



**Town of West Newbury
Planning Board
Tuesday February 20th, 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, Ray Cook, Tim Cronin and Deb Hamilton. Town Planner, Sue Brown, was also in attendance. All participated via Zoom Conference.

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

Murphey moved to reopen the public hearing for 125 River Road. Seconded by Ann Bardeen. Roll call vote was taken and the motion passed 5-0.

Town Planner, Sue Brown, stated the applicant requested to move the public hearing to the March 6th, 2024 planning board meeting date.

Murphey moved to continue the public hearing of 125 River Road – Eagle Nest Subdivision, to Wednesday March 6th, 2024 at 7:00 P.M. Seconded by Deb Hamilton. Roll call vote was taken and the motion passed 5-0.

2. 519 Main Street – Deer Run – Update

a. Street Interim As-Built Plans

Brown stated that Mike Crowe's engineer submitted the street interim as-built plans. Brown asked for a peer review of those documents.

b. Anticipated Lot Release Request

Two units are under contract and is expecting two lot releases sometime in March.

3. Housing Opportunities Initiative

a. Hearing Date for MBTA Communities Multi-Family Overlay District (MCMOD)

- i. Public hearing date set for Tuesday March 19th, 2024 at 7:00 P.M.

b. Frequently Asked Questions

- i. Planning Board members reviewed the Frequently Asked Questions document. Edits were made, as needed.

c. District Comparison

- i. Planning Board members reviewed the District Comparison document. Edits were made, as needed.

4. General Business:

- **Minutes** – None.
- **Correspondence** - Town of Groveland, Town of Newbury, City of Haverhill.
- **Administrative Details** – Brown stated Drakes Landing is looking to closeout. Brown and Planning Board members will review to ensure the checklist is complete.
- **Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting**

Adjournment:

Murphey moved to adjourn the meeting at 8:32 P.M. Seconded by Cronin. Roll call vote was taken, and the motion passed 5-0.

Respectfully submitted,

Katelyn Bradstreet, *Administrative Assistant to the Planning Board*