



**TOWN OF WEST NEWBURY  
PLANNING BOARD  
Tuesday March 21<sup>st</sup>, 2023 7:00 p.m.  
AGENDA**

***by Remote Participation (see below)***

1. Discussion regarding anticipated Application for Scenic Road Hearing for Utility Pole(s) on Middle Street
2. Planning Board Report to Town Meeting (Recommendations on the Two Bylaws)
3. Review of Draft Accessory Dwelling Unit “ADU” Bylaw
4. Review of Housing Initiatives Overview
5. General Business:
  - Minutes
  - Correspondence
  - Administrative Details – Meeting Options
  - 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](http://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/85228834588?pwd=WTN4ZWVpZFMzSWZ4Y3lvaS9tUnRMZz09>

Meeting ID: 852 2883 4588

Passcode: 253444

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.

SCROLL DOWN

## **Section V. Scenic Road Applications**

The following provisions have been adopted by the West Newbury Planning Board as Guidelines for filing an Application for a Scenic Road Public Hearing.

### **Scenic Road Guidance Document M.G.L. Chapter 40, §15C, and General Bylaw Section XXXII Scenic Road Application and Public Hearing Procedure**

1. Applicant Submittal:
  - a. Letter of Request from Owner outlining:
    - i. Location (address) of parcel
    - ii. Assessors Map & Lot Number
    - iii. Name of Owner/Name of Applicant
    - iv. Purpose of hearing
    - v. Description of work to be performed, i.e. length of stone wall to be removed, number and size of trees, etc.
  - b. Authorization from Owner to act on his behalf if Applicant is not the Owner
  - c. Certified Abutters List, criteria as for a Special Permit (all abutters within 300' of the property lines, and abutting cities and towns)

- d. A plan indicating the lot, locus, and location and type of work to be performed, including stone wall to be removed, trees to be removed, etc. Plan must be of sufficient detail to identify parcel, preparer, date, etc.
  - e. One copy to be time stamped with the Town Clerk
  - f. Five (5) copies submitted to the Planning Board.  
(One (1) copy for Office; one (1) copy for Tree Warden/DPW Director, and three (3) copies for Planning Board.)
2. Upon receipt, Planning Board Administrator will:
- a. Set date for Public Hearing
  - b. Prepare Legal Notice
  - c. Submit Legal Notice to Daily News, to run in 2 consecutive weeks, at least 14 days prior to Hearing date, at Applicant's expense.
  - d. Post the Legal Notice with the Town Clerk.
  - e. Mail Notice by Certified Mail to Abutters, and abutting cities and towns (Certified Mail not required for abutting towns). The postage will be calculated, and a check made out to "Postmaster" must be submitted with the Application. Notice must be mailed at least 2 weeks prior to the Public Hearing date.
  - f. Distribute submittal package to Planning Board members.
  - g. Distribute submittal package to Tree Warden/DPW Director, for notification of Hearing and input.
3. Public Hearing
- a. The Hearing will be opened, held, continued if necessary, and closed.
  - b. The Planning Board will vote and a Certificate of Vote will be prepared, and signed by the Chair.
  - c. A simple majority vote is required for a decision.
  - d. The Certificate of Vote must be filed with the Town Clerk.
  - e. Notice of the Decision shall be mailed to the Applicant and the DPW, and to all abutters as indicated on the Certified Abutters List.
  - f. Note that the Certificate does not need to be recorded.
4. Consolidated Public Hearing
- a. If a Consolidated Hearing is required under the provisions of M.G.L. Chapter 87, §3, the Hearing Notice shall be written to include the Consolidated Public Hearing.
  - b. The Planning Board shall consult with the Tree Warden as to the details of the Public Hearing.
  - c. A Consolidated Certificate of Vote may be prepared.

