



# Haverhill

Economic Development and Planning

Phone: 978-374-2330

To: City Council  
From: Jacki Byerley, AICP, Planning Director  
Re: 931 Boston Road – Special Permit Planned Development District  
Date: October 15, 2026

On October 14, 2026 at a regularly scheduled Planning Board meeting the Board reviewed the application submitted by Pentucket North Development for a special permit of a planned residential development on a portion of land owned by Cedardale, Inc, located off of Boston Road known as 931 Boston Road (Map 754 Block 2 Lot 21) to construct six duplex units and two single family units.

The proposed project consists of six duplex units and two single family units together with associated parking, access, utilities, drainage, landscaping, grading, and other site improvements. Vehicular access to the proposed development is provided from I Street. During the review of the application, the adequacy and condition of I Street as the access roadway serving the proposed development were considered by the Planning Board and the appropriate City departments.

Based upon the review of the application and comments received during the hearing process, improvements to I Street are necessary to provide adequate and safe access to the proposed development and to address the impacts associated with the proposed project.

The applicant has proposed improvements to I Street to be reviewed by Engineering and Police prior to construction of the improvement. The applicant has also agreed to place additional hydrants within the site and will place sprinklers in all the units. They will work with the water department on the hydraulic analysis to confirm adequate water supply prior to construction and will mill/overlay I Street post construction.

Based on the information presented, the Planning Board voted to recommend that City Council approve the project, subject to conditions requiring improvements to I Street; completion of a hydraulic analysis; milling and overlaying of I Street post construction; installation of fire hydrants within the development, to be approved by the Fire Department; installation of sprinkler systems in all units and establishment of a homeowners association with a restriction prohibiting rentals of the units.