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**TOWN OF WEST NEWBURY
OFFICE OF THE PLANNING BOARD
381 MAIN STREET
WEST NEWBURY MA 01985
978-363-1100 X125 Fax: 978-363-1119**

**CERTIFICATE OF VOTE
MODIFICATION TO SITE PLAN REVIEW
Assessors Map R-1, Parcels 10, 20 & 30
Pentucket Regional Middle-High School Building Project, 22 Main Street**

October 19, 2021

- I. APPLICATION:** Modification to Site Plan Review for new Maintenance Building and Site Improvements at 22 Main street, received by the Planning Board on September 28, 2021 and the Town Clerk on September 29, 2021.
- II. OWNER/APPLICANT:** Pentucket Regional School District, 22 Main Street, West Newbury, MA 01985.
- III. REFERENCES:**
- Planning Board Application for Site Plan Review with Attachments, Received September 28, 2021.
 - Plan Set Entitled, "Pentucket School District Maintenance Building Prepared for Dore + Whittier, 260 Merrimac Street, Building 7, 2nd Floor, Newburyport, MA 01950", 7 Sheets; dated 9/28/21, with the exception of Sheet C-1, revised 10/5/21; prepared by Bergman & Associates, Inc. Engineers, 20 Washington St, Haverhill, MA.
 - Cut Sheet for Building Light Fixtures (2 sheets) dated 10/12/21.
 - Certificate of Vote, Pentucket Regional High-Middle School Building Project 22-24 Main Street, dated March 4, 2020.
 - Plan Set entitled, "Pentucket Regional School District Building Project 24 Main Street Planning Board Application Revised"; dated 10/30/19 and 12/19/19, revised 1/24/20, 1/31/20, 2/3/20 & 2/18/20; prepared by Dore & Whittier Architects, Inc. 260 Merrimac Street, Building 7, Newburyport, MA 01950.

IV. FILING and PUBLIC HEARING INFORMATION:

The Application was filed with the Planning Board on September 28, 2021 and the Town Clerk on September 29, 2021, was published in the Daily News of Newburyport on October 4, 2021, and was mailed to Parties in Interest and the Planning Boards of abutting cities and towns on September 29, 2021. The public hearing notice was posted with the Town Clerk on September 29, 2021.

Copies of the Application package were distributed to the Board of Health, Building Inspector, Conservation Commission, Department of Public Works, Fire, Police, and Water Departments for comments. The Conservation Commission provided comments by email on October 19, 2021.

The Public Hearing was held on October 19, 2021. Board Members Ann Bardeen, Raymond Cook, Jake Cormier, and Brian Murphey were present and voting. After due consideration Board Members voted unanimously (4-0) and approved the project.

V. CONDITIONS:

- a. There will be four RAB WPLED26 lighting fixtures on light sensors secured to the building: 1 on the front and 1 on the back of the building to illuminate the overhead doors; and 2 on the east side of the building facing Main Street. The color temperature on each fixture will be in the range of 3000K - 4000K.
- b. Every effort shall be made to select plants and grasses that are native, those that occur naturally in the region.

VI. ADMINISTRATION:

Following the expiration of the applicable appeal periods, the Applicant shall record this endorsed Certificate of Vote and Plans at the Registry of Deeds. The Applicant shall also secure a statement for recording from the West Newbury Town Clerk, indicating that the applicable appeal periods have lapsed and that there have been no appeals or that if any appeal has been filed that it has been dismissed or denied. A copy of the recorded documents shall be provided to the Planning Board.

All other stipulations of the Certificate of Vote and Site Plan shall remain in full force and effect.

All applicable laws, bylaws, rules, regulations, and codes of state law, federal law, and the Town of West Newbury shall be complied with, and the Owner shall obtain all necessary permits, licenses, and variances, as applicable.

The action of the Planning Board does not waive or alter any other permit or approval requirements, including, but not limited to, those of the Board of Health, the Inspection Department, and the Conservation Commission.

APPEALS:

Appeals of the Planning Board's final action on a Site Plan Review Application shall be made to the Zoning Board of Appeals in accordance with Section 8A of the Zoning Bylaw, and within thirty days of filing the decision with the Town Clerk.

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At a meeting of the West Newbury Planning Board held on October 19, 2021, Board Members voted to approve the Application for a Modification to the above-referenced Site Plan subject to the following:

- Final Certificate of Vote, as approved by the Board,
- Final Plans, as approved by the Board,
- Other documents, as referenced in the Certificate of Vote.

The Vote was as follows:

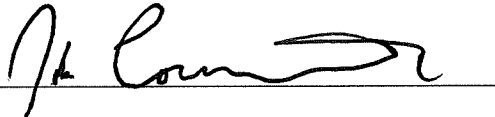
Ann E. Bardeen

In favor



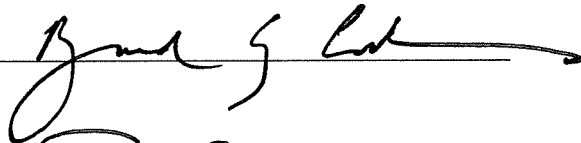
Jake Cormier

In favor



Raymond A. Cook

In favor



Brian R. Murphey

In favor

