



Haverhill

Economic Development and Planning
Phone: 978-374-2330

CITY OF HAVERHILL PLANNING BOARD MINUTES

July 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 Acting Chairman Nate Robertson.

Roll Call:

Present were; Acting Chairman Nate Robertson, Members Mike Morales, April DerBoghossian, Freddy Perez, and Ismael Matías. Also present were Planning Director Jacki Byerley and Head Clerk Samantha Limberti.

Conduct of Hearing:

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

Approval of Minutes:

On a motion by Acting Chairman Robertson, seconded by Member DerBoghossian, the Board voted to approve June 10, 2026, meeting minutes. Vote: (5-0)

Public Hearing:

Amend Chapter 255 Zoning Ordinance and Zoning Map:

Attorney Russell Channing introduced himself and his client Ronald Maylough, Mr. Maylough's company Pawtucket North Development, Engineer Will Scooter from Warren Cameron, Architect Scott Brown, and members of Coldwell Banker's marketing team; Michael Joy and Robert Deverough. They are looking to take a portion of the Adel property currently zoned as a commercial highway and rezone it into planned development district, as a planned development district does not require minimum lot size, giving them more flexibility.

The project is on Boston Road off High Street. Attorney Channing said this small subdivision will allow for 14 units, 6 duplexes, and 2 single units which will be sold and won't be rental units. It will fit in nicely with the area. The needs will clearly be met because of the dire need for housing in the area. They do not believe there will be any environmental impact due to the location of the property which is about Route 125. He mentioned the utilities, water and sewer, are set up and Will Scooter will verify that as well. The proper flows and studies will be done.

He mentioned a traffic study needs to be done as was mentioned in the Development Review. He says it is not yet completed but hopes by the August 12th meeting they will have the necessary information. He would like members of the team to come up and say a few things starting with Mr. Maylough. Ronald Maylough from 12 Ruby Circle in Bradford is the president of Pawtucket

Development North. He and his son-in-law came to the podium first. Mr. Maylough states that they are proposing a 14-unit upscale condo development project off High Street in the Bradford section of Haverhill. The property is currently owned by the Cedardale Health Club. The 2-acre parcel, originally zoned as residential, was converted to commercial highway back in the early 90's. Cedardale had no plans to expand the parcel and chose to sell the property. Their goal is to return their zoning classification back to residential and develop homes matching or exceeding the value and fabric of the existing homes in the neighborhood. Mr. Maylough notes that he is not a large-scale national developer, but a local contractor dedicated to a project that has a positive impact on the neighborhood and will add value to the City of Haverhill.

"My family and I have lived in Bradford since 1988, My children were educated in Haverhill, Scared Heart and Whittier Tech. In the past 41 years I have built and remolded homes and businesses in the greater Haverhill area. I was also the General Manager and project director for the reconstruction of Cedardale Health and Fitness after the devastating fire in 2017. I assured as President of Pentucket Kiwanis, was involved with the rebuilding the organization and last month, we replaced the Welcome to Haverhill sign on Route 110 in front of the Water Department. I have assembled an outstanding team who will guide me through this process, and you'll hear from them as needed. Thank you for your time."

Will Scooter from the Moore Cambridge group explained that they would subdivide the 2-acre lot and create the planned portion of the development. He explained how tenants would access the lot and mentioned the existing conditions. The lot is partially cleared with a maintained lawn area. He said there would be minimal tree clearing, that there are trees that line the street, but the back area is already cleared. He said the street will have a turnaround for the fire trucks. The units will have 3 parking spots; 2 surface spots and a garage spot. The storm water is underground so there are no surface basins. They are up to state and local regulations. Utilities come off High Street, and there is adequate water and sewer. They will be bringing in a water and sewer main to the project and will provide service to the individual homes. There is electric underground so they would bring a pole, transformer and everything else would be underground.

Scott Brown discussed the design of the units. He believes they have set them up for success; both from a cub appeal aspect and an internal layout standpoint. There will be 2 single family units. All units are a little over 1800 square foot a piece. All the units are 3 bedrooms, 1 of those will be on the ground floor. "We are calling it a flex room. We believe people will use this in a variety of ways. All units will also have a 3-car garage. The 2nd floor living area is wide open floor plan. All the units will have a 2nd floor deck that is in the rear of the property. They will all have stairs that lead to the ground floor." Mr. Brown states this was important as it is the way to access the backyard. As mentioned, the 2 other bedrooms are on the 2nd floor. For the roof design they will all have a gambel style roof design. "It's somewhat of a traditional style that most folks find really appealing." He then showed the Board a colored picture of the finished units.

