



**Town of West Newbury
Planning Board
Wednesday March 6th, 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 7:01 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 made a motion to reopen the public hearing. Seconded by Ann Bardeen. Roll call vote was taken and the motion passed 5-0.

Dennis Griecci, of Andover Consultants on behalf of the applicant Michael Fusco, discussed the changes to the plan from the previous public hearing. Deb Hamilton asked if frontage can be created on a private way. Griecci stated that it could; it's going to be a right of way recorded at the registry of deeds, it just would not be considered a public way. Town Planner, Sue Brown, recommended that the applicant request an extension on the decision date since the 135-day deadline would bring it to April 17, 2024.

Murphey made a motion to continue the public hearing to March 19, 2024 at 8PM. Seconded by Ray Cook. Roll call vote was taken and the motion passed 5-0.

2. 519 Main Street – Deer Run – Update

Brown stated the Michael Crowe, developer of Deer Run, is looking for a lot release on lot 4 where units 1 and 3 are built. The Town's peer review consultant of Meridian Engineering, Dave Kelly has approved the interim road as-built plan. The developer has paid the Inclusionary Housing fee to the Affordable Housing Trust and has submitted additional funds for additional peer review. Hamilton asked if the units were under contract and ready to be closed on. Crowe stated both units are under agreement and scheduled to close March 30th/April 1st timeframe. Construction is underway on the additional units. 6 of the 8 units are already under contract.

Murphey moved to release lot 4, also known as #1 and #3 Major Boyd Drive at Deer Run Place. Seconded by Bardeen. Roll call vote was taken and the motion passed 5-0.

3. Drakes Landing – Request for Project Closeout

Brown stated she had not received any documents for the project closeout. Item will be moved to a future agenda.

4. Housing Opportunities Initiative

Dylan Sussman, of Dodson & Flinker, presented a summary of revisions.

a. Outreach

The Board will wait for feedback from Public Hearing, Select Board and Finance Committee before determining what further outreach may be needed.

b. District Discussion

The Board agreed to continue consideration of both potential districts.

5. Planners Report

Brown went over her Planners Report with the Planning Board members.

6. General Business:

- **Minutes** – February 6, 2024; Others, if any.
Cook made a motion to approve the February 6, 2024 meeting minutes, as amended. Seconded by Cronin. Roll call vote was taken and the motion passed 5-0.
- **Correspondence**
- **Administrative Details** – Potential Relocation of Trail at Ocean Meadow
 - What process does the Planning Board require to consider an adjustment to the trail easement?
 - Conservation Agent, Michelle Greene, gave an overview of the trail easement process, current challenges and potential solutions. Board members opined that changing the easement via an amendment to the Special Permit is a complicated and perhaps unnecessary solution. The Board agreed moving the trail to align with the fence opening (30-40 ft) would be a minor modification that does not require a Hearing. The Board would see any change beyond that as significant enough to be a major modification that would require a Hearing.
- **Items not Reasonably Anticipated by the Chair 48 Hours in Advance of a Meeting**

Adjournment:

Murphey moved to adjourn the meeting at 9:19 P.M. Seconded by Cronin. Roll call vote was taken, and the motion passed 5-0.

Respectfully submitted,

Katelyn Barker, *Administrative Assistant to the Planning Board*