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October 15, 2026

Timothy Jordan, President
Haverhill City Council
Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

OCT 16 AM 9:23
HAVCITYCLERK

Re: Overview of Project Revisions – Special Permit for 27 Marshland Street

Dear President Jordan and members of the Council,

I write on behalf of Sterling Commonwealth Builders (the “Applicant”) regarding the pending special permit application to construct a three-family home at 27 Marshland Street (the “Project”) to provide an overview of revisions to Project. Following initial submission of the Applicant’s special permit materials, comments were received from the various city departments regarding the placement of the driveways serving the three separate proposed townhomes and compliance with stormwater and landscaping requirements in Section 6.3 of the Haverhill Zoning Ordinance (the “Ordinance”). The Applicant provides the following responses and adjustments to Project plans. Lastly, the Applicant sought feedback from neighbors regarding the Project in advance of the hearing.

A. The Applicant will seek a Subsequent Zoning Variance from Driveway Requirements.

The Project provides for three separate driveways and two-car garages to serve each proposed townhome, supporting up to four parking spaces for residents and guests of each unit. The design and provision of ample parking ensures that the Project will not contribute to demand for public on-street parking in the neighborhood, which is often a concern of neighbors when additional housing units are proposed. This driveway placement is also consistent with the

townhome design, with differentiated facades for each unit, which was chosen to better fit within the existing neighborhood mix of single- and two-family homes.

Should the Council grant the special permit, the Applicant therefore plans to seek a variance from the Haverhill Zoning Board of Appeals to allow for greater driveway coverage and closer spacing than normally allowed by the Ordinance.

B. Plan Revisions to Provide for Stormwater Infrastructure and Additional Landscaping.

Accompanying this letter are revised civil engineering and landscape plans that the Applicant believes address all comments made by relevant city departments regarding compliance with standards set forth in Section 6.3 of the Ordinance. Each townhome will be provided with separate stormwater management infrastructure, and pavement in both the front and rear has been reduced and pitched to provide for managed stormwater runoff, along with other minor changes to utility placement. The Applicant's civil engineer has also provided a letter with detailed responses to staff comments. The Applicant will plant four street trees along the frontage of the property along with additional landscaping, as well as additional tree plantings in the rear yard to provide shade and attractive vegetation in association with the Project.

All common infrastructure and landscaping will be required to be maintained by the association governing the proposed three-unit condominium.

C. Neighborhood Outreach.

In addition to the required legal notice, the Applicant sent out mailings to property owners in the neighborhood detailing the Project plans and providing contact information if there were any concerns about the Project. The Applicant also went door-to-door the weekend of October 3-4, 2026, and spoke with several neighbors about the Project. Most were overall supportive of the project, but concerns about the availability of on-street parking were also communicated. The Applicant believes that the ample off-street parking provided, which will not result in any additional on-street parking demand, addresses this concern.

The Applicant looks forward to presenting the Project with these revisions at the next Council hearing. Thank you for your attention to this matter.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

/s/ Jonathan R. Stark-Sachs

Jonathan R. Stark-Sachs

JSS~klb

Cc:
Client