Attorney Channing asked the Board if they would like to hear from the real-estate development team or if there are questions that the board may have. Planning Director Byerley made a comment about the requirements within the zoning ordinance; they must draft the new zoning ordinance. It creates the district that will need to be uploaded.

Acting Chairman Robertson opened questions from the Board. Member Moraes said he would like to hear from the reality development team. He states he would like to see how they are going to be marketed in terms of what market rates will be for that neighborhood, and if there would be an affordable unit as well. Member Perez had the same question as to whether or not there will be affordable units. He continued by asking who the target audience would be. Attorney Channing said he'd let the real-estate experts talk about that. He is aware that the City Council may request affordable housing, but as of now it hasn't been brought up. He'd like Mr. Maylough to talk about that as well.

Michael Joy from Coldwell Banker states that the targeted family would be an active family or a family of two. "As you can see from the plans there are 2 bedrooms with the flex space, so it's not intended for large families. It's really designed for an active couple, first time home buyers, that type of thing."

Member Perez asked how they determined the number of units, Mr. Joy said that would be a question for Mr. Maylough, but it is probably because of the limited space. He makes note that they have a little over 2 acres of space. Member Perez asked how close the driveways would be as they look fairly close on the plan. Mr. Joy said that in the condo units they would be close to each other.

Mr. Brown said that they wanted a variety of options as well. There is about 10 feet between the driveway themselves. For parking they have 2 spots and the option to park in the garage as well. Mr. Joy said the average house goes for around 700k and condos would go for about 400k. Member Moraes asked if he read the plan correctly that there is only 1 in and out to this place. "Yes, but it meets fire requirements." Acting Chairman Robertson opened comments to the public.

Scott Plume of 25 Oxford Avenue spoke about how his parents purchased the house he lives in back in 1957. "I street was a dirt road and there was no route 125." He says that he can speak for most of the people living on I street: that the last thing they want is more traffic. The street is barely big enough for two cars, so they are going to need to widen the street. He also mentioned that the address is 931 Boston Road, and as far as he can tell it has nothing to do with Boston Road. He doesn't believe that it will be good for the neighborhood, as they don't know the history of what has been there through the years. Planning Director Byerley clarified that the address of 931 Boston Road was what our assessors had the map block and lot listed as, so that is what we had to list it as when advertising.

Douglas Shafford of 33 E Steet: "I've been here since 1980. Same piece of property that they were going to put up a wall of building that would face Route 125 and we'd face the back. We got it knocked down because they were going to make the traffic double. We raised a lot of kids on that street." He mentions another development in Haverhill that he says fits. "It's near the highway and has wide streets." He states that the neighborhood was laid out by the shoe company back in 1892. He doesn't understand adding all those cars to that small street. "I've lived there for 46 years and have to keep going through this; and I don't like it, I've served my country like many others did, like my son did."

Carlene Giovanni: "I live at 66 I Street. I moved in in 2018. The first person who spoke said that we are looking for the needs of the community, and I know there is a dire need for housing, and I

believe that we have sufficiently fulfilled it with The James; it's a very large project. It's the perfect location for it too; it's right at 125 and Boston Road. It works great; and there is another condo development where the old Josephs was on Cross Road or the street across from the Irving Duffy area." She suggests that for 931 Boston Road, if they found a way to travel through Cedardale on a little road that they create themselves that would fulfill the needs of the developers, it would make more sense. "Where I live on I Street it's probably the last of the 1980's neighborhoods left in the City of Haverhill. Kids are out playing basketball and whiffle ball. Soccer, it's like the World Cup going on as it's dead-end. It's one of the last neighborhoods that I am in, and I know there are other parents that want their kids to play and be a safe spot. It's not going to be safe with construction vehicles going up and down a very narrow street. I don't think it will be a good fit for our neighborhood. If there is a way to figure it out through Cedardale; I think that just because Cedardale didn't utilize the property when they built the pool and such, that the residents of I street shouldn't get penalized that they must have access to it."

Loranna Bobby Day: "I live on I Street in Bradford, MA and I'll be repeating some of the points the others have already mentioned. I'm here to speak on the opposition of 193 Boston Road project. I have been a resident of Bradford for 28 years. The property for this proposed project is right out my front door." She mentioned the other projects that will have substantial homes. She notes that Oxford Crossing is 6 stories with 230 units and a 2.5 retail building. She says it's too much for the neighborhood. The Beck has 290 units at the Bradford Railroad. The Haverhill factory district is a 5-acre site with 395 units and 790 parking spots. "We are a small intimate neighborhood with families with small children where we currently feel safety living on a dead end." She said the only route the project has is through I street, and that making access from behind the street makes better sense. She questions trash pickup. She is concerned about the amount of traffic. "I assume you have plenty of parking, but what if they have a party or more people in that family. Where are they all going to park? I street? You can barely fit there now. The mail doesn't even come down the street."

