

**TOWN OF WEST NEWBURY
PLANNING BOARD
Tuesday May 2nd, 2023 7:00 p.m.
AGENDA**

For Remote Participation (see below)

1. Housing Opportunities Initiative (MBTA Communities Project) Engagement Plan
2. ADU Bylaw Next Steps
3. Planners Update
4. General Business:
 - Minutes – None
 - 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

The Planning Board reserves the right to take Agenda items out of order

Addendum to Meeting Notice Regarding Remote Participation

Pursuant to Chapter 22 of the Acts of 2022 (parts of which were extended on July 15, 2022) An Act Extending Certain COVID - 19 Measures Adopted During the State of Emergency,” this meeting of the West Newbury Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of West Newbury website, at www.wnewbury.org. Members of the public who wish to view and/or listen to the meeting may do so using Zoom, by calling the telephone number or using the VideoLink listed below:

Zoom Meeting Instructions:

Phone: 1+(646) 558-8656

VideoLink: <https://us06web.zoom.us/j/84407182246?pwd=RXBpTWlxTjJtdk1nTXNpcVE0cniZz09>

Meeting ID: 844 0718 2246

Passcode: 771423

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we 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.

COMMUNITY ENGAGEMENT PLAN

WEST NEWBURY HOUSING OPPORTUNITIES INITIATIVE (AKA MBTA COMMUNITIES COMPLIANCE)

DRAFT: 4/14/23

This document describes the community engagement plan for West Newbury's Housing Opportunities Initiative (aka MBTA Communities Compliance Project). It describes community engagement tasks that will be led by Dodson & Flinker to ensure that zoning bylaw changes are based on robust public input, widely understood by the citizens of West Newbury, and fully vetted by the public before they are brought to Town Meeting.

Kick-off Meeting

Hold a virtual kick-off meeting to discuss Section 3A of Chapter 40A and DHCD guidelines, review project process, discuss local concerns, opportunities, and preferences

Purpose: develop common understanding of project with Planning Board

Participants: Planning Board, general public

Logistics: On-line meeting hosted by Town. Dodson & Flinker will develop a presentation for the meeting and facilitate the meeting discussion.

Publicity: Meeting flyer developed by Dodson & Flinker. Publicity by Town's Project Manager.

Date: 4/18/23

Site Tour

Tour town with Town staff and other stakeholders, as appropriate

Purpose: Explore current development patterns in West Newbury, visit potential sites for multi-family housing, discuss local issues and opportunities

Participants: Town staff, members of local boards and committees, other key stakeholders

Logistics: Ideally a van and driver will be secured for the site tour. Otherwise we will drive in participant's cars. The Town's Project Manager will develop the site tour route in collaboration with Dodson & Flinker.

Publicity: Tour will be invitation-only. The Town's Project Manager will invite participants and communicate plans to them.

Date: To be determined, 4/20-4/28



Site Tour for Fairhaven 40R Overlay District Project

Website Materials

Prepare materials for town website at key milestones throughout project

Purpose: provide community members with a centralized location for accessing project information, develop the narrative of the project.

Logistics: Dodson & Flinker will develop material in collaboration with the Town's Project Manager. Town staff will post materials on the website.

Date: Ongoing throughout the project

Background Interviews

Conduct interviews with town staff and board members, and others

Purpose: Learn about West Newbury's experience with multi-family housing, strengths and weaknesses of existing development regulations, site specific constraints and opportunities, infrastructure, design preferences, etc.

Participants: town staff, board members, potential housing developers, neighborhood representatives, housing advocates

Logistics: Town's project manager will develop a list of potential interviewees and make introductions to Dodson & Flinker. Dodson & Flinker will schedule and conduct phone or virtual interviews.

Dates: Late April-Early May

Public Forum #1

Conduct a virtual Public Forum to review results of Task 3.

