

WEST NEWBURY PLANNING BOARD
MINUTES OF MEETING
December 5, 2017

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 December 5, 2017 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. Associate Member, Cindy Sauter was also in attendance. Town Planner Leah Zambenardi was not 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

The Board received a written request for continuance from Melissa Robbins, Deschenes & Farrell, P.C., to December 19, 2017.

Cook motioned to continue the public hearing, to December 19, 2017 at 7:30pm. Seconded by Sarkis and it carried 5-0-0.

Documentation Reviewed: Email dated December 5, 2017 from Deschesnes & Farrell, P.C.

Discussion of FY2019 Budget

The Board reviewed the FY2019 revisions that were previously discussed during the November 21, 2017 meeting. The Board stated they need clarification from Zambenardi if the 2% increase raise needs to be included within the budget.

Cook motioned to approve the budget request FY 2019 as presented in the documentation, with additional clarification. Seconded by Murphey, and it carried 5-0-0.

Documentation Reviewed: Budget Request FY2019 Spreadsheet, Planning Board Budget Narrative for FY 2019 spreadsheet, and Planning Board Salary FY2019 spreadsheet.

Discussion of Planning Goals & Priorities

The Board discussed the need to revise the OSPD as a priority. The Board discussed the challenges with the inclusionary housing bylaw. They discussed various options of improving inclusionary housing while at the same time preserving the rural character of the town. It was discussed that the Planning Board has more control under the OSPD bylaw, and could therefore could provide more incentives for the developer.

General Business –

Updates -

Sarkis provided a brief update on the Town Infrastructure meeting that he had attended on December 4, 2017. The Board discussed the advantages and disadvantages of having a sewer treatment plant in town.

Vouchers –

West Newbury Planning Board, Minutes, December 5, 2017. Approved December 19, 2017.

Sarkis signed payroll, and the Board signed a voucher for the FY18 MVPV Assessment.

Correspondence –

Sarkis announced a notification from the Finance Committee for the Spring 2018 Town Meeting, a Zoning Amendment Legal notice from Amesbury dated November 20, 2017, an announcement from the Mass Historical Commission about the Round 24 of the Massachusetts Preservation Projects Fund grant program, a Christmas Card from W.C. Cammett Engineering, and an Abutters notice from the Zoning Board of Appeals in Newbury.

Minutes – November 21, 2017

Cook made a motion to accept the November 21, 2017 minutes as amended with minor corrections. Seconded by Murphey, and it carried 5-0-0.

Executive Session

Sarkis made a motion to recess the regular meeting of the Planning Board to enter Executive Session for the purpose of conducting strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel and that the Board would not convene back in open session after the Executive Session. Cook seconded the motion. The Board then took a roll call vote as follows: Bardeen – yes; Bridges – yes; Cook – yes; Murphey – yes; Sarkis – yes.

At the conclusion, Sarkis made a motion to exit the Executive Session. Cook seconded the motion. The Board then took a roll call vote as follows: Bardeen – yes; Bridges – yes; Cook – yes; Murphey – yes; Sarkis – yes.

The meeting was adjourned at 10:30pm.

Submitted by,

Lori Dawidowicz
Recording Secretary