

WEST NEWBURY PLANNING BOARD
MINUTES OF MEETING
March 6, 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 March 6, 2018 at 7:00pm in the 2nd floor Planning Board Room at the West Newbury Town Offices, 381 Main Street. Board Members Ann Bardeen, John Sarkis, and Richard Bridges were in attendance. Raymond Cook and Brian Murphey were not in attendance. Town Planner Leah Zambarnardi and Associate Member Cindy Sauter were also in attendance.

Subdivision Approval Not Required Plans (SANR's)

a. *35 Prospect St – David and Wendy Willis – Split existing lot into two building lots.*

Land Surveyor, William Holt on behalf of the applicant discussed the plans with the Board. Zambarnardi had previously discussed the plans with Holt and confirmed that they met the requirements of the Zoning Bylaw and Subdivision Rules and Regulations. The Board briefly discussed an undefined right away that is identified in the deed but not shown on the plan. Holt stated that he will do more research regarding the right of way.

Sarkis made a motion to accept the plan as one not requiring approval under the subdivision control law. Bridges seconded the motion and it carried 3-0-0.

Documentation Reviewed: SANR Plans

b. *Site Plan for Drakes Landing Open Space Preservation Development (approved January 9, 2018) - Cottage Advisors - Discussion of Plan Changes, Covenant not to Convey, Declaration of Restriction, Trail Easement and Board Member signatures for plan recording purposes.*

The applicant was not present. Zambarnardi stated that the applicant decided to submit their plans in time for the March 20, 2018 Planning Board Meeting.

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

The Board decided to discuss the open space bylaw later due to the fact that not all Board members were present.

General Business –

Updates – Chapter 40B Safe Harbor Study, Town Center Infrastructure Planning Project

Zambarnardi shared the 40B Safe Harbor study. The Board reviewed the survey. Zambarnardi discussed the discounts from the zoned land, and how the affordable housing area is measured compared to the rest of the Town. To be compliant you must have affordable housing on sites comprising 1.5% or more of the total land area zoned for residential, commercial or industrial use, which therefore the Town would need 64 more acres of affordable housing on a large lot completely developed to be compliant. The Board agreed that this will not likely be feasible for the Town in the foreseeable future.

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Zambernardi stated that Harriman, consultant, completed the first draft of the Town Center Infrastructure Planning Project. The title of the report is Centralized Sewerage Treatment and The Development of Town Centers West Newbury Case Study. The report includes considerations and case studies. They advised that the next step would be to develop a plan for waste water treatment. Zambernardi will send the report to the working group and Planning Board for comment before presenting to the Selectmen.

Zambernardi also shared that MVPC is close to completing the draft of the housing study.

Minutes – February 20, 2018.

Sarkis made a motion to accept the minutes as amended. Bardeen seconded, and it carried 2-0-1. Bridges abstained.

Vouchers –

Sarkis signed timesheets.

Correspondence –

North Shore Alliance for Economic Development Request for Development Site Information

Zambernardi received a request from the North Shore Alliance for Economic Development, to answer a survey for their community page. Zambernardi shared her responses to the Board.

The Selectmen submitted a letter to Mass Dot approving the Drakes Landing curb cut plans.

The MVPC assessment for next year will be \$1583.45

Amesbury submitted two legal ads for zone changes, one is for a clustered planned unit development, and the other is to establish retail marijuana overlay district and regulate recreational marijuana establishments.

There was an abutter notice from Newbury Zoning Board for a special permit for construction on Plum Island to increase the lot coverage allowed.

Street number issuance for lot 3 Dole Place.

Administrative Details – FY19 Budget – Discuss Finance Committee Questions & Comments

Zambernardi stated that Finance Committee voted against having an admin for the Planning Board. She will continue to work with the Senior Work-Off Program. The Board advised Zambernardi to track her administrative time.

Zambernardi requested that her summer office hours be on Tues and Thurs for 7.5hrs rather than 5hours 3 days a week. The Board did not have an issue with her request.

Adjournment -

The meeting was adjourned at 8:20 PM.

Submitted by,

Lori Dawidowicz
Recording Secretary

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