Purpose: Introduce the project to West Newbury's citizens, link the project to previous and ongoing planning efforts in the town, confirm understanding of Town goals, share results of analysis of current zoning, share maps showing potential areas that meet MBTA housing criteria, gather public input about multi-family housing and potential locations for it.

Participants: General public, Planning Board

Logistics: Virtual meeting. 1.5-2 hours. Dodson & Flinker will provide meeting materials and facilitate the meeting.



A The image above shows an existing shed that meets the zoning requirements for setbacks, height, and building coverage. It can be converted into an ADU and can be expanded up to 900 square feet.

Graphic explaining proposed zoning changes related to Accessory Dwelling Units (ADUs) for Easthampton Housing Production Plan.

Publicity: Dodson & Flinker will provide a flyer and blurb for outreach. Town's Project Manager and Planning Board will conduct outreach.

Date: 5/16/23 (if this will be combined with a regular Planning Board meeting)

Interactive Design Workshop

Conduct an interactive design workshop. Typically, this workshop is held over a Friday evening and a Saturday Morning. On Friday, we hold a "Listening Workshop," designed to explore local strengths, weaknesses, opportunities, and trends related to housing and townwide and neighborhood needs like, transportation, open space, placemaking, or other issues. On Saturday, participants engage in design explorations of specific sites. The input gathered from this meeting shapes district build out plans which will be the basis for zoning recommendations.

Purpose: Explore alternatives for density and design of potential district areas. The design workshop will enable citizens to play a direct role in shaping the vision underlying zoning changes and build support for its eventual adoption.

Participants: General public, property owners of potential district areas, potential developers, housing advocates. Ideally participants should represent all perspectives in West Newbury's voting population.

Logistics: We will need a large meeting space suitable for both full group presentations and break out groups. The gym in the Town Hall sounds suitable. The Town should provide:

- a light meal for Friday night
- food like bagels, donuts, and coffee for Saturday morning,
- a sound system if possible
- a projector, and screen if possible.
- large tables and chairs for breakout groups of 6-12 participants



Dodson & Flinker will provide meeting materials and supplies, including maps, markers, pens, name tags, easels, etc. Dodson & Flinker will lead facilitation of the meeting. Depending on the number of local participants, local volunteers may be needed for note taking and/or to serve as additional facilitators.

Publicity: Publicity should begin approximately one month before the meeting. Dodson & Flinker will provide a flyer and blurb for outreach. The Town's Project Manager and the Planning Board will conduct outreach. It is very important that participants in this meeting represent the full range of perspectives among West Newbury's voters. We recommend asking participants to RSVP.

Date: 6/23-6/24

Public Forum #2

Conduct a virtual Public Forum to review results of Task 4, including district build out concept plans, and recommended zoning changes.

Purpose: Share work in progress. Gather input about the vision for the zoning changes and zoning recommendations.

Participants: General public, Planning Board

Logistics: Virtual meeting. 1.5-2 hours. Dodson & Flinker will provide meeting materials and facilitate the meeting.

Publicity: Dodson & Flinker will provide a flyer and blurb for outreach. Town's Project Manager and Planning Board will conduct outreach.

Date: 9/19/23—if this will be combined with a regular Planning Board meeting. This meeting may be able to be held in August if having a public forum over the summer is acceptable to the Town.



Site development concept for Chatham housing planning

Focus Groups

Conduct up to two focus groups to review the proposed bylaw changes with Town boards, potential project proponents, others who regularly appear before permitting boards, staff from DHCD, and Town Counsel.

Purpose: Gather detailed feedback on proposed bylaw changes.

Participants: To be determined, but could include Town boards, potential project proponents, others who regularly appear before permitting boards, staff from DHCD, and Town Counsel, potential housing developers, neighborhood representatives, housing advocates

Logistics: Town's Project Manager will organize the schedule and location for the focus groups. Dodson & Flinker will attend and facilitate. Meetings will be virtual.

Dates: October-November

Public Forums #3-4

Facilitate up to two Public Forum(s) to review proposed bylaw changes and receive feedback.

