

LAW OFFICES OF

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Of Counsel:

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April 28, 2026

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

Re: Special Permit Planned Development (PD) District
Planned Residential Development District (PRD)
Applicant: Pentucket North Development, LLC
Owner: Cedardale, Inc.
PID: 754-2-21

Dear President Jordan:

Please be advised that this office represents the Applicant, Pentucket North Development, LLC (hereinafter "Pentucket North"), regarding its request for a Special Permit to take a portion of land currently owned by Cedardale, Inc. and located off of Boston Road, Haverhill, Massachusetts and have it rezoned from Commercial Highway to a Planned Residential District (hereinafter "PRD").

Pentucket North Development, LLC is owned and managed by Ronald Mailloux, a well-known, local developer. Mr. Mailloux is seeking to purchase such land to build six duplex lots and two single units. Attached to this narrative is a portion of the City of Haverhill Geo Map showing the Rectangular sized lot where a portion would be sold to Pentucket North for said development.

Pentucket North believes that this development is precisely the type for which Chapter 255 Section 8.5 (Planned Development (PD) District) was enacted.

Although situated within a residential area, the proposed parcel is currently zoned Commercial Highway.

Approving the Special Permit would result in housing for fourteen (14) new families. The area is currently sprinkled with single family homes and condominiums. The proposed development would fit in nicely with the characteristic of the neighborhood. There would be easy access to the development off of I Street and not create additional traffic woes on Route 125 or on Boston Road. Each Unit would have two parking spaces.

The plans provide the necessary access for fire and safety vehicles. There would be an increase to the City's tax base without an undue burden on City services. Finally, the development would not have a negative effect on the environment.

Chapter 255 Section 8 was enacted to permit an entity such as Pentucket North Development, LLC to propose to the City Council a development that did not require minimum lot size or areas and to provide some flexibility in the development of individual tracts of land.

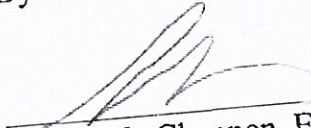
The City Council previously approved an Application under this Section for Princeton Properties development on the neighboring "Diburro site". Although on a smaller scale, Pentucket North believes that the development of this parcel is also an appropriate use pursuant to Chapter 255 Section 8.5.

The Morin-Cameron Group, Inc. has prepared detailed plans which are submitted and incorporated herein by reference.

Based upon the above and the submitted plans, the Applicant, Pentucket North Development, LLC requests that this Council approve its application to rezone a portion of land currently owned by Cedardale, Inc. from Commercial Highway to Planned Residential District along with the proposed Development.

Pentucket North Development, LLC waives the statutory 120 day hearing requirement.

Respectfully submitted,
Pentucket North Development, LLC
By its Attorney,



Russell S. Channen, Esquire