255-10.4.2 and reiterates Member Soraghan’s note, that it is not more detrimental to the existing nonconforming usage. (5-0)

77 Leonard Ave - Keefe George G-Etux Keefe Rosemarie E (BOA 26-14)

Rosemarie Keefe of 495 Kingsbury Ave, owner of 77 Leonard Ave, is looking to put an addition on her existing property; two floors: a bedroom, bathroom, and a family room. They require a special permit for an additional 700 square feet of space for the home. Dan Hickey, contractor, notes it will be a 16x22 two-story addition, the issue being they are too close to one side of the property. They are looking to extend the house out 16 feet. The extra space would be for the family who already reside there. It is an addition, not an ADU, meaning they would only need a developmental review.

Member Vathally confirms that the home fits the same parameters as the home next door and asks if there will be utilities. Contractor Hickey confirms there will be electricity and another $\frac{3}{4}$ bath on the first floor. Motion made by Member Vathally to accept the application for 77 Leonard Ave. seconded by member Soraghan. Member Vathally: Yes, meets the criteria for 255-10.4.2. Member Bevilacqua: Yes. Member Soraghan: Yes, meets the conditions of 255-10.4.2. Member Ortiz: Yes, meets the criteria for 255-10.4.2. Chairman Moriarty: Yes. Granted as it is in line with 255-10.4.2 Approved. (5-0)

Minutes:

Motion made to accept the minutes of the June 17, 2026, meeting of the Board of Appeals. Motion made by Member Vathally, seconded by Member Soraghan. Member Vathally: Yes. Member Soraghan: Yes. Member Bevilacqua: Yes. Member Ortiz: Yes. Chairman Moriarty: Yes. Approved.

Adjournment:

Motion made to adjourn: All in favor.