Purpose: Inform the public about proposed bylaw changes. Gather public input for the final draft of the bylaw changes.

Participants: General Public, Planning Board, Representatives of various boards and committees

Logistics: Two virtual meetings, or one virtual and one in person meeting. The Town's Project Manager will secure a meeting space for the in-person meeting (likely Town Hall). Dodson & Flinker will provide meeting materials. Dodson & Flinker can present at this meeting, but sometimes it is valuable for local people to take ownership of presenting the zoning at this point in the process.

Publicity: Dodson & Flinker will provide a flyer and blurb for outreach. Town's Project Manager and Planning Board will conduct outreach.

Date: November, 2023

Adoption Process

Support the Town Planner in preparing for, and presenting at, the 40A Zoning Bylaw Amendment Public Hearing and the Annual Town Meeting including developing outreach materials for distribution and the website.

Purpose: Bring bylaws changes to successful adoption

Participants: General Public, Planning Board, Town Meeting participants

Logistics: The Town's Project Manager will handle logistics for these meetings. Dodson & Flinker will deliver a presentation and answer questions, if appropriate.

Publicity: Dodson & Flinker will provide a flyer and blurb for outreach for the Public Hearing. The Town's Project Manager and Planning Board will follow required public notice procedures and conduct additional outreach.

Date: Jan-April 2024

PROPOSED ACCESSORY DWELLING UNIT BYLAW

New Section 6.2 (change 6.2 – 6.4 to 6.3-6.5)

To see if the Town will vote to amend the Zoning Bylaw by

- (1) adding definitions for “Accessory Dwelling Unit”, Dwelling Unit, Single-Family Dwelling and Two-Family Dwelling to Section ## Definitions
- (2) adding Accessory Dwelling Unit to Section ##, Permitted uses in Districts and
- (3) adding Section ## Accessory Dwelling Units, as follows:

§ ## Definitions (to be added)

ACCESSORY DWELLING UNITS - A subordinate Dwelling Unit within, attached to, or detached from an existing single-family Dwelling Unit

DWELLING UNIT- One or more rooms designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single household.

SINGLE-FAMILY DWELLING - A building designed or used exclusively as a residence and including only one dwelling unit.

TWO-FAMILY DWELLING - A building designed or used exclusively as a residence and including two dwelling units.

6.2 ACCESSORY DWELLING UNIT

6.2.1. Purpose. This section authorizing the provision of accessory dwelling units is intended to:

- a. Increase the number of small dwelling units available in the Town;
- b. Increase the potential for rental housing in the Town;
- c. Increase the diversity of housing that may serve the needs of the current and future population of the Town including, but not limited to, young adults and senior citizens;
- d. Provide homeowners with a means of obtaining rental income; and
- e. Encourage a more economic and energy-efficient use of the Town's housing supply while respecting the residential character of West Newbury's neighborhoods.

6.2.2. Use and Dimensional Regulations

- a. The Building Inspector may issue a Building Permit authorizing the installation and use of an accessory dwelling unit within an existing or new owner-occupied, single-family dwelling, or in an existing or new structure accessory to an owner-occupied single-family dwelling, whether attached or detached, provided that it satisfies the requirements of this Section 6.2 and dimensional (Intensity of Use) requirements of Section 5.
 - i. The unit will be a complete, separate housekeeping unit containing both kitchen and bath and no more than two bedrooms.
 - ii. The Floor Area of an accessory dwelling unit shall be no greater than nine hundred (900) square feet and shall never be enlarged beyond the nine hundred (900) square feet allowed by this bylaw without a Special Permit from the Planning Board.
 - iii. There shall be no more than one Accessory Dwelling Unit on a lot.
 - iv. The owners(s) of the residence of the principal dwelling must continue to occupy at least one of the dwelling units as their primary residence, except for temporary absences of up to six months per year.
 - v. Any new separate outside entrance serving an Accessory Dwelling Unit shall be clearly secondary to the entrance of the principal dwelling unit.
 - vi. No new curb cuts shall be allowed for an Accessory Dwelling Unit.
 - vii. Off-street parking shall be provided for all residents.
 - viii. No Accessory Dwelling Unit shall be separated from the principal dwelling through a condominium or cooperative conversion process, or be held in separate ownership from the principal dwelling unit on the lot.
- b. Prior to issuance of a Building Permit, the owner of the principal dwelling must submit a notarized letter to the Building Inspector stating that they will occupy one of the dwelling units on the premises as their primary residence, **except for allowed temporary absences per #####.**
- c. When a principal dwelling with an Accessory Dwelling Unit is sold, the new owner, if they wish to continue use of the Accessory Dwelling Unit, must within thirty (30) days of the sale, submit a notarized letter to the Building Inspector stating that they will occupy one of the dwelling units on the premises as their primary residence, **except for allowed temporary absences per ####.**

