

**WEST NEWBURY PLANNING BOARD
MINUTES OF MEETING**

June 5, 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 June 5, 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 was also in attendance. Associate Member Cindy Sauter was not in attendance.

Officer Elections, CPC Representative, MVPC Commissioner & Recommendation to Selectmen on Associate Member

Murphey nominated Ann Bardeen as Chair. Sarkis seconded and it carried 4-0-1 with Bardeen abstaining. Bardeen nominated Brian Murphey as Vice Chair. Sarkis seconded and it carried 4-0-1 with Murphey abstaining.

Cook nominated John Sarkis as clerk. Seconded by Bardeen and it carried 4-0-1 with Cook abstaining. Sarkis made a motioned to elect Ann Bardeen as Chair, Brian Murphey as Vice Chair, John Sarkis as Clerk effective at the end of the meeting 6/5/18. Seconded by Bridges and it carried 5-0-0.

Sarkis nominated Raymond Cook as the CPC Representative. Seconded by Murphey, and it carried 4-0-1 with Cook abstaining.

Cook nominated Brian Murphey as MVPC Commissioner. Seconded by Bardeen, and it carried 4-0-1 with Murphey abstaining.

It was noted that Associate Member, Cindy Sauter, did not want to be considered for the Associate Member position in FY19. The Board discussed appointing a new associate member. Zambenardi noted that recommendations to the Selectmen are due by June 11, 2018. Board Members directed Zambenardi to post the Associate member position on the Town website and to contact potential candidates for the position.

Drakes Landing Open Space Preservation Development (365 Main Street) – Cottage Advisors, LLC

a. Minor Modification to Site Plan and Special Permit for Drakes Landing (365 Main Street) – Cottage Advisors, LLC – Modification to Unit Type “F”

b. Notice of Field Change for Stockpiling pursuant to Condition #3.iii.2 of the Certificate of Vote for the Site Plan (Book 36632, Page 109), which reads “minor changes to permit work that is required by either the Board of Health or the Conservation Commission

Melissa Robbins, Attorney from Deschenes and Farrell, and Chip Hall requested permission from the Board to change the front ridge line on the F style units.

Cook motioned that the propose change is a minor modification. Seconded by Sarkis, and it carried 5-0-0. Cook motioned to approve the minor modification. Seconded by Sarkis, and it carried 5-0-0.

Hall then requested that the standalone F units be identified separately in the drawings from the F-Unit Large Duplexes.

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Cook motioned that the request be considered a minor modification. Seconded by Sarkis, and it carried 5-0-0.

Cook motioned that the minor modification be approved. Seconded by Sarkis, and it carried 5-0-0.

Related to the field change, Hall stated that he worked with the Conservation Agent and Tom Hughes, his Environmental Scientist, to determine alternate locations for stockpiling so materials would not have to be transported too far from their final locations.

Cook motioned that moving around construction materials around the job site is a field change required by the Conservation Commission pursuant to the Planning Board's Certificate of Vote. Seconded by Sarkis, and it carried 5-0-0.

The Board agreed with Murphey's recommendation that there be better interoffice communication with Meridian, Paul Sevigny, Leah Zambenardi, Water Department, and Building Department regarding Drakes Landing to ensure everyone is up to date and to lessen chances of mistakes.

Documentation Reviewed: 5/3/18 Email request for Drakes Landing Minor Modification to F units, 5/31/18 Email Notice of Field Change for Stockpiling, Meridian Inspection Report 5/31/18

Review of Large- Scale Ground- Mounted Solar Photovoltaic Overlay District, Section 5.G of Zoning Bylaw

Resident, Rose Vetere, had previously submitted to the Board her proposal for West Newbury's Solar Energy Statement. Vetere is not in favor of large scale mega wattage solar fields, because she thinks they aren't a good fit for the Town. The Board discussed that they don't have the jurisdiction to reject certain solar projects on specific lands, but the result is determined by the will of the Town. They agreed that they need to explore the basics such as setbacks, and view sheds. The Board discussed the possibility to have developers request a zoning change for certain districts, and then require a special permit process after a favorable Town vote. While it is a risk for the developer, it gives the Town more control while still giving a developer an opportunity to build such a project that fits in with the Town. The Board agreed that it is not its charge to determine what an appropriate maximum amount of solar energy (or fair share) the Town should provide. Bridges stated that while the model bylaw is generic and could use improvement, there are still limitations as to what the Board can propose. They further discussed Vetere's concept of West Newbury's "fair share" contribution to the Commonwealth, and Vetere had provided calculations to the Board. The Board agreed to work on correcting flaws in the bylaw, but not to make a commitment as to limitations on the amount of solar energy the Town provides.

James McCobb, Coffin St., stated his opinion that anything over 750KW should be in an Industrial Zone. He also doesn't believe that the size of the project should determine the setback, rather it should be a standard setback. He stated his concern that if the requirements of the special permitting process are met, then the Town members will lose control.

Steve Cutter, 44 Coffin St., questioned if any Town has rejected caps on solar projects.

Documentation Reviewed: West Newbury Solar Energy Goal Statement

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

The Board agreed to table this discussion to the next meeting.

General Business –

Updates – MAPD Conference, Town Center Infrastructure Study, Housing Product Plan

Zambernardi stated that on June 11, 2018 the Selectmen will hold a brief discussion on the Housing Production Plan. The Board agreed with the Board's and Zambernardi's Summer Schedule. Zambernardi will send the draft for the Town Infrastructure Report to the Board members.

Minutes – April 3, 2018, April 17, 2018, May 1, 2018, May 15, 2018

The Board agreed to review the minutes at a future meeting.

Vouchers –

Sarkis signed payroll.

Correspondence –

Zambernardi received notice of the Draft Transportation Improvement Plan Amendment for Lawrence and Salisbury.

Administrative Details –

Zambernardi stated that her Summer Office hours will be 9:30-2:30 on Tuesday and Wednesday starting June 27.

Adjournment -

Sarkis motioned to adjourn at 9:52 PM. Seconded by Murphey and it carried 5-0-0.

Submitted by,

Lori Dawidowicz
Recording Secretary