



Town of West Newbury
Special Meeting of the Board of Selectmen
Thursday, April 9, 2020
381 Main Street, Town Office Building
www.wnewbury.org
Minutes of Meeting

Open Session: 6pm by remote participation (see below)

Addendum to Meeting Notice regarding Remote Participation

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the West Newbury Board of Selectmen 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. For this meeting, members of the public who wish to listen to the meeting may do so in the following manner:

GoToMeeting

Phone: (571) 317-3122

Access Code: 996-133-693

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.

To facilitate consideration of comments and questions regarding the 40B project eligibility / site approval process, please email your questions/comments in advance (or during meeting) to selectmen@wnewbury.org. Verbal questions/comments will be allowed during the meeting, but providing written questions/comments will help us to facilitate a more efficient and productive meeting.

The meeting was called to order at 6:03 p.m. by Chairman David Archibald.

Participation at the Meeting:

- ❖ Board of Selectmen: David Archibald and Richard Parker (Kemper absent)
- ❖ Town Manager, Angus Jennings
- ❖ Town Clerk/Counsel & Procurement Officer, Michael McCarron
- ❖ Fire Chief Michael Dwyer and Police Chief Jeffrey Durand
- ❖ Health Agent Paul Sevigny
- ❖ Water Superintendent Michael Gootée
- ❖ Conservation Agent Bert Comins
- ❖ Town Planner Leah Zambarnardi
- ❖ Open Space Committee; John Dodge and Wendy Reed

Regular Business

A. 40B Project Eligibility/Site Approval application submitted to MassHousing by Cottage Advisors MA, LLC for property at 28 Coffin Street and 566 Main Street:

- a. Summary of project eligibility/site approval process and timeline (*est. 10 min*);

Town Manger Angus Jennings gave a summary of the process noting that the developer cannot apply for a comprehensive permit (40B) locally with the Zoning Board of Appeals (ZBA) until they receive a project eligibility letter from MassHousing. Normally, the Town would have 30 days to provide any comments on the project; however, due to current circumstances, a 75-day extension was granted lengthening the comment period to June 14th. The Town is seeking comments from residents, town departments and Boards/Commissions/Committees to submit in single letter to MassHousing. Town Manager Jennings read aloud the criteria listed in 760 CMR 56.04 in which a PE determination is made.

If project eligibility/site approval is granted, the developer would be eligible to file a 40B comprehensive permit application for waivers needed to proceed, and the ZBA would hold public hearings at that time.

- b. Call for preliminary comments from Town departments and representatives for Town Boards / Commissions / Committees (*est. 15-20 min*);

Public Safety, Health, Water, Conservation, Planning and Open Space leaders were available to provide comment and answer questions about the project.

- c. Call for preliminary comments from residents (*limit 2 min. per speaker*);

Many residents participated in the conversation expressing concern about the significant scale of the project that would result in a 10% rise in population occurring on 1% of the Town's land; and, the negative impact it would have on town resources, water supply, traffic, and stormwater runoff.

- d. Review of next steps in process.

Town Manager Angus Jennings stated that an update will be provided at the next scheduled Board of Selectmen meeting on April 28th to summarize this discussion and set out the next steps in the process. There will be at least one more dedicated meeting during the comment period and staff will be preparing a FAQ page based on questions/comments received.

The meeting was adjourned at 7:41 p.m. by Chairman David Archibald

Respectfully submitted, Jennifer Walsh

Approved by Board of Selectmen 2-0 on May 11, 2020