



**Town of West Newbury  
Planning Board  
Tuesday August 15, 2023  
381 Main Street, Town Office Building  
[www.wnewbury.org](http://www.wnewbury.org)  
**Minutes of Meeting****

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

**Addendum to Meeting Notice regarding Remote Participation:**

As is permissible by State Law 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 Brian Murphey called the meeting to order at 7:00 P.M. Members in attendance were Ann Bardeen, Ray Cook, Tim Cronin and Deb Hamilton. Associate member Ian James was not in attendance. Town Planner, Sue Brown, was also in attendance. All participated via Zoom Conference.

**1. Public Hearing – Scenic Roads Special Permit – 290 Middle Street**

Ann Bardeen read the public hearing notice. National Grid Forestry Representative, Connor Allen, explained that the tree at 290 Middle Street needs to be removed to put a utility pole in its place to provide electricity to the new dwelling.

**Murphey made a motion to approve the Scenic Roads special permit for 290 Middle Street. Seconded by Ray Cook. Roll call vote was taken and the motion passed 5-0.**

**2. Deer Run Lot Release**

Town Planner, Sue Brown, stated she spoke with the developer, Mike Crowe, and he is still waiting for engineering drawings. Crowe stated he would contact the Planning Board when he was getting ready to seek the certificates of occupancy for two units.

**3. ANR Application – 87 Crane Neck Street**

Brown stated Spalding requested a withdrawal of the ANR application for 87 Crane Neck Street. Brown also mentioned that the withdrawal requires a vote from the Planning Board to approve that withdrawal request.

**Murphey made a motion to approve the withdrawal of the ANR application at 87 Crane Neck Street. Seconded by Cook. Roll call vote was taken and the motion passed 5-0.**

**4. Public Hearing – Reduced Frontage Lot Special Permit – 87 Crane Neck Street**

Bardeen read the public hearing notice, that includes both the Reduced Frontage Lot and the Common Driveway Special Permits. Chris Sparages, of Williams & Sparages, represented Bill Spalding of 87 Crane Neck Street. Sparages presented and discussed several plans, which included a plan of land for lot lines and the plan to separate the lot into two separate lots.

**5. Public Hearing – Common Driveway Special Permit – 87 Crane Neck Street**

Mr. Sparages presented a plan that proposed access to a second home site over the existing curb cut on Crane Neck Street. The current driveway would be extended approximately 600 feet to reach the buildable area of the newly created lot. The current driveway at the lower end of the existing lot

would be crowned and reshaped for additional stormwater management measures. Planning Board members discussed the plans, addressing issues and concerns, etc. Attorney Doug Deschenes, representing direct abutters Christopher and Kelly Dukarski at 81 Crane Neck Street, had a number of questions regarding the wetlands, frontage, etc. Deschenes stated the clear cutting of the trees will severely impact the sound and light levels to the Dukarski's property.

An informal walk through of the site will be planned for several members of the Planning Board.

**Murphey moved to continue this public hearing to September 5, 2023 at 8:15 P.M. Seconded by Bardeen. Roll call vote was taken and the motion passed 5-0.**

**6. Informal Discussion Regarding 114 Ash Street – Laester Vargas**

Laester Vargas did not attend the meeting to discuss.

**7. General Business:**

- **Minutes** – None.
- **Correspondence**
- **Administrative Details:** Brown shared the warrant articles for Fall Town Meeting.
- **Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting**

**Adjournment:**

**Murphey moved to adjourn the meeting at 8:47 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*