Matthew Day, son of Loranna Bobby Day, lives at 72 I Street. He listed the same projects that are going on now. There are no sidewalks on this road. He said the one thing that he is most against is direct access to this plot which is on I street directly in front his house. Having access on a small residential street is not ideal. He believes it will be very problematic.

Ethan Mahoney of 59 I street just moved in back in May. His fiancé's family has lived there since the 60's. He said that he has a couple of questions and will be stating some opinions that may be a little more general. "My first question is what type of families do you want in your Haverhill communities? We plan on having kids. We are signing a 30-year mortgage, so essentially, we'll be here for 30 or more years. We want to raise kids just like everyone on this street has. One of the main concerns about this project is the traffic, but what I'm thinking of is what type of people will it bring to the neighborhood?" He believes that the way the houses are laid out are not going to attract families. "If you have 2 kids, you'll be sleeping on the first floor; a whole floor away from your kids. I don't think people are going to see the desirability about that. I think that this is just an attempt to fit as many houses as possible into possible in a small plot of land." He says the concerning thing is that he believes that you'll have a lot of people moving in and then moving out in a few years. "You won't have people that aren't going to contribute to the community. You'll have a lot of turn around. They aren't going to be staying; they aren't going to be members of Haverhill like everyone here." He mentioned how much he paid for his house and what the units

would go for, between 400k-700k. To him that is not a desirable entry level range and probably will end up on the higher side. He also mentioned the square space is not desirable for entry level. He believes the design and the setup of the roads are also not desirable for entry level families. "There is a housing crisis going on and this is not a solution to the housing crisis. This is just a quick attempt to grab cash from a community that has clearly shown up and spoken their opinions. I'll see you all on August 12th."

Cynthia Deroche: "I live at 45 I Street, I've lived on I Street since 1974." She saw the property across the street from her get developed; a single lot turned into a family home. She mentioned the same developments going up over Haverhill. She stated that I Street currently has 15 residents on over 5 acres of land and the new proposal would be 14 homes on just over 2 acres. She said I Street does not have drainage to handle the runoff. In short, she does not support the granting of the special permit. She also doesn't support a project that violates the CH zone.

Ed Wilkins: "I live at 30 I Street. There are 13 homes and 24 cars. The street isn't wide enough. Also, there is no water drainage on it at all. The only drainage we have is our yards. My house at 30 is the lowest on the street therefore I get everyone's drainage. I am concerned about more water. Water seeks the lowest point. Not sure why a traffic study hasn't been done as it will increase our traffic by 150% on that street, a dead-end street where kids play." He doesn't understand why I Street is going to be used as an entry way. He is concerned with storm water runoff and winter icing. "It's a quiet neighborhood that's mostly built with single family homes. I Street is also in disrepair. There are potholes all over it. I'm concerned about trucks going up and down the road for the next what 7-8 months or 2 years. I don't care if you build it but have the entrance on 125 or Cedardale, they own the property."

Member Robertson asked if there was anyone who was in support of the project. There were none. Member Robertson closed the public comments of the hearing and turned the comments over to the Planning Director for comments.

Planning Director Byerley says that the applicant has some additional information they will need to submit. Additionally, when you have the traffic study done, you will need to have your traffic engineer present so he may answer any questions. Whether there are improvements or access from another street, and to provide any additional information on the storm water, regarding concerns raised about the storm water, along with the information that was needed for the draft ordinance that can also be reviewed. She also reminded the group that this is a 2-part process. "The Planning Board and the Planning Board's function is to make a recommendation to the City Council. The City Council is the one who will issue or not issue the special permit with the rezoning. This is one part in the process. The next process is in front of City Council. Their next meeting is on August 25th potentially and depends on what happens with the Planning Board, whether we get the information from the traffic study and everything else." "If the board is ready, I would suggest making a motion that would include August 12th and potentially September 9th if we don't get all the information for our August 12th meeting."

