



**TOWN OF WEST NEWBURY PLANNING BOARD  
AGENDA**

Tuesday, February 2, 2021 at 7:00 p.m.

*by Remote Participation (see below)*

- 7:15 p.m. Continued Public Hearing: Definitive Subdivision Plan - 519 Main Street & 0 Stewart Street, Assessors' Map R14, Lots 36 & 54 Owner/Applicant: Deer Run Land Development LLC, 6 Mechanic Street, Kennebunk Maine - Subdivide one existing building lot into four new building lots (8 total units), including a new roadway with associated utilities and improvements
1. Subdivision Approval Not Required Plan – Rogers Parcels on Middle Street (Assessors Map 27, Lots 27, 28, 28A & 29 “Assessors Lots”) – Preston E. & Debora M. Rogers – Divide and Reconfigure Existing Assessors Lots into 2 Lots
  2. Discussion with Building Inspector of Potential Zoning Amendments Regarding the Floodplain Overlay District, in Compliance with New FEMA Regulations
  3. General Business:
    - Updates: Storm Water Bylaw in Compliance with MS4 Permit Requirements
    - Correspondence: Advisory from Mead, Talerman & Costa, LLC re: Act Enabling Partnerships for Growth, Changes to Zoning Act, G.L. Ch. 40A
    - Minutes: December 1, 2020; December 15, 2020; January 5, 2021; January 19, 2021
    - Administrative Details: Spring Town Meeting Article Submission Deadlines
    - Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting

The Planning Board reserves the right to take Agenda items out of order.

Addendum to Meeting Notice regarding Remote Participation

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the West Newbury Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of West Newbury website, at [www.wnewbury.org](http://www.wnewbury.org). For this meeting, members of the public who wish to view and/or listen to the meeting may do so by logging in to the website or by calling the telephone number listed below.

GoToMeeting Instructions:

Join the meeting from computer, tablet or smartphone using: <https://global.gotomeeting.com/join/119535957>

OR

By calling: [+1 \(571\) 317-3122](tel:+15713173122) and entering Access Code: 119-535-957

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town of West Newbury website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as practicable after the meeting.