## PROPOSED ACCESSORY DWELLING UNIT BYLAW

To see if the Town will vote to amend the Zoning Bylaw by (1) adding a definition of “Accessory Dwelling Unit”, “Gross Floor Area” to Section , Single-Family Dwelling and Two-Family Dwelling ??? (2) adding Accessory Dwelling Unit to Section ??, Permitted uses in Districts and (3) adding Section ???? Accessory Dwelling Units, as follows:

### § ?? Definitions

ACCESSORY DWELLING UNITS - A dwelling unit within a single-family dwelling or a detached structure that is accessory to a single-family home, that is a separate, self-contained housekeeping unit inclusive of sleeping, cooking and sanitary facilities. This unit is subordinate in size to the principal dwelling, and complies with the criteria stated in Section ????

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.

GROSS FLOOR AREA - The sum of the areas of all floors of a building measured from the outside of all exterior walls exclusive of any attic, basement, cellar, garage, porch, or mechanical storage area.

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. A two-family dwelling. (may not need)

### Accessory Apartments.

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

1. Increase the number of small dwelling units available in the Town;
2. Increase rental housing in the Town;

3. Better meet the needs of the population with particular attention to young adults and senior citizens;
4. Provide homeowners with a means of obtaining rental income; and
5. Encourage a more economic and energy-efficient use of the Town's housing supply while respecting the residential character of West Newbury's neighborhoods

## **## Use and Dimensional Regulations**

1. 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 ### and dimensional (Intensity of Use) requirements of Section ##.
  - 1.1. The unit will be a complete, separate housekeeping unit containing both kitchen and bath and no more than two bedrooms.
  - 1.2. The gross 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.
  - 1.3. There shall be no more than one accessory dwelling unit on a lot.
  - 1.4. 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 month per year.
  - 1.5. Any new separate outside entrance serving an accessory dwelling unit shall be clearly secondary to the entrance of the principal dwelling unit.
  - 1.6. No new curb cuts shall be allowed for an accessory dwelling unit.
  - 1.7. Off-street parking should be available for use by the owner-occupants(s) and tenants.
  - 1.8. Boarders or lodgers are not allowed within an accessory dwelling unit or within a single-family home with an accessory dwelling unit.
  - 1.9. 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.

2. 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 1.4..
3. 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 1.4.

### **##. Special Permit**

1. Accessory dwelling units measuring in excess of 900 square feet of floor area or seeking relief from other criteria in Section 1.1-1.7 may be allowed, subject to a Special Permit from the Planning Board per section ### .

### **##. Administration and Enforcement**

1. It shall be the duty of the Building Inspector to administer and enforce the provisions of this Bylaw.
2. 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:

#### **Two family houses:**

There was a discussion regarding allowing accessory dwelling units within two-family structures as well. If allowed by right this could create four units on a single lot by right. I would recommend that a Special Permit be required for an accessory unit within a two-family home due to the potential impact on the other homeowner.

#### **Temporary Absences:**

A more generous option for 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.

**Accessory Apartment or Accessory Dwelling Unit?**

Is there an advantage to using less technical language?

DRAFT

# West Newbury Housing Initiatives

## Introduction

The following is a brief overview of West Newbury's housing needs and an outline of a number of housing focused planning processes that are underway. The intent of this document is to explain what the planning initiatives are, why they are being undertaken and provide contacts for additional information.

The Affordable Housing Trust Action Plan is being prepared by Housing Consultant, Liz Rust on behalf of and guided by the recently created West Newbury Affordable Housing Trust (AHT) that is charged with creating and preserving affordable housing in West Newbury for the benefit of low and moderate-income households, and for funding of community housing. Anticipated completion date of the planning process is June 2023. [https://www.wnewbury.org/sites/g/files/vyhlif1436/f/uploads/west\\_newbury\\_aht\\_action\\_plan\\_-\\_final\\_draft.pdf](https://www.wnewbury.org/sites/g/files/vyhlif1436/f/uploads/west_newbury_aht_action_plan_-_final_draft.pdf)

The West Newbury Housing Production Plan (HPP) is being prepared by the Merrimack Valley Planning Commission (MVPC) supported by \$2,500 from the AHT and with guidance by Town Staff, Board and Committee members and a resident representative. The State requires Towns to update their Housing Production Plans each five years. Without an approved HPP, a Town cannot achieve "safe harbor"<sup>1</sup> from Comprehensive Permit (Chapter 40B) developments. The anticipated completion date of the planning process is April 2024. [WNewbury 2018 HPP](#)

MBTA Communities Multi-Family Overlay Zoning District Study is being led by planning and design consultant Dodson and Flinker, funded by a State Grant (\$67,500) and local match (\$7,500), and managed by Town Staff. This initiative is being undertaken to help the Town comply with a new State Law (MGL 40A Section 3A) that requires 175 municipalities within the MBTA service area to adopt a Zoning District that allows the production of multi-family housing. Communities that fail to comply will lose access to substantial state funding programs. The scheduled completion date for the study is April 2024.