6.2.3. Special Permit

- a. Accessory Dwelling Units measuring in excess of 900 square feet of floor area or seeking relief from other criteria in Section 6.2.2. may be allowed, subject to a Special Permit from the Planning Board per section 11.2. of the West Newbury Zoning Bylaws.

6.2.4. Administration and Enforcement

- a. It shall be the duty of the Building Inspector to administer and enforce the provisions of this Bylaw.
- b. No building shall be constructed or changed in use or configuration, until the Building Inspector has issued a building permit. No building or dwelling unit shall be occupied until a certificate of occupancy has been issued by the Building Inspector.

Notes:

Temporary Absences (## Use and Dimensional Regulations 1.4):

State Model

The owner(s) of the residence in which the accessory dwelling unit is created must continue to occupy at least one of the dwelling units as their primary residence, except for **bona fi de temporary absences**.

Approval for an ADU requires that the owner must occupy one of the dwelling units. The zoning approval and the notarized letters required in 04.4 and 04.5 below must be recorded in the County Registry of Deeds or Land Court, as appropriate, in the chain of title to the property, with documentation of the recording provided to the Building Commissioner, prior to the occupancy of the accessory dwelling unit.

4. When a structure, which has received a permit for an accessory dwelling unit, is sold, the new owner(s), if they wish to continue to exercise the Permit, must, within thirty (30) days of the sale, submit a notarized letter to the Building Commissioner stating that they will occupy one of the dwelling units on the premises as their primary residence, except for bona fi de temporary absences.

COMMENT: *Some towns require annual notarized letters attesting to the conditions of the accessory dwelling unit (owner-occupancy and any restriction on tenancy). Some bylaws require annual renewal of the permit.*

RECOMMENDED POSITION: *No requirements for annual compliance or renewal are recommended. This places unnecessary burden on local officials. Using change in ownership as the trigger for renewal of the accessory dwelling unit is preferable.*

AARP Model

OWNER OCCUPANCY (RESIDENCY) STANDARDS

Requirements that the owner live on the same property (whether in the primary dwellings or the ADU) are pervasive. The 2000 edition of the AARP Model Local ADU Ordinance noted: "Many communities monitor ADUs to ensure that the owner still lives on the premises. A variety of methods are used to do this monitoring including registration of occupants, certification of occupancy, and annual licensing of rental units with annual inspections. Other communities require ADU owners to record the requirements of the ADU ordinance as deed restrictions, particularly the owner-occupancy requirement. The deed restrictions accompany the title of the property and give notice to all subsequent buyers of the occupancy requirement."

Owner occupancy covenants or conditions give pause to homeowners or institutions financing home purchases because of the limits they place on successive owners who will not be able to rent out or lease their main house, which might be necessary as a result of a divorce, job transfer or death. They can also make financial institutions reluctant to provide financing for construction of the ADU. Finally, because a covenant or condition serves as a restriction on a mortgage lender's security interest in the property, the mortgage lender can withhold consent to any requirement that takes the form of a covenant, which means the local government would be required to deny the application to build an ADU.

