

WEST NEWBURY PLANNING BOARD
MINUTES OF MEETING
May 1, 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 May 1, 2018 at 7:00pm in the 2nd floor Planning Board Room at the West Newbury Town Offices, 381 Main Street. Board Members John Sarkis, Raymond Cook, Brian Murphey, Ann Bardeen, and Richard Bridges were in attendance. Town Planner Leah Zambenardi and Associate Member Cindy Sauter were also in attendance

Review of Draft West Newbury Housing Production Plan – Merrimack Valley Planning Commission – Board Review, Comment and Approval

The Board discussed the Housing Production Plan that was presented at the 4/17/18 meeting. The Board overall wants an understanding as to how the numbers were derived throughout the plan. They discussed the needs vs wants for the Town, and the projected needs in the future. Bardeen discussed the possibility of changing the mission statement of the Board, and to show people the affordability gaps. Bridges feels that there should be a middle ground with using the OSPD to have some effect on the moderately priced homes. He also feels that since the Town is not a “poor” town that there should be a way to facilitate some of the needs to appeal to more residents. Sarkis suggested the concept of eliminating the yield plan requirement in the OSPD bylaw, therefore they could get workable density in that area to be able to foster the need for moderately price homes. They discussed the benefits of using the 20 acres of buildable area on the Beaucher property affordability housing. The Board reviewed all the policies that were listed in the draft Housing Production Plan, and made minor corrections. Zambenardi will send the draft plan to Selectmen and request a meeting with them along with MVPC to have a further discussion and to seek a vote of approval.

Sarkis made a motion to adopt the draft Housing Production Plan prepared MVPC, incorporating the revisions and comments that were sited tonight, as a Housing Production Plan for the Town of West Newbury. Seconded by Cook and it carried 5-0-0.

Documentation Reviewed: Housing Production Plan

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

The Board discussed the idea of removing the yield plan requirement from the OSPD bylaw. They also discussed utilizing a model by which the yield is determined based on the capacity of the land in terms of wastewater treatment and topographical features (wetlands & slopes), which could provide for more density. Zambenardi will obtain more information from Paul Sevigny, Health Agent. Sarkis noted this is a discretionary permit therefore the Planning Board may deny it, and also there is the suggestion that the applicant have a pre-application conference with the Board. Cook is not in favor of this due to possible consequences if the Planning Board denies the application. The Board discussed positives and negatives of developing connected streets for new development. Murphey requested that Zambenardi review a

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2007 approved plan on Dole Place that was never built. They discussed variations of incentives. The Board will research some parcels.

Documentation Reviewed: Section 6.B Open Space Preservation Development

Minor Modification to Site Plan for Brake Hill Tower – West Newbury Water Department- Board Signatures for Recordation of Certificate of Vote

The result of the vote on the minor modification was 2-1-1. Raymond Cook and John Sarkis signed the certificate of vote.

Documentation Reviewed: Certificate of Vote 4/17/18

General Business –

Updates – Chapter 40B Minimum Acreage Calculations Draft Report; Drakes Landing Preconstruction Meeting

Zambernardi stated that the Board had a question regarding which projects can be included in the 0.3% provision. She explained the provision, which allows for exemption if the Comprehensive Permit application would result in the construction of affordable housing on sites comprising more than three tenths of one per cent of the Town's land area or ten acres, whichever is larger, in any one calendar year. To answer the Board's question, she stated that qualifying affordable housing sites may include: (1) the project under consideration; and (2) any other affordable housing projects that (a) will commence within the calendar year and (b) received a final approval by the subsidizing agency prior to the initial submission to the Board by the Applicant of the project under consideration. The Board reviewed her draft memo and advised that she finalize it.

Zambernardi stated that the Drakes Landing preconstruction meeting was 4/30/18, and the developer will begin construction 5/14/2018. Jay White Contracting is the contractor, and Steve Breen is the site Supervisor. Hall will have a project sign out before they start which will include construction start and end times as well as a 24hr phone number and email address of the developer. This will information will be posted at the site, Town Hall, and the Town website. There will be an internal drop box that will include all finalized plans. Zambernardi will put out a news item before the construction starts.

Zambernardi stated that Beth Koopman, Meetinghouse Hill Rd., is going to write a letter to the Board on her concerns about zoning for a garage being built across the street from her.

Documentation Reviewed: Safe Harbor Results 4/23/18, Town of West Newbury Chapter 40b Minimum Acreage Calculations March 2018, Drakes Landing Schedule

Minutes – March 6, 2018, March 20, 2018, April 3, 2018, April 17, 2018

Sarkis made a motion to approve the March 6, 2018 minutes as amended. Seconded by Bardeen and it carried 4-0-1. Murphey abstained since he was not in attendance at that meeting.

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Vouchers –

Sarkis signed timesheets.

Correspondence –

Zambernardi is planning to attend the MAPD conference on May 24 and 25, 2018 and the cost is \$100.

There was a complaint from Sullivans Court on erosion control. Meridian is aware of the issue and stated that there was sediment that needs to be cleared out.

Administrative Details – Officer Elections and Appointments for FY 19'

This will be conducted in May.

Other – Solar Update

The proposed solar field on the Beaucher property was turned down at the Spring Town Meeting. Sarkis stated that if the Board changed their mind on their recommendation of approval of the proposed solar field on the Beaucher property then it's possible it could be an article on the Fall Town Meeting. The Board agreed to start discussing amending the solar bylaw. They will research the Overlay District Zoning Bylaw vs Special Permit. The Board agreed to update Rose Vetere on their discussions.

Adjournment -

The meeting was adjourned at 9:35PM. Sarkis motioned to adjourn. Seconded by Murphey, and it carried 3-0-0.

Submitted by,

Lori Dawidowicz
Recording Secretary