Accessory Dwelling Unit (ADU) Bylaw Study is being led by the Planning Board to assess community support for a Zoning Bylaw that would allow homeowners to create Accessory Dwelling Units, also called accessory apartments or in-law apartments in single and two-family homes. The impetus for the study is to create more diverse and affordable housing options. The Board anticipates proposing a bylaw change for Town Meeting consideration in Fall 2023.

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<sup>1</sup> **Safe Harbor** under Chapter 40B (also called a Comprehensive Permit) refers to conditions under which a ZBA's decision to deny a Comprehensive Permit will qualify as consistent with local needs and not be overturned by the State Housing Appeals Committee. Criteria for Safe Harbor includes having an approved Housing Production Plan and either having 10% affordable housing or making recent progress toward affordable housing goals. For more information view: [Ch.-40B-Handbook-for-Zoning-Boards-of-Appeal.pdf \(mhp.net\)](#)

Sue Brown  
March 16, 2023



## Housing Needs and Choices

**Housing diversity** is important for West Newbury to be a community of families, multi-generational, welcoming, resilient and robust. Housing diversity might include:

- Multi-family (MF) housing (defined as 3 or more residential units in a single structure).
- Attached townhouses.
- Duplexes or Two-Family houses (2F).
- Clustered housing such as in Cottage or Pocket Neighborhoods<sup>2</sup>.
- Accessory Dwelling Units (ADU) - also known as Accessory Apartments or In-law Apartments.

**Housing options** support householders across the range of life stages and income levels by accommodating varying needs:

- Smaller houses for singles, couples, young families, and downsizing householders.
- Rental houses for householders without the income or savings required for ownership, in transition, or preferring to not be encumbered by a mortgage or home maintenance.
- Multi-family houses that are less expensive to build, require less land and resources; and that translate to more affordable housing.
- Lower maintenance houses for householders with limited ability or resources to maintain a stand-alone single-family home on a typical or conforming West Newbury lot.
- Houses that offer single-floor living and accessibility options for householders with mobility challenges or other disabilities.

**Housing density** is a sustainable and environmentally friendly way to meet housing needs and is a natural component of town centers and other neighborhoods. Creating houses that are close to each other:

- Requires less land, development cost, material consumption, and public infrastructure per household.
- Helps create more walkable neighborhoods.
- Reduces vehicle trips (energy consumption) – in particular when close to schools, services, employment.
- Can be designed to respect community values and character.

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<sup>2</sup> **Pocket or Cottage Neighborhood** is a style of residential development that clusters small homes on small lots. They tend to consist of about 12 homes that all face a common area that residents must walk through to access their front door. Creating small homes on small lots allows more compact development, which uses land efficiently