The practical impact of the occupancy requirement is to inhibit construction of most ADUs. That conclusion is reflected in amendments to California's and Oregon's ADU legislation and in Seattle's 2019 local code revisions.

Aside from its effect on ADU production, there is a problem with the logic and fairness of applying an occupancy standard to ADUs if there is no such requirement for single-family homes generally. If single-family homes can be rented out (by a nonresident owner), then what is the policy basis for requiring occupancy when there is an ADU on the property?

One of the justifications for the owner occupancy requirement is the assertion that owners take better care of their property than nonresident owners. But there are certainly resident homeowners who do not take care of their property and nonresident owners who keep their property in excellent condition.

The 2020 Model State ADU Act treats ADUs as an equal and important type of housing that, in general, should be subject to the same set of rules that governs the use of other housing. ADUs should not be treated as an inferior form of housing that requires additional restrictions and policing. Authorizations of or prohibitions on renting out dwellings should be applied consistently to ADUs and other homes; if there is no owner occupancy requirement for primary residences, there should be none for ADUs.□

Lexington

The owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units, except for temporary absences as provided herein. For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or

indirectly to the dwelling, and for whom the dwelling is the primary residence.

Temporary absence of owner. An owner of a property containing an accessory apartment who is to be absent for a period of less than two years may rent the owner's unit as well as the second unit during the temporary absence provided:

- a. Written notice thereof shall be made to the Building Commissioner on a form prescribed by him.
- b. The owner shall be resident on the property for at least two years prior to and between such temporary absences.

DRAFT

Town Planner Report

May 2, 2023

MBTA Community Multi-Family Zoning District

Kick Off Meeting on April 18th provided an overview of MBTA Communities Law and Regulations, outlined the planning process and began the discussion of challenges and opportunities.

Next steps include a Town tour with a number of Town staff and board members and background interviews with staff, board members and others to help Dodson & Flinker better understand local conditions and preferences.

The next meeting with Dodson & Flinker will be a public forum on May 16 to introduce the project to the general public, confirm Town goals, share maps and preliminary analysis and gather public input on potential locations for multi-family housing.

Housing Production Plan

The next HPP meeting is scheduled for Tuesday, May 9th at 11 AM. While primarily for the Stakeholder Working Group, it is open to the public and will be accessible in person and on Zoom. The purpose of this meeting is to review a few key housing comparative data sets to show some of the changes that have occurred in terms of housing landscape in West Newbury since the last iteration of the HPP. Data will include:

- a. Population Growth
- b. Age Distribution
- c. Race/Ethnicity
- d. Occupancy, Vacancy, and Tenure
- e. Median Household Income/Household Income by Tenure

Public engagement type activities are expected to begin in June.

Bylaw Amendments – Solar Facilities and Bylaw Renumbering and Recodification

Katelyn and I have gathered the required data and documents for the Town Clerk to submit the Bylaw Amendments to the Attorney General's office for approval. While the AG approval process typically takes in excess of three months, the new bylaws are in effect as of the date they were approved by Town Meeting

Stormwater Management Regulation

The Public Hearing on the proposed changes to the Stormwater Management Regulations is scheduled for May 16th. The legal advertisement will run May 1 and May 8, notices have been mailed. Lori is available for this meeting.

The Stormwater Working Group is meeting next week to review and offer recommendations for updates to Appendices A and B: Model Stormwater Management Permit Conditions and Stormwater Management Permit Application Form.

Corridor Transportation Improvement Study

Town Meeting voted to approve funding for Design and Planning for Route 113. This includes engineering support for the design of the pedestrian crossing improvements around Page School and

Town Planner Report

May 2, 2023

Pipestave Recreation Area, and also preliminary planning of potential transportation improvements along the length of the Route 113 Corridor.

The study will include traffic counts and capacity analysis, conceptual roadway design, cost estimating and development of a Project Need Form, a preliminary document needed to apply for road improvement funding.

