



**Town of West Newbury
Planning Board
Tuesday January 2nd, 2024
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 7:02 P.M. Members in attendance were Ann Bardeen, Tim Cronin and Deb Hamilton. Ray Cook was not in attendance. Town Planner, Sue Brown, was also in attendance. All participated via Zoom Conference.

1. Public Hearing – Eagle Nest Subdivision – 125 River Road

Town Planner, Sue Brown, read the public hearing notice. Dennis Griecci, from Andover Consultants, presented on behalf of the applicant, Michael Fusco. The project will remain a private way; with two new dwellings and an existing dwelling. David Kelley, of Meridian Associates, stated that he did not see any major design flaws or issues with the permit waiver requests that, if not granted, would prevent the project from moving forward. Members of the Board questioned the issue of frontage for what will remain of the existing lot. Patricia Reeser, resident, was curious where the lot line is between the two new lots and how the balance of the parcel is shared between those two lots. Griecci shared the lot lines with the Planning Board via an image on the shared screen. Deb Hamilton questioned if there were trails that crossed the property and if the development would affect those said trails, if any. Michael Fusco, applicant, stated that the development is close to the roadway and any trails would remain unaffected. Hamilton asked Fusco if he would be willing to grant an easement so that the trails would be protected. Fusco stated he would not be doing that because the area will remain unaffected since the trails are located on his mother's property. Murphey suggested a site walk to review the properties.

Murphey made a motion to continue the public hearing for the Eagle Nest Subdivision at 125 River Road to 7:00 P.M on February 6th, 2024. Seconded by Ann Bardeen. Roll call vote was taken and the motion passed 4-0. Cook was not in attendance.

2. Housing Opportunities Initiative

Murphey stated the Planning Board will be submitting the draft zoning regulations after this meeting. The consultants stated that the two parcels can be submitted – the Dunn and Knapp parcels. Murphey recommended to the board that they develop some criteria while looking at both parcels in case they

recommend one parcel versus both at Annual Town Meeting. The board should look at the pros and cons of both parcels. Planning Board members reviewed the draft zoning regulations and the comments from Dodson & Flinker. Wendy Reed, Select Board Chair, questioned why the delay on selecting a parcel. Murphey thought that only one parcel was allowed to be submitted but Dodson & Flinker stated that both parcels can be submitted. Rich Baker wanted to confirm that the Mullen property is not being considered at this point. Murphey confirmed that was correct. Baker wanted to circulate a citizen petition to include the Mullen property as a solution to the MBTA Communities Initiative by making the site a 40R (Smart Growth) district.

Murphey made an informal motion to release the draft zoning regulations, as prepared by Dodson & Flinker. Bardeen, Cronin, Hamilton agreed.

3. Planning Board FY 2025 Operating Budget

Town Planner, Sue Brown, shared the budget sheet for FY25. No major changes were made. Brown and Planning Board members reviewed the mission statement, programmatic goals and calendar year 2025 meeting schedule.

4. Discussion of Potential Projects needing Community Preservation Act Funding

Tim Cronin stated the CPC requested that boards put together a potential project list that will utilize Community Preservation Act funding.

5. General Business:

- **Minutes** – December 5, 2023; December 19, 2023.
Murphey moved to approve the minutes of December 5, 2023, as amended. Seconded by Hamilton. Roll call vote was taken and the motion passed 4-0. Cook not in attendance.
Murphey moved to approve the minutes of December 19, 2023, as amended. Seconded by Bardeen. Roll call vote was taken and the motion passed 4-0. Cook not in attendance.
- **Correspondence** – None.
- **Administrative Details** – None.
- **Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting**

Adjournment:

Murphey moved to adjourn the meeting at 9:15 P.M. Seconded by Cronin. Roll call vote was taken, and the motion passed 4-0. Cook not in attendance.

Respectfully submitted,

Katelyn Bradstreet, *Administrative Assistant to the Planning Board*