



**Town of West Newbury
Planning Board
Tuesday September 5, 2023
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:

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, Deb Hamilton and Brian Murphey. Town Planner, Sue Brown, was also in attendance. All participated via Zoom Conference.

1. Housing Opportunities Initiative Forum – Review and Discussion of Potential Scenarios for Housing Development and Alternative Zoning Approaches (Dodson & Flinker)

Dillon Sussman, of Dodson & Flinker, presented a brief overview of the work to date on the project. Peter Flinker presented scenarios for development on potential sites. Flinker showed two concept plans for an approximately 6-acre portion of each site that would hold approximately 90 units. Due to wastewater constraints in West Newbury, housing is unlikely to be built at this density. A more likely scenario included a *90-bedroom* build out, which is permitted under Title V septic requirements. After the presentation, members of the Planning Board and the general public asked questions to staff from Dodson & Flinker, made comments, and engaged in a discussion. Ray Cook stated that whatever is proposed has to be at will of the Town and will need to go before Town Meeting. Cook stated that although he is in favor of more housing, he can see how the Town is likely to vote down affordable housing and unsure how solid feedback will be provided before Town Meeting. Tim Cronin questioned the Mullen property and the RFP. Sussman explained that the Town has to be well underway in converting a town-owned property to private ownership for the zoning to meet the MBTA Communities Law requirement. Sussman also stated that since the Town has long-expressed an interest in affordable housing on the Mullen property, it may be best to not include this parcel in MBTA Communities. Planning Board members agreed with Sussman and removed this parcel from further consideration. The forum was opened up to the public for comments and discussion.

2. 8:15 PM – Public Hearing – Continued from August 15, 2023 – 87 Crane Neck Street – Special Permit for Reduced Frontage Lot

See below motions.

3. **8:15 PM – Public Hearing – Continued from August 15, 2023 – 87 Crane Neck Street – Special Permit for a Common Driveway**
Murphey made a motion to open the special permit hearing for 87 Crane Neck Street for the reduced frontage lot and the common driveway. Seconded by Cook. Roll call vote was taken and the motion passed 5-0.
Murphey made a motion to continue the public hearing to September 19, 2023 at 7:30 P.M. Seconded by Cook. Roll call vote was taken and the motion passed 5-0.
4. **Proposed Accessory Dwelling Units and Nonconforming Uses Bylaws Discussion**
Planning Board members reviewed the recommended changes by Town Counsel for the Accessory Dwelling Units and Nonconforming Uses Bylaws.
5. **Planners Report**
Town Planner, Sue Brown, reviewed her Planners Report with the board members. The Housing Production Plan and MVPC will be hosting a sub-regional meeting that will include full group discussions as well as breakout groups for individual committees. B2Q submitted their report on August 7 for the Solar Site Feasibility Screening Study. The Consultant Team has mapped existing conditions for the 113 Corridor Improvement Study. The Town is working with Essex County Greenbelt to purchase a Conservation Restriction on approximately 14 acres of active farmland on Ash Street.
6. **General Business:**
 - **Minutes – July 18, 2023; August 1, 2023; Others, if any**
Cook moved to approve the minutes of July 18, 2023, as amended. Seconded by Tim Cronin. Roll call vote was taken and the motion passed 5-0.
Cook moved to approve the minutes of August 1, 2023, as amended. Seconded by Cronin. Roll call vote was taken and the motion passed 5-0.
 - **Correspondence**
 - **Administrative Details**
 - **Placement of Items for Future Planning Board Agendas:**
 - **Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting:**

Adjournment:

Murphey moved to adjourn the meeting at 9:59 P.M. Seconded by Hamilton. Roll call vote was taken, and the motion passed 5-0.

Respectfully submitted,

Katelyn Bradstreet, *Administrative Assistant to the Planning Board*