

**WEST NEWBURY PLANNING BOARD**  
**MINUTES OF MEETING**  
February 20, 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 February 20, 2018 at 7:00pm in the 2<sup>nd</sup> floor Planning Board Room at the West Newbury Town Offices, 381 Main Street. Board Members Ann Bardeen, John Sarkis, Raymond Cook, and Brian Murphey were in attendance. Richard Bridges was not in attendance. Town Planner Leah Zambenardi and Associate Member Cindy Sauter were also in attendance.

**6:30 P.M. 2<sup>nd</sup> Floor Hearing Room, Town Office Building**

The Board met with the Finance Committee to discuss the FY 2019 Budget.

**Set Public Hearing Date on Proposed Zoning Amendments:**

**a. Request to Modify Town's Solar Overlay District to Include 20 Acres of Land of Coffin St – Michael Cary Submitting on behalf of John Beaucher**

The Board reviewed the proposal and article request form. Sarkis read the letter received Thursday, February 8, 2018. The Selectman had previously accepted the request.

Sarkis made a motion to schedule the public hearing for the request to modify the Town's Solar Overlay District to include 20 Acres of land off Coffin St submitted by Michael Cary on behalf of John Beaucher for March 20, 2018 at 7:15PM. Seconded by Cook, and it carried 4-0-0.

*Documentation Reviewed: Article and letter received Feb 8, 2018.*

**b. Request to Amend Section 5.G.5 of the West Newbury Zoning Bylaw "Large Scale Ground-Mounted Solar Photovoltaic Installations" – Rose Vetere**

The Board reviewed the article. The petitions have resident signatures, which have been certified by the Town Clerk.

Sarkis made a motion to set the public hearing date for the three proposed amendments to section 5.G.5 for March 20, 2018 at 8:00pm. Seconded by Cook, and it carried 4-0-0.

*Documentation Reviewed: Article Request*

**Review of Open Space Preservation Development Bylaw, Section 6.B of Zoning Bylaw**

The Board discussed various modifications to Section 6.B.9 of the Zoning Bylaw. They discussed having different buffer areas between the developed areas and abutting properties for the 3 residential Zoning Districts. The Board discussed the reasonable spacing between dwelling units, differentiating/clarifying requirements for projects with units on separate lots and condominium developments. The Board discussed defining distance requirements to edge of pavement, roadway or sidewalk. They discussed how contiguous open space should be defined and how to best protect sensitive lands such as wetlands and steep slopes. They concurred that Section 6.B.10 should be removed.

West Newbury Planning Board, Minutes, February 20, 2018. Approved March 6, 2018.

Zambernardi will incorporate notes reflecting tonight's discussion into a draft of the Bylaw.

*Documentation Reviewed: January 23, 2018 OSPD Bylaw Review Meeting Notes*

**General Business –**

*Updates –*

Zambernardi stated that she discussed the West Newbury density bonus for cottage style units with a Georgetown Planning Board member.

*Minutes – December 19, 2017, January 9, 2018, January 23, 2018, February 6, 2018.*

Sarkis made a motion to accept the December 19, 2017 with the amendments discussed. Seconded by Bardeen and it carried 4-0-0.

Sarkis made a motion to accept the January 9, 2018 with the amendments discussed. Seconded by Bardeen and it carried 4-0-0.

Sarkis made a motion to accept the January 23, 2018 with the amendments discussed. Seconded by Bardeen and it carried 4-0-0.

Sarkis made a motion to accept the February 6, 2018 with the amendments discussed. Seconded by Bardeen and it carried 4-0-0.

*Vouchers –*

Sarkis signed timesheets, and the Board signed two vouchers.

*Correspondence –*

Zambernardi shared that she received an email about a FY 2018 Conservation Assistance for Small Communities Grant. Murphey suggested that Zambernardi briefly send Jay Smith and the Board of Selectmen information on the grant and offer her help.

Zambernardi received a letter from the Sterling's, 26 Coffin Street stating that they are in favor of the solar project proposed by SWEB Development.

*Administrative Details –*

Zambernardi stated that the office is in need of a new printer.

Bardeen will be absent at the April 17 meeting.

**Adjournment -**

The meeting was adjourned at 9:45 PM.

Submitted by,

Lori Dawidowicz  
Recording Secretary

West Newbury Planning Board, Minutes, February 20, 2018. Approved March 6, 2018.