



**Town of West Newbury
Planning Board
Tuesday February 6th, 2024
381 Main Street, Town Office Building
www.wnewbury.org
Minutes of Meeting**

Open Session: 7:00 PM by remote participation (see below)

Addendum to Meeting Notice regarding Remote Participation:

As is permissible by State Law the Planning Board conducted its meeting via remote participation. The meeting agenda included instructions for the public about how to participate remotely. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that it has been unable to do so, despite best efforts, the Board 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.

Chairperson Brian Murphey called the meeting to order at 7:01 P.M. Members in attendance were Ann Bardeen, Ray Cook, Tim Cronin and Deb Hamilton. Town Planner, Sue Brown, was also in attendance. All participated via Zoom Conference.

1. Continued Public Hearing – 125 River Road, Eagle Nest Subdivision

Murphey reopened the public hearing. Dennis Griecchi was in attendance on behalf of the owners of 125 River Road. Murphey stated that there had been an issue with the frontage of the parcel. A site walk had been scheduled for February 2nd but was later cancelled. The parcel has two sections of frontage totaling 231.7 feet. Moving forward with the Plan as submitted that uses part of that frontage for a new subdivision road, would result in the parcel being a non-conforming lot due to inadequate frontage. Murphey stated the current application can not be considered as shown and the applicant has the option to withdraw without prejudice, have the planning board vote to deny the application or the applicant could modify the plan.

Murphey made a motion to continue the hearing to February 20, 2024 at 7PM. Seconded by Cook. Roll call vote was taken and the motion passed 5-0.

2. ANR 16 & 22 Church Street – Lot Line Adjustment

John McGrath provided an explanation of lot line adjustments proposed for 16 and 22 Church Street. The principal reason is to square off boundary lines and add five feet to the northern boundary to provide better access between the boundary and the existing shed.

Ann Barden made a motion for the planning board to endorse this drawing as one not requiring approval under the subdivision control law. Seconded by Cook. Roll call vote was taken and the motion passed 5-0.

3. Housing Opportunities Initiative

a. Set Hearing Date for MBTA Communities Multi-Family Overlay District (MCMOD)

West Newbury Planning Board Minutes February 6, 2024.

Approved March 6, 2024

- i. Public hearing date set for Tuesday March 19th, 2024 at 7:00 P.M.
- b. **Site Comparison Matrix**
 - i. Brown added additional information to the matrix such as proximity to the Town offices, post office, middle/high school, etc.
- c. **Frequently Asked Questions**
 - i. Planning Board members reviewed the Frequently Asked Questions document. Edits were made, as needed.
- d. **Article Request**
 - i. Planning Board members reviewed and edited the Article request.

4. **Town Planner Report**

Brown stated there was a great turnout at the January 25th Housing Needs Forum. Received approval from the AG's office on the ADU Bylaw and the Non-Conforming Use Bylaw. Several ADU inquiries have come through but no applications have been received.

5. **Discuss Alternate MVPC Member Appointment**

Murphey stated his schedule is conflicting with several upcoming MVPC meetings, which are held on third Thursday of each month, and is hoping to find an alternate member to appoint. **Murphey made a motion to appoint Town Planner, Sue Brown, as the alternate MVPC commissioner. Seconded by Cook. Roll call vote was taken and the motion passed 5-0.**

6. **General Business:**

- **Minutes** – January 2, 2024; January 16, 2024

Hamilton made a motion to approve the January 2, 2024 meeting minutes, as amended. Seconded by Cronin. Roll call vote was taken and the motion passed 4-0. Cook was not in attendance.

Murphey made a motion to approve the January 16, 2024 meeting minutes, as amended. Seconded by Bardeen. Roll call vote was taken and the motion passed 4-0. Hamilton was not in attendance.
- **Correspondence**
- **Administrative Details**
- **Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting**

Adjournment:

Murphey moved to adjourn the meeting at 8:39 P.M. Seconded by Cronin. Roll call vote was taken, and the motion passed 5-0.

Respectfully submitted,

Katelyn Bradstreet, *Administrative Assistant to the Planning Board*