The project scope and budget include multiple public meetings, and other opportunities for engagement with this planning process. The Planning Board and my office can expect to be integral to this process as it goes forward, and may also relate to our ongoing planning regarding potential sites to modify zoning to accommodate multi-family housing.

While the engineering work for the Page/Pipestave crossing is already underway, thanks to a prior funding source, the broader corridor study is not formally underway. Now that the funding has been appropriated, the Town Manager will be executing a contract with the vendor to begin this work. There have been initial discussions among our offices, and with the DPW Projects/Programs Manager, regarding the importance of coordinating the various public planning processes that will be going forward in parallel over the next year or so.

Escrow Accounts

87 Main Street – Balance \$955.49: last invoice pd 9/8/22, final driveway inspection needed

519 Main Street (Deer Run) - Balance \$2,015.62 – still under construction, further inspections needed

Drakes Landing – Balance \$3,067.32: last invoice pd 11/1/22 – Should this be closed?

Haddock Realty/Cook (151-153 Middle) – Balance \$1,420: last invoice pd 10/25/2017 – The driveway has not been built. The Special Permit was extended by the Board on May 18, 2021 to May 29, 2024. Other Permits for this potential project have expired. This project would trigger the Stormwater Management Bylaw. Should this be closed?

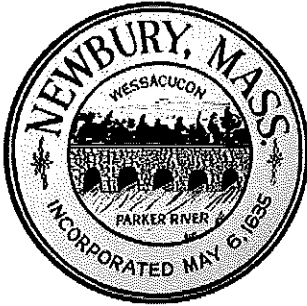
Other Bylaws under consideration for amendments:

ADU Bylaw

Wireless Bylaw

Adult Use Marijuana Bylaw

Steep Slopes Bylaw



Town Of Newbury

Office of

THE PLANNING BOARD

12 Kent Way

Byfield, MA 01922

978-465-0862, ext. 312

Abutter Notification

Town of Newbury Planning Board Public Hearing Notice

Residents of the Town of Newbury and other interested persons please note that on **Wednesday, April 19, 2023, at 7:15 p.m.**, the Newbury Planning Board will hold an **online virtual public hearing via Zoom** to consider an application for **Site Plan Review Approval** submitted by the Governor's Academy, 1 Elm St, Byfield, MA, for construction of a sidewalk extension and pedestrian walkway and related site improvements on the Governor's Academy campus, Byfield, MA, at **313 Newburyport Turnpike (Map R15, Parcel 11) and 306 Middle Road (Map R15, Parcel 5)**, as shown on the drawings entitled "The Governor's Academy Pedestrian Walkway, Middle Road", dated "March 1, 2023, Rev: March 7, 2023, Rev: March 15, 2023", and described in supporting documents, prepared by Mark Beaudry, Civilworks New England. The Application is on file for review during regular business hours with the Town Clerk and in the Planning Office, 12 Kent Way, Suite 101, Byfield, MA, and may also be viewed on the Planning Board's section of the Town's website. For more information contact the Planning Office by phone at 978-465-0862, ext. 312, or by email at planningboard@townofnewbury.org. All persons interested or wishing to be heard relative to the proposed development should appear at the time and place designated herein. Interested persons may participate in the hearing remotely from their computer, tablet, or smartphone at <https://us02web.zoom.us/j/83271413056> or by telephone by calling +1 929 205 6099 US and using meeting ID 832 7141 3056, or may watch the hearing live on local access cable Channel 9 or at www.tnctv.org.

