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October 22, 2026

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

RE: Applicant: Pentucket North Builders, LLC
Project: 931 Boston Road, Haverhill, Massachusetts

Dear President Jordan:

Please accept this letter as an Impact Statement regarding the Proposed Plan Development District for 931 Boston Road, Haverhill, Massachusetts.

I. Community Needs Served by Proposal.

Pentucket North Builders, LLC ("Pentucket North") believes that this Project will have a huge beneficial impact for the City of Haverhill. Local cities and towns have been in dire need for additional housing. Cities and towns have gone so far to relax zoning requirements, allowing for Accessory Dwelling Units by right and are contemplating the reduction of lot area for future development.

This project would allow for the creation of fourteen residential/condominium units. Photographs of the proposed development have been previously provided and illustrate the beautiful design for the various buildings. The City of Haverhill currently has a small inventory of homes/condos on the market. Coldwell Banker/Realty, which has been hired to assist with this Project, will speak as to the current local conditions and explain the need for additional homeownership in Haverhill.

Coldwell Banker expects these homes would be perfect for couples looking to purchase either their first home or looking to downsize from their single-family homes. Coldwell Banker sees this development as an opportunity for a young or older couples looking to establish a foothold in the Merrimack Valley area.

During a Planning Board hearing, a neighbor expressed her concern that the Developments would become rental property. Pentucket North has agreed to create a Home Owner's Association ("HOA") which will include among other things, a restriction prohibiting the rental of any units.

II. Traffic and Pedestrian Flow and Safety.

Pentucket North performed a traffic study and the City of Haverhill conducted its own peer review.

Vanasse & Associates, Inc. ("VAI") determined the following:

1. Traffic-volume increases related to the Project, external to the Study, are anticipated to range from 1 to 4 vehicles or 0.4 to 2.3 percent, during peak periods; and
2. The Project will generally not have a significant impact on motorist delays or vehicle queuing at study area intersections compared to anticipated future conditions without the Project (No-Build conditions)

The City's peer report, performed by McClure Engineering Co. ("McClure"), determined that VAI's methodologies were consistent with accepted MassDOT practices, and the findings were reasonable. McClure further recommended plans depicting the turnaround for fire apparatus and widening and fixing I Street.

Pentucket North has agreed to widen I Street to 24 feet and to mill and overlay I Street post construction. Such work would be coordinated with the required City Departments.

The studies confirm Pentucket North's belief that the proposed development is properly scaled to minimally impact any traffic concerns and the widening and repairs to I street will further help to alleviate any additional concerns.

III. Adequacy of Utilities and Other Public Services.

The Morin-Cameron Group, Inc. has spearheaded the Engineering work and taken the lead for all necessary studies. William A. Schkuta, P.E., Director of Engineering has coordinated Storm Water Reports and Responded to Peer Review Reports conducted by the City and comments from other City Departments, Environmental. Mr. Schkuta will be able to provide details regarding said reports at the City Council Meeting. All reports have been positive and in accordance with the Planning Board's approval recommendation, the Project remains subject only to the hydraulic analysis.

Utility poles already exist and no additional work would be necessary to establish power and services to the development.

The Fire Department is satisfied with the plans and layout of the Development and their only request was for Pentucket North to install an additional fire hydrant at the Development's entrance. Pentucket North has no issue with this request.

IV. Neighborhood Character and Social Structures.

The neighborhood currently consists of single family and multi-family homes. The Planning Board meetings included spirited comments from the neighbors. Most, if not all of their concerns, centered upon the potential increase of traffic and I Street's current condition. Pentucket North's traffic study and the City's peer review suggest that there would not be any significant traffic increase. Acknowledging the neighbor's concerns, Pentucket North has agreed to both widen and repair I Street.

Pentucket North is also working with the Postmaster to determine if it is feasible to have the mailboxes placed on each home rather than all at the end of I Street. If so, Pentucket North would cover such costs to relocate the same.

Change is never easy. Mr. Mailloux understands this and is sympathetic to the older generation currently residing in the area. However, Pentucket North believes that the Project's benefits outweigh the acknowledged inconveniences to the neighbors.

V. Impact on the Natural Environment

There will be no impact to the Natural Environment.

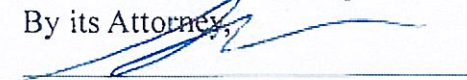
VI. Potential Fiscal Impact, including Impact on City Services, Tax Base and Employment.

Michael Joy and Robert DiBurro, seasoned Coldwell Banker Realtors were engaged to assist with this Application and if approved will list and market the development.

Michael and Bob have examined the market and based upon the proposed upscale development, envision listing the 12 condex units and 2 single units within the \$600,000.00 to \$650,000.00 range. Haverhill's current residential tax rate is \$10.61. This would result in yearly property tax revenue of approximately \$90,000.00. The parcel is currently undeveloped land and garners little to no tax revenue.

Pentucket North believes that owner/occupied Units will have a positive impact on City Services. From utilizing the many businesses within the community to employment opportunities, this Project will further stimulate Haverhill's economic growth.

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



Russell S. Channen, Esquire