



**Town of West Newbury
Planning Board
Tuesday October 18th, 2022
381 Main Street, Town Office Building
www.wnewbury.org
Minutes of Meeting**

Open Session: 7:00 PM by remote participation (see below)

Addendum to Meeting Notice regarding Remote Participation:

Pursuant to Chapter 20 Of the Acts of 2021, “An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency”, Approved by the Governor, June 16, 2021, which extended permissions for boards and commissions to conduct remote meetings, the Planning Board conducted its meeting via remote participation. The meeting agenda included instructions for the public about how to participate remotely. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that it has been unable to do so, despite best efforts, the Board will post on the Town of West Newbury website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as practicable after the meeting.

Chairperson Ann Bardeen called the meeting to order at 7:01 P.M. Members in attendance were Ann Bardeen, Ray Cook, Tim Cronin, and Deb Hamilton. Brian Murphey was not in attendance. Administrative Assistant Katelyn Bradstreet was also in attendance. All participated via Zoom Conference.

1. 7:10 P.M Pre-Application Discussion Regarding River Road

- William Buckley presented, on behalf of the Fusco family of 125 River Road and Dr. Sharman Gingrich of 171 River Road, to the Planning Board the plans to subdivide the property. 125 River Road consists of one single-family dwelling on approximately 33 acres. The Fusco family also owns an additional parcel with 22 acres, for a total of 55 acres. 171 River Road consists of one single-family dwelling on approximately 13 acres. Existing dwellings will stay as-is. The proposed project will be a partnership of property owners to create a new subdivision, which will result in a newly created private road to the two new lots. The subdivided lots will be sold to family members. Both property owners are proposing to combine frontage on River Road to allow subdivision access. Each property owner will be dedicating a portion of their existing lot to create the new lot. All lots will exceed lot area requirements for the zoning district and exceed setback requirements. Proposed project is seeking waivers from subdivision rules and regulations but most are construction related and should not pose an issue.
- Professional Engineer, Dennis Griecci, of Andover Consultants shared his screen with the Planning Board members to show what the property owners are looking to do. Griecci stated a land survey has not been completed since it can be an expensive process. The right-of-way would be 50 feet wide and have a hammerhead turn towards the end of the road for emergency vehicles. The private way would be maintained by an HOA created by Lot 1 and Lot 2, and possibly with Lot 3(Gingrich property). Gingrich access is currently off of River Road. Proposed plans would change their access to the newly created private way. Ray Cook expressed concern regarding the line of sight on the East. Cook also

expressed concern about access to common driveway and concern about flood potential. Bardeen stated it will have to be reviewed since there is a curve and a dip in the road. Cook showed the proposed new private way via Google Maps and showed slight concern regarding the swale near the proposed way. Griecci continued to show Planning Board members the plans via shared screen. Bardeen questioned the different ownerships of land. Griecci stated from an engineering standpoint, both applicants would sign a definitive subdivision plan to the Planning Board and a Notice of Intent to the ConCom. Buckley stated they would obtain the services from a land use attorney. Deb Hamilton questioned the use of the equestrian trails on the property and if they would be affected. Michael Fusco stated the trails are in the back of his property and would not be affected.

2. River Meadow Subdivision Execution of Form J Certificate of Performance

- Bardeen discussed Lot 19 at 21 River Meadow Road.

Hamilton made a motion to issue a lot release for Lot 19 for the River Meadow subdivision. Seconded by Cook. Roll call vote was taken and the motion passed 4-0 (Murphey was not in attendance).

3. Discussion Regarding Town Meeting on Monday October 24th; Zoning Bylaw Amendment

- Bardeen stated the Planning Board will most likely be called upon at the Town Meeting and Cook will be the spokesperson at the meeting. Planning Board members will put together a few points for the discussion at Town Meeting. Cook stated spot zoning will be a point of discussion. Bardeen stated the four provisions in the new bylaw are very specific – no noise, no public display of goods or wares, etc.

4. New Town Planner Start Date – October 24th, 2022

5. General Business:

- **Updates: Drakes Landing**
 - November 1st Planning Board Meeting – discussion on remaining work with David Kelley from Meridian and members of Drakes Landing.
- **Minutes: August 23, 2022, Others, if any.**
 - **Cook moved to approve the minutes of August 23, 2022, as amended. Seconded by Bardeen. Roll call vote was taken and the motion passed 4-0 (Murphey not in attendance).**
- **Correspondence:** Correspondence from several surrounding towns were shared.
- **Administrative Details:**
 - Tuesday October 25th at 11:00 A.M - Online training for One Stop Grant.
 - Thursday October 27th at 10:00 A.M – MVPC Monthly Town Planners Meeting – Project Kickoff for Housing Production Plan Updates
- **Placement of Items for Future Planning Board Agendas:**
 - Sam Joslin – Recodification of Zoning Bylaws
 - The return of in-person meetings
- **Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting:**
 - There were no items

Adjournment:

Bardeen moved to adjourn the meeting 8:11 P.M. Seconded by Cronin. Roll call vote was taken, and the motion passed 4-0 (Murphey not in attendance).

Respectfully submitted,

Katelyn Bradstreet, *Administrative Assistant to the Planning Board*