Lawrence Murphy, Chair
Newbury Planning Board

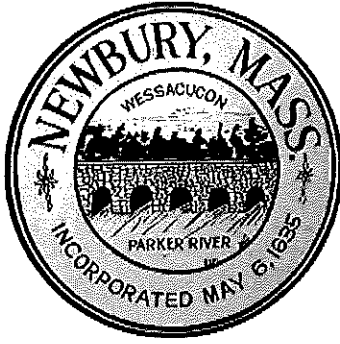
LEGAL NOTICE
TOWN OF MERRIMAC
PLANNING BOARD
PUBLIC HEARING

In accordance with the Zoning By-Laws of the Town of Merrimac and Chapter 40A of the Massachusetts General Laws, the Merrimac Planning Board will hold a Public Hearing on April 18, 2023 at 7:00 p.m. at Merrimac Town Hall, 2 School Street on a proposed amendment to the Zoning By-Laws of the Town of Merrimac for Spring 2023 Town Meeting. The proposed amendment is to change all reference to "Board of Selectmen" to "Select Board".

A copy of the zoning amendment is available for review at the Planning Board Office, Town Hall by calling the office at 978-346-7832 or by email at planbd@townofmerrimac.com to make an appointment to view same. All interested parties are invited to comment in writing or present any relevant information for the Board's consideration during the public hearing.

Sandra Venner
Chair

Publish Dates:
April 3, 2023
April 10, 2023



**Town Of Newbury
ZONING BOARD OF APPEALS
12 Kent Way, Suite 101
Byfield, MA 01922**

**LEGAL NOTICE
NEWBURY ZONING BOARD OF APPEALS**

Notice is hereby given that the Newbury Zoning Board of Appeals will hold a public hearing on Thursday, April 20, 2023, at 7:30 p.m. in the Hearing Room, 2nd Floor, Newbury Municipal Offices, 12 Kent Way, Byfield, MA 01922, on the application of **Tamra Laukien, 229 High Road, Newbury, MA 01951.**

The Applicant is requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-10D (accessory apartments) of the Newbury Zoning Bylaws, and any other permit relief as may be required under the Town of Newbury's Zoning By-Laws to allow the proposed use/project, to construct an addition to the home, and to utilize said addition as an accessory dwelling unit in the modified structure on the lot, located at 229 High Road, Newbury, MA 01951 (Assessor's Map R27, Lot 57C).

Eric P. Svahn, Chair
Newbury Zoning Board of Appeals



Haverhill

Economic Development and Planning
Phone: 978-374-2330 Fax: 978-374-2315

Public Hearing Notice 5-10-23 Planning Board Meeting

The Haverhill Planning Board will hold its public hearing on **WEDNESDAY, May 10, 2023, at 7:00 P.M. in Room 202, Haverhill City Hall. (See files in the Planning Dept. for further information).**

188 Lake Street Definitive Plan: Applicant/owner Cedar Crest Development, LLC/Judith and Antoine Provencher seeks board approval to build 11 single family homes. See map:539, block:439, lot:27&36. (PBDP-23-2) (not advertised) (continued from 4.12.23)

Zoning Amendment: Attorney James P. Cleary III for Virginia G. Miller Trust of 2011 seeks a favorable recommendation to the City Council to rezone the vacant parcel of land identified as Old Ferry Road (map:443 block:3 lot:2a) from CH to RM.

Definitive Plan for Montrose Avenue/4 Newburg Street (aka 5 Newburg Street)/Revere Avenue: Applicant/owners Leach Street LLC and Robert S. and Gianna M. Denisco seeks board approval for road development prior to building two duplex dwellings. See map:534, block:5, lots: 133-134/135-139. Map:534, block:29, lot:74-75. Map: 534, block:29, lots:71-73. Map:534, block:29, lots:48-49. (PBDP-23-3)

Frontage Waiver for 5-7 John Street: Jean B. Doréscă owner/applicant seeks planning board approval for a frontage waiver. Applicant received a variance for lot frontage in the RU zone. See map:603; block:465, lot:12&12a: (the role of the planning board in acting on a frontage waiver is limited to one specific issue by statute which is to confirm that there is adequate access provided to the site from the reduced frontage). (PBFW-23-1)

Paul Howard
Chairman
Advertise: HG: 4/20&4/27

REC'D W. NEWBURY CLERK
23 APR 24 AM 10:45

HAVERHILL CITY CLERK APR 23 AM 10:10