



**Town of West Newbury  
Planning Board  
Tuesday January 16<sup>th</sup>, 2024  
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 7:01 P.M. Members in attendance were Ann Bardeen, Ray Cook and Tim Cronin. Deb Hamilton was not in attendance. Town Planner, Sue Brown, was also in attendance. All participated via Zoom Conference.

**1. Housing Opportunities Initiative**

Town Planner, Sue Brown, stated the zoning bylaw was submitted to the State along with the compliance application document. Both parcels, Dunn and Knapp, were submitted. Planning Board members discussed the pros and cons of each property. Murphey stated a pro of the Dunn property was the close proximity to Town center. Ray Cook mentioned one of the pros included the low visibility from the street, if it were to be developed. Cook stated a con for the property is site line concerns and incoming/outgoing traffic. Murphey stated the Knapp property has decent site distance in both directions, which is a pro. Cook stated as pros, the topography is less complicated, and the area is neutral to town center and the new middle/high school. Malcolm Barreiros, of 319 Main Street, stated the Dunn property has a pond that collects water from all of the fields, which would need to be addressed if developed. Carl Mosley, abutter to Knapp property, stated he fully supports a project at Knapps, he mentioned there weren't many issues with the site. John Sarkis stated there is only a small portion of land on the Dunn property that would have decent perc testing stats.

Town Planner, Sue Brown, asked if the Board would be interested in office hours a few hours a week for community engagement, as well as targeted mailings to abutters, survey regarding pros and cons on one or both properties, etc. Cook suggested an FAQ posted on the website might be beneficial. Brown suggested reaching out to abutters of the two properties. Cook stated the Board should gather all information to prepare concise, fact driven data.

**2. Housing Production Plan Community Forum**

Brown stated there is a housing production forum on January 25<sup>th</sup>, 2024 in the first-floor hearing room that is open to the public.

**3. Planning Board Mission Statement and Goals**

Not discussed. Tabled to next meeting.

West Newbury Planning Board Minutes January 16, 2024.

Approved February 6, 2024.

#### **4. Planners Report**

Brown went over the Planners report, most topics were already discussed. Stormwater issues at Drakes Landing was addressed.

#### **5. General Business:**

- **Minutes** – None.  
**Correspondence** – Town of Groveland – decision on a special permit.
- **Administrative Details** – None.
- **Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting**
  - **Subdivision application for 125 River Road**
    - Murphey stated there was an issue within the MiMap application, which resulted in an error of frontage measurements. Fusco had requested a waiver for frontage requirements because he was short approximately 50 feet of frontage. The main Fusco entrance would not have enough frontage for their existing lot if the PB proceeded with Fusco's proposal. The site walk will be postponed.

#### **Adjournment:**

**Murphey moved to adjourn the meeting at 8:46 P.M. Seconded by Cook. Roll call vote was taken, and the motion passed 4-0. Hamilton not in attendance.**

Respectfully submitted,

Katelyn Bradstreet, *Administrative Assistant to the Planning Board*