



**Town of West Newbury
Planning Board
Tuesday June 20th, 2023
381 Main Street, Town Office Building
www.wnewbury.org
Minutes of Meeting**

Open Session: 7:00 PM by remote participation as allowed by State Law

Chairperson Brian Murphey called the meeting to order at 7:02 P.M. Members in attendance were Ann Bardeen, Ray Cook, Tim Cronin, Deb Hamilton and Brian Murphey. Town Planner, Sue Brown, was also in attendance. All participated via Zoom Conference.

1. Housing Opportunities/MBTA Communities Community Forum

Dillon Sussman of Dodson & Flinker presented a series of graphics and maps to portray existing conditions, opportunities and challenges in town. Residents were asked to share their hopes and concerns about new housing and to help identify areas where it may be appropriate to allow housing at a density that is higher than is typical for West Newbury to date.

A resident questioned where the land comes from – are personal homeowners selling land to the Town? Sussman clarified that the purpose of the initiative is to adopt zoning changes that will enable private property owners to build multi-family housing if they choose.

The Planning Board members, the Dodson & Flinker team and residents broke out into small groups to discuss further. Groups discussed specific locations for development – the opportunities and challenges of each, shared information about previous efforts and thoughts about some of the Town's overall goals.

Following the small group discussions, the Dodson & Flinker team provided a brief overview of the highlights of their discussions and noted that summaries would be prepared and posted to the Project Webpage.

The forum ended with an invitation to a Design Workshop to be held at the Town Annex on Tuesday June 27, 2023 beginning at 6PM.

2. General Business:

- **Minutes** – April 18, 2023; May 16, 2023; Others, if any.
Murphey moved to approve the April 18, 2023 minutes, as amended. Seconded by Bardeen. Roll call vote was taken and the motion passed 5-0.
May 16, 2023 minutes were not ready.
- **Correspondence:** A hearing notice from Haverhill regarding rezoning for multi-family.
- **Administrative Details:**
Inspection – 519 Main Street (06/07/2023) – Michelle Greene of Conservation stated the area looked good on her end.

- **Placement of Items for Future Planning Board Agendas:** None
- **Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting:**
Murphey stated that MVPC announced last week at their meeting that the housing production plan retained Consensus Building Institute, who will be assisting various communities (potentially West Newbury).

Adjournment:

Murphey moved to adjourn the meeting a 9:31 P.M. Seconded by Bardeen. Roll call vote was taken, and the motion passed 5-0.

Respectfully submitted,

Katelyn Bradstreet, *Administrative Assistant to the Planning Board*