

Lori Robertson

From: Patti Neals <pneals50@gmail.com>
Sent: Thursday, October 22, 2026 2:46 PM
To: Tim Jordan; City Council
Subject: 931 Boston Rd. Development: Impact on I Street Residents

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Dear Mr. Jordan and Members of the Haverhill City Council:

I am writing in my capacity as Executor of the property located at 37 I Street in Haverhill, Massachusetts, to formally express my serious concerns regarding the proposed development of approximately 1.5 acres of CH-zoned land at the end of I Street, currently part of the larger Cedardale property.

My family has owned our property for more than 55 years, and we have a vested interest in protecting both its future development potential and the character of the neighborhood we have called home for generations.

Of particular concern is the proposed alteration of Y Street, an undeveloped public right-of-way, commonly referred to as a "paper street." Portions of my family's property may require access via Y Street should we choose to develop the rear sections of our land in the future. The developer's proposed modifications appear to create significant obstacles to that access, potentially limiting our ability to make reasonable use of property we have owned for decades.

According to the submitted plans, the proposed regrading of the western half of the Y Street right-of-way would raise existing elevations by as much as seven feet in certain areas. This substantial change appears intended to reduce the size and cost of a retaining wall necessary to support the proposed development. While this approach may benefit the developer financially, it would create considerable engineering challenges and additional expenses for my family should we pursue future development of our own property.

Additionally, the proposed drainage outflow pipe and associated riprap splash pad appear to extend approximately 10 to 15 feet into the Y Street right-of-way. These improvements raise further concerns about potential encroachments, drainage impacts, and restrictions on future access.

It is neither reasonable nor equitable for one developer's cost-saving measures to create permanent obstacles and financial burdens for neighboring property owners. My family should not be placed in a position where the future use and development of our property are compromised simply to make another project more financially advantageous.

Beyond these direct impacts, I am deeply concerned about the broader consequences of this proposal for the I Street neighborhood.

Currently, I Street serves 15 residential units spread across roughly four to five acres of land. The proposed development would introduce an additional 14 residential units on just 1.5 acres, nearly doubling the number of households relying on this single dead-end street for access. One relatively small parcel would account for nearly half of all residential units on I Street following development.

While the roadway itself may be technically capable of accommodating the additional vehicle trips, that does not diminish the substantial change this project would bring to the neighborhood. The concentration of 14 new residential units on a single parcel would more than double existing vehicle activity, fundamentally changing the day-to-day experience of residents who have lived on this street for decades.

This is not simply a matter of whether the road can accommodate more cars. It is a question of whether the proposed density and intensity of development are appropriate for an established residential neighborhood of this size and character.

activity, children and families spending time outdoors, and the general residential atmosphere that has existed for generations.

Adding nearly as many residential units on 1.5 acres as currently exist throughout the surrounding neighborhood represents a significant and disproportionate increase in density. Such a substantial change should not be evaluated solely on whether it meets minimum technical requirements, but also on its long-term impact on the surrounding community and neighboring property owners.

Development should not come at the expense of the people who already live here, nor should the financial interests of a developer take precedence over the property rights and long-term interests of neighboring families.

My family has been part of this neighborhood for more than half a century. We recognize that properties may be developed over time, but new development must be thoughtfully planned, responsibly designed, and respectful of the rights of those who have already invested their lives and livelihoods in this community.

I strongly oppose the proposal in its current form and ask that these concerns be meaningfully addressed before any approvals are granted.

Thank you for your time and consideration. I respectfully request that this letter be included in the official record of any proceedings concerning this development.

Sincerely,

Patricia Neals
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