## Current Housing Initiatives

Bd/Com Lead	Project & Purpose	Primary Messages	Motivation	Approval Process
Affordable Housing Trust (AHT)	<b>AHT Action Plan</b> <i>Identify housing goals and 3-yr work plan for AHT</i>	<ul style="list-style-type: none"> <li>• Increase housing opportunities for low and moderate-income households</li> <li>• Help residents afford housing they are in</li> <li>• Increase racial, economic and generational (life stage) diversity</li> <li>• Increase community support and understanding of need</li> </ul>	Not tied to State mandate, tied to AHT Mission/Charge “Create and Preserve housing to support low and moderate-income households”	Requires adoption by AHT
Select Board (SB), Planning Board (PB), AHT	<b>Housing Production Plan</b> <i>Document existing conditions, assess current and projected needs, identify goals/strategies for affordable housing production</i>	<ul style="list-style-type: none"> <li>• Focus is housing needs assessment to justify recommendations</li> <li>• Production of income restricted housing is principal goal</li> </ul>	State requires for potential “safe harbor”. Goals /identified potential projects required to show how town can reach 10% SHI <sup>3</sup> within 5 years	<ul style="list-style-type: none"> <li>• Requires approval by PB, SB and DHCD<sup>4</sup></li> <li>• Update required every 5 years</li> <li>• Is being led by MVPC with Community Input</li> </ul>
PB SB	<b>MBTA Communities MF Overlay District Study</b> <i>Identify and draft regulations for an Overlay District that allows MF Housing by right with a minimum capacity of 87 units, and min density of 15 units/acre</i>	<ul style="list-style-type: none"> <li>• MF housing is needed to meet local and regional housing needs</li> <li>• Housing density preserves land, helps create walkable neighborhoods, promotes sustainability, reduces building costs and can create more affordable housing</li> </ul>	If the Town does not comply with new law (Ch 40 Sect 3A) by 12/31/2025 it is not eligible for certain state funding	<ul style="list-style-type: none"> <li>• New State Law ch40 Sec 3A requires 175 municipalities to develop MF Zoning District</li> <li>• Zoning change requires State and Town Meeting approval (50%)</li> </ul>
PB	<b>ADU Bylaw</b> <i>Create regulations that allow ADUs by right in Single-Family and 2F residences provided they meet identified criteria</i>	<ul style="list-style-type: none"> <li>• ADUs are needed to meet family and community needs</li> <li>• ADUs are privately funded and managed</li> </ul>	Local choice, directly benefits local homeowners	Requires Town Meeting approval (>50%)

<sup>3</sup> SHI – Subsidized Housing Inventory: *The Subsidized Housing Inventory is used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.*

<sup>4</sup> DHCD - Massachusetts Department of Housing and Community Development

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Sue Brown  
March 16, 2023



THE COMMONWEALTH OF MASSACHUSETTS  
OFFICE OF THE ATTORNEY GENERAL  
ONE ASHBURTON PLACE  
BOSTON, MASSACHUSETTS 02108

ANDREA JOY CAMPBELL  
ATTORNEY GENERAL

(617) 727-2200  
www.mass.gov/ago

**Advisory Concerning Enforcement of the MBTA Communities Zoning Law**

The Office of the Attorney General is issuing this Advisory to assist cities, towns, and residents in understanding the requirements imposed by the MBTA Communities Zoning Law (G.L. c. 40A, § 3A) (the “Law”). The Law was enacted to address the Commonwealth’s acute need for housing by facilitating the development of transit-oriented, multifamily housing. By any measure, Massachusetts is in a housing crisis that is inflicting unacceptable economic, social, and environmental harms across our state – particularly on working families and people of color. The Law directly responds to this crisis by implementing zoning reforms that require MBTA Communities to permit reasonable levels of multifamily housing development near transit stations.<sup>1</sup>

Massachusetts cities and towns have broad authority to enact local zoning ordinances and by-laws to promote the public welfare, so long as they are not inconsistent with constitutional or statutory requirements.<sup>2</sup> The MBTA Communities Zoning Law provides one such statutory requirement: that MBTA Communities must allow at least one zoning district of reasonable size in which multifamily housing is permitted “as of right.”<sup>3</sup> The district must generally be located within half a mile of a transit station and allow for development at a minimum gross density of fifteen units per acre.<sup>4</sup> MBTA Communities cannot impose age-based occupancy limitations or other restrictions that interfere with the construction of units suitable for families with children within the zoning district.<sup>5</sup> For example, the zoning district cannot have limits on the size of units or caps on the number of bedrooms or occupants. The required zoning district must also allow for the construction of multifamily units without special permits, variances, waivers or other discretionary approvals.<sup>6</sup> These measures can prevent, delay, or significantly increase the costs of construction. As directed by the Legislature, the Department of Housing and Community Development has promulgated guidelines regarding compliance.<sup>7</sup> These guidelines provide

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<sup>1</sup> An MBTA Community is a town or city which hosts MBTA service; which abuts a town or city that hosts service; or which has been added to the Transit Authority pursuant to a special law. *See* G.L. c. 40A, § 3A(a)(1); G.L. c. 40A, § 1. Currently, there are 177 MBTA Communities in Massachusetts. A list of these MBTA Communities, and other information related to the Law, can be found [here](#).