Member Robertson made motion to continue with this on the August 12th meeting, Member Morales seconded. Motion passed 5-0

Marijuana Social Consumption Establishments Ordinance -

Planning Director Byerley: “we had previously opened the hearing and then immediately continued the hearing for the zoning ordinance that was submitted by Haverhill Stem LLC to establish a marijuana social consumption ordinance. That person has since requested to withdraw.” The board must vote to allow the withdrawal. Member Robertson clarified that they are voting on the allowing of withdrawal. Member Perez made motion to allow them to withdraw the proposal. Member DerBoghossian seconded. Motion passed 5-0.

Site Plan Review Dover Use

Jony Perez is proposing to redevelop the existing building that is already on the lot. The building has been empty for a while. The top 3 floors haven’t been used since the 1950’s. The bottom floor had a dentist, and he stopped operating last summer. “We are planning on installing a daycare on the first 2 floors. I have been running daycare for over 20 years now. I opened two in Lawrence. They have been successful; there is a waiting list of children. We are hoping to bring that level of quality to Downtown Haverhill. We are planning on building 12 apartment units on the top 3 floors. It will be loft style. Some of the issues that have come up are traffic and parking. Those have been our biggest issues. In terms of parking, we have been working with Laz, they manage the car park down the street. We are working on a contract with them; we haven’t finalized anything as we don’t have any dates, we are still in the process. So, parking we feel that it has been addressed. In terms of traffic, we hired an engineering company, and they should be starting anytime to do a traffic analysis. Last month we had an issue with vandalism, the police called it in and once we can work on the building that would minimize that. There will be workers going in and out. I do have a security system there now, but that doesn’t stop the vandalizing.” So, what they are looking for is the Planning Board to allow them to work on the building and “make it beautiful.”

Planning Board Director Byerley states “we don’t have the say on when you can start work, that’s the building department, and there were some concerns from myself and the police regarding your parking plan and drop-off plan and as of yet we haven’t received any information answering those concerns. Just for the Boards information I’m going to suggest we continue this to our September meeting to allow them time to put in the traffic review and for our police to review the traffic report.”

Member Perez said he knows the area and used to run a business across the street. He knows the dentist who worked there previously. Jony Perez states that at the back of the building they would have a playground for kids and 6 parking spots for drop-offs.

Member Perez: “I agree with my fellow board members, there is a lot going on there in downtown Haverhill. I was down there for 20 years, we always had an issue with parking and traffic, I’m interested in seeing the report to figure out the parking.” Jony Perez mentions that they are leasing the parking lot.

Planning Director Byerley asked how many parking spots they had. “Right now, we have 15 but we are going to need the traffic study done; I’ll need 12 for the apartments, the day care is something they will tell us.” He also mentions that they are working with City Council to get the apartments approved. Member Robertson asked if there were any more questions from the board.

Member Robertson made a motion recommending that we move this project forward to be reviewed by City Council. Member Morales disagreed with Member Robertsons decision to make a motion, as per the Planning Directors recommendations they should wait for the traffic report to be conducted prior to making a recommendation to City Council. Member Morales denies the plan review at this time pending a traffic study in favor of the planning director and police department accordingly. Member Perez seconded.

Member DerBoghossian made a motion to continue to our September meeting. Member Matis seconded. Motion passed 5-0

Crystal Lake Golf Course- 890 North Broadway

Erica Cousins with Civil Desing Consultants: “The goal of this project was to expand the parking lot, and to build a club house and cart barn. Construction will be of a new clubhouse of 4,710 square feet. 5,000 square foot cart barn and paved parking with associated utilities and storm water management and improvements. Some background: this was originally approved by conservation back in 2009. It’s part of a larger golf course and subdivision. What’s currently there now are a makeshift pro shop and a gravel parking lot. What we are proposing, the current proposal, represents the next phase of development of the golf course.” They are currently going through peer review through conservation.

The architect described the proposed one-story clubhouse, which will include a café with a commercial kitchen, a business office, and three golf simulators. The applicant explained that the project is intended to expand the existing clubhouse amenities, provide additional indoor and outdoor gathering spaces, and encourage year-round use of the facility. The proposed building will include basement storage for café supplies and will feature a New England Cape-style architectural design with double-hung windows and a welcoming main entrance. Construction is anticipated to begin next year.

Escrows:

Michael Anthony Definitive Subdivision – Bond reduction and renewal request.

Planning Director Byerley states that there is a bond reduction for Michael Anthony Way to reduce the bond to \$210,383.88 and renew a line of credit with Salem Cooperative Bank that is to expire on 7/22/2026.

Member Robertson made a motion to move forward with the bond reduction and renewal request, Member Morales seconded. Motion passed 5-0

Adjournment:

On a motion by Member Robertson seconded by Member Morales, the Board voted to adjourn. Vote: 5-0. The meeting was adjourned.