



# Haverhill

Economic Development and Planning  
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## **CITY OF HAVERHILL PLANNING BOARD MINUTES**

February 11, 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:**

Chairman Paul Howard asked Planning Director Jacki Byerley to take roll call. Members Present: Chairman Paul Howard, Mike Morales, Bobby Brown, April DerBoghossian, and Ismael Maties. Also present were Planning Director Jacki Byerley, Head Clerk Melanie Sloan. Members absent were Nate Robertson and William Evans Jr.

### **Conduct of Hearing:**

Chairman Howard asked Planning Director Byerley to read the conduct of Public Hearing.

### **Public Hearing:**

#### **366 Kenoza Street – Frontage Waiver**

Chairman Paul Howard called the first hearing which was a Frontage Waiver for 366 Kenoza St. Chairman Howard reminds the board of their duty for Frontage Waivers; there is adequate access by the reduced footage and that the variance has already been approved by the Board of Appeals.

Attorney Matthew Simulas was in attendance on behalf of Deborah Hammer. Attorney Simulas mentioned that the variance was granted in December and that the appeal period has since expired. “The decision was recorded at the registry, and we are looking for the Board to grant our application for the Frontage Waiver.”

Chairman Howard said he wasn’t going to ask for any public comments as no one was in attendance. He then turned over comments to the Planning Director.

Planning Director Byerley said that based on the information provided, there is adequate contrast to the lot. She recommends the Board grant the Frontage Waiver for 366 Kenoza Street.

Mike Morales made the motion to grant the frontage waiver, seconded by Bobby Brown. Mike Morales – Yes. Bobby Brown – Yes. April DerBoghossian – Yes. Ismael Matis – Yes. Paul Howard – Yes. Vote 5-0.

### **386 Middle Road – Form A**

Planning Director Byerley said the applicant is requesting the board grant the approval not required for 386 Middle Rd in the creation of what will be a total of 4 lots. There is an existing house on one of these lots. The building commissioner has forwarded this information to the Board. “There is a note within my memo that the approval does not make a determination of compliance with all zoning requirements. It does not guarantee a building permit. It’s just a lot of area frontage in that zone. So, at this time I recommend that the Board approve and endorse the approval not required for 386 Middle Road.”

Bobby Brown made the motion, seconded by April DerBoghossian. Mike Morales – Yes. Bobby Brown – Yes. April DerBoghossian – Yes. Isamel Matis – Yes. Paul Howard – Yes

### **Approval of Minutes:**

Chairman Howard moved on to the approval of the December meeting minutes.

Paul asked if there were any changes to the December meeting minutes; there were none. Bobby Brown made a motion to approve and April DerBoghossian seconded. Planning Director Byerley took vote. All in favor, passed 5-0.

### **Adjournment:**

Chairman Howard made a motion to adjourn. Bobby Brown made the motion, April DerBoghossian seconded. Motion passed 5-0. Meeting was adjourned.