<sup>2</sup> *See generally* Mass. Const. Amend. Art. 89 (amending Mass. Const. Amend. Art. 2); G.L. c. 40A, § 1 et seq. (the “Zoning Act”).

<sup>3</sup> G.L. c. 40A, § 3A(a)(1) (requiring that MBTA Communities “shall have” a compliant zoning district).

<sup>4</sup> *Id.*

<sup>5</sup> *Id.*

<sup>6</sup> G.L. c. 40A, § 1A.

<sup>7</sup> G.L. c. 40A, § 3A(c) (“The [D]epartment . . . shall promulgate guidelines”); Department of Housing and Community Development, *Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act* (revised October 21, 2022).

additional information and benchmarks to be utilized in determining whether MBTA Communities are complying with the Law.

All MBTA Communities must comply with the Law. Communities that do not currently have a compliant multi-family zoning district must take steps outlined in the DHCD guidelines to demonstrate interim compliance. Communities that fail to comply with the Law may be subject to civil enforcement action.<sup>8</sup> Non-compliant MBTA Communities are also subject to the administrative consequence of being rendered ineligible to receive certain forms of state funding.<sup>9</sup> Importantly, MBTA Communities cannot avoid their obligations under the Law by foregoing this funding. The Law requires that MBTA Communities “shall have” a compliant zoning district and does not provide any mechanism by which a town or city may opt out of this requirement.<sup>10</sup>

MBTA Communities that fail to comply with the Law’s requirements also risk liability under federal and state fair housing laws. The Massachusetts Antidiscrimination Law<sup>11</sup> and federal Fair Housing Act<sup>12</sup> prohibit towns and cities from using their zoning power for a discriminatory purpose or with discriminatory effect.<sup>13</sup> An MBTA Community may violate these laws if, for example, its zoning restrictions have the effect of unfairly limiting housing opportunities for families with children, individuals who receive housing subsidies, people of color, people with disabilities, or other protected groups.

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<sup>8</sup> *See, e.g.*, G.L. c. 12, § 10 (the Attorney General shall take notice of “all violations of law” and bring “such...civil proceedings before the appropriate state and federal courts...as [s]he may deem to be for the public interest”); G.L. c. 231A, § 2 et seq. (authorizing declaratory judgment actions to “secure determinations of right, duty, status, or other legal relations under...statute[s]”).

<sup>9</sup> G.L. c. 40A, § 3A(b).

<sup>10</sup> G.L. c. 40A, § 3A(a)(1).

<sup>11</sup> G.L. c. 151B § 1 et seq.

<sup>12</sup> 42 U.S.C. § 3601 et seq.

<sup>13</sup> *See, e.g.*, G.L. c. 151B, § 4(4A) (prohibiting activities that interfere with the exercise or enjoyment of fair housing rights); 804 C.M.R. § 2.01(2)(f)-(h) (Antidiscrimination Law applies to “persons who...interfere with another person in the exercise or enjoyment of any right under M.G.L. c. 151, § 4...persons who directly or indirectly prevent or attempt to prevent the construction, purchase, sale or rental of any dwelling or land covered by M.G.L. c. 151B, § 4...[and] persons who aid or abet in doing any illegal acts...”); 804 C.M.R. § 2.01(5)(f) (“Examples of unlawful housing practices include...to pass an ordinance that unlawfully denies a dwelling, commercial space or land to a person or group of persons because of their protected status.”).

