

**WEST NEWBURY PLANNING BOARD
MINUTES OF MEETING**

January 9, 2018

Pursuant to a meeting notice posted by the Town Clerk that was delivered to all Board members, a meeting of the West Newbury Planning Board was held on January 9, 2018 at 7:00pm in the 2nd floor Planning Board Room at the West Newbury Town Offices, 381 Main Street. Board Members Ann Bardeen, Brian Murphey, John Sarkis, Raymond Cook, and Richard Bridges were in attendance. Town Planner Leah Zambenardi and Associate Member Cindy Sauter were also in attendance.

Continued Public Hearing related to an Open Space Preservation Development at 365 Main Street and 34 Meetinghouse Hill Road (aka Drakes Landing) - William Daley (Owner); Cottage Advisors, LLC (Applicant) - Site Plan Review pursuant to Section 8.B. of the West Newbury Zoning Bylaw

Zambenardi had previously sent the Board Meridian's review, as well as comments from the Conservation Commission. The Board also received a revised landscape plan. An additional note will be added to the plans regarding the dwelling units.

Bob Blanchett discussed the comments of the Conservation Commission. Some details were changed or removed from the plan. The wetland replication is an open item. Language will be conditioned within the plans on whether the area is used for replication. The maintenance of the vegetation of the living wall will be added to the Order of Conditions, and the monitoring of the vegetation will be added to the Operation Maintenance Plan. A snow storage and removal plan will be added to the Operation Maintenance Plan.

Chris Ryan from Meridian reviewed the grading change that was presented in the previous meeting. He discussed with the Board and Blanchett the water blow off detail.

The Board reviewed and made minor edits to the Certificate of Vote.

Hall stated that they are waiting for a letter from the Selectmen and then MASSDOT can begin their review process.

Liz Hatch, 94 Maple St. agreed with the Board's request to include that the snow removal process and snow storage plan be part of the Operation Maintenance Manual. Hatch also expressed her appreciation for the effort that was made by the Planning Board for this project.

Brad Buschur, 347 Main St. requested to add more shrubs around the mail station, and more landscape buffer around the mail stop, since he will be able to see the mail station from his own property. Buschur questioned if the Board reviewed the comments on the proposed Trail System from the Open Space Committee. Zambenardi stated that she received an email which discussed that the Open Space Committee would advise the Board when they want to discuss the trails. The Open Space Committee had not requested to speak with the Board since that email. Murphey stated it was too late in the review to open up the trail discussion again. Buschur requested that one particular tree remain and not to be cut down. Chip Hall stated that they will tag the tree and will make an effort to maintain it. Previously Buschur requested that the term "Access easement" be removed from the plan, yet the plans still indicated "access

West Newbury Planning Board, Minutes, January 9, 2017. Approved on February 20, 2018.

easement” on the drawings. Robbins stated that they will remove the tag “access easement” from the plans and it will just indicate “easement”. The easement for the Buschur property would be created and governed by another document. The utilities easement will remain on the plan.

Hall stated that the land transfer with Speilvogel will be completed with an ANR, and that the lawyers are currently in the process of working on it. The plans show that the land is being transferred. Sarkis requested that Speilvogel, 26 Meetinghouse Ln., submit an authorization letter regarding the inclusion of her land in the application.

Sarkis made a motion to close the public hearing for site plan review for open space development at 365 Main Street and 34 Meetinghouse Hill Road, including the land on Speilvogel. Seconded by Bridges, and it carried 5-0-0.

Sarkis made a motion to approve with conditions the application for Open Space Preservation Development site plan for Drakes Landing 365 Main Street and 34 Meetinghouse Hill Rd. as well as land of Speilvogel subject to conditions as described in the draft Certificate of Vague and subject to plan edits discussed tonight being submitted to the Board. Bardeen seconded, and it carried 5-0-0.

Documentation Reviewed: The Board reviewed plans, Meridian email, and Conservation Commission email.

General Business –

Updates -

Zambernardi stated that the Town has Hired a new town manager, Angus Jennings.

She also stated that the Selectmen denied the article submitted by SWEB Development.

Zambernardi stated that she will attending be the Merrimack Valley Comprehensive Economic Development Strategies Committee meeting on January 10, 2018 to discuss the West Newbury Town Center infrastructure project. She will have the draft report to send to the Town Center Working Group committee, before it will be submitted to the Selectmen.

The Board briefly discussed that they would like to begin editing the Open Space Bylaw within the next few meetings.

Vouchers –

The Board signed vouchers for payment to Meridian, and timesheets.

Correspondence –

Zambernardi submitted the Summary of Conflict of Interest Law for municipal employees to the Board.

Zambernardi stated that there is a Public Hearing notice for Haverhill’s proposed moratorium on recreational marijuana.

Administrative Details – There was none.

The meeting was adjourned at 8:46PM.

Submitted by,

West Newbury Planning Board, Minutes, January 9, 2017. Approved on February 20,2018.

Lori Dawidowicz
Recording Secretary