# Town of Groveland

## Planning Board

183 Main Street  
Groveland, MA 01834



**RECEIVED**

(MAR 02 2023)

DATE: March 2, 2023

WEST NEWBURY  
PLANNING BOARD

TOWN OF GROVELAND PLANNING BOARD in accordance with MGL Chapter 41 Section 81S and the Town of Groveland Subdivision Rules & Regulations, will hold a public meeting on Tuesday March 21, 2023 which will begin at 7 PM at the Groveland Town Hall, 183 Main St, Groveland, MA 01834 to hear the application of Minco Development Corp, 231 Sutton St, Suite 1B, North Andover, MA, requesting approval of a seven lot Preliminary Subdivision Plan labeled "Preliminary Subdivision for a street to be named at 181R School Street Groveland, Massachusetts". The site is located in the Residential 2 Zoning District (Assessors Map 34, Lot 13). The application is on file in the Economic Development, Planning & Conservation Department at the Town Hall and may be viewed during the hours of Monday through Thursday 8 AM to 3 PM or by calling 978.556.7214 or emailing [aschindler@grovelandma.com](mailto:aschindler@grovelandma.com).

**CITY OF NEWBURYPORT**



**NOTICE OF JOINT PUBLIC HEARING  
PLANNING BOARD AND  
CITY COUNCIL PLANNING & DEVELOPMENT COMMITTEE**

Notice is hereby given pursuant to Massachusetts General Laws Chapter 40A, Section 5 (The Zoning Act) and the Newburyport Zoning Ordinance, Section XXII-B (Adoption and Amendment), that the Newburyport Planning Board and City Council (acting through its Planning & Development Committee) will hold a Joint Public Hearing on Wednesday, April 19, 2023 at 7:00 p.m. Said hearing will be located in the function hall at the Senior/Community Center, 331 High Street, Newburyport, MA 01950 and with "remote" online access via Zoom (*a.k.a. a "hybrid" public meeting*). All interested parties should look to the City Website meetings calendar ([www.cityofnewburyport.com/calendar](http://www.cityofnewburyport.com/calendar)) as the hearing date approaches for confirmation of location and access details.

The purpose of this Public Hearing is to present, and hear testimony and comment from interested persons relative to, proposed amendments and additions to the Zoning Ordinance for the City of Newburyport, said amendments being submitted to the City Council for consideration on February 27, 2023. After the Public Hearing the Planning Board will, as required by law, vote its recommendations on each proposal and report them back to the full City Council.

There is one (1) proposed zoning ordinance amendment. A summary is provided below. Copies of the full text of such ordinances and maps thereof are available for review by interested parties on the City website and in the Offices of the City Clerk and Office of Planning & Development (City Hall, 60 Pleasant Street, Newburyport, MA 01950) during regular business hours. Questions regarding these ordinances may be directed to the Director of Planning & Development, Andrew R. Port, at (978) 465-4400.

Summary of Proposed Zoning Ordinance Amendments:

1. ODNC00141\_02\_27\_2023 Zoning Amendment STRU - *amend the Table of use regulations in Section V-D to add several new use categories for so-called Short Term Rental Units (STRUs) within the City, and add a new Section V-G with additional requirements relative to the permitting and operation of said STRUs.*

NEWBURYPORT PLANNING BOARD

Rick Taintor, Chair

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Published 4/3/23 and 4/10/23 in the Newburyport Daily News



# Haverhill

City Clerk's Office, Room 118  
Phone: 978-374-2312 Fax: 978-373-8490  
cityclerk@cityofhaverhill.com

March 10 2023

## HYBRID HEARING

City Council Chambers, City Hall, Room 202, 4 Summer st

Notice is hereby given that a hearing will be held for all parties interested, in a hybrid meeting (virtual/in person), on Tuesday, March 28, 2023 at 7:00 PM on CCSP 23-1, an application for a Special Permit from Attorney Migliori for applicant Snow Cassell LLC; to build a 3-family residential building at 10-12 Eighth Avenue; Map 612, Block 496, Lot 12 (Residents who are interested in commenting on this special permit can either (1) Appear in person (Council Chambers, Room 202) or (2) Attend remotely using the link and pin provided on Mondays on the City's website.)

Description of area, maps and plans are on file in the City Clerk's Office.

*Kaitlyn M. Wright*  
Kaitlyn M Wright  
City Clerk

Haverhill Gazette

Advertise March 10 & March 17, 2023