



Town of Newbury
Office of the
PLANNING BOARD
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**PUBLIC NOTICE POSTING REQUEST
TO OFFICE OF TOWN**

BOARD/COMMITTEE/ORGANIZATION: PLANNING BOARD

☒ MEETING

☐ PUBLIC HEARING

DAY of WEEK/DATE: WEDNESDAY, NOVEMBER 17, 2021 TIME (AM/PM): 7:00 p.m.

ADDRESS: ☒ Virtual Meeting via Zoom

Topic: Planning Board 11-17-2021

Time: November 17, 2021 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83271413056>

Meeting ID: 832 7141 3056

One tap mobile

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+13017158592,,83271413056# US (Germantown)

Dial by your location

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+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 832 7141 3056

PURPOSE: Regular Semi-Monthly Meeting – General Business

SUBMITTED BY: Martha L. Taylor, Planning Director

All meeting notices must be filed and time stamped in the town clerk's office and posted on the municipal bulletin board 48 hours prior to the meeting in accordance with MGL Ch. 30A, § 18-25. This may not include Saturdays, Sundays or legal holidays. Newbury Municipal Offices are open Monday, Wednesday, Thursday 8am-4pm and Tuesday from 8am-7pm, closed Fridays. Faxed or Emailed postings must reach the Clerk's office during business hours 48 hours prior to the meeting.

MEETING NOTICES WILL ALSO BE POSTED ON THE TOWN OF NEWBURY'S WEBSITE
(www.townofnewbury.org)

In accordance with the “Act relative to extending certain COVID-19 measures adopted during the State of Emergency,” which extends the Governor’s March 12, 2020 “Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20,” until April 1, 2022, this public meeting is being conducted remotely. It will be recorded and will be broadcast live through local access cable Channel 9, on ZOOM, and at www.tnctv.org, and a recording will be found on the Newbury Access YouTube Channel.

PLEASE NOTE, PLANS AND OTHER MATERIALS RELATED TO APPLICATIONS BEFORE THE PLANNING BOARD ARE AVAILABLE FOR VIEWING AT THE TOWN’S MUNICIPAL OFFICES AT 12 KENT WAY, BYFIELD, MA, DURING REGULAR BUSINESS HOURS AND ON THE PLANNING BOARD’S WEB PAGE ON THE TOWN’S WEBSITE.

Agenda

Call to Order

7:00 Opening Statement from Chair

7:05 Appearances/Submissions:

- Eric McLean, ACE Solar – Submission of Special Permit Application for Ground-Mounted Solar Photovoltaic Installation at 75 Boston Road (Newbury Landfill), Map R36, Lot 27; Applicant: Alliance Newbury I LLC; Owner: Town of Newbury
- Mark Beaudry, Meridian Associates, Inc., and Tom Woodruff, Director of Facilities, the Governor’s Academy – Informal presentation regarding proposed modifications to approved Site Plan for the Parker River Environmental Studies Building (PRESB) and related site improvements, including addition of design for new dock, on property owned by The Governor’s Academy at 313 Newburyport Turnpike, Map R15, Lot 11; Owner/Applicant: The Governor’s Academy

7:30 New Business:

- 15 Coleman Road OSRD – Request from Tom Zahoruiko, Zendko LLC, for release of Lot 1 (farmhouse and barn) and Lot 8 (Open Space parcel) from the Performance Covenant

7:45 Old Business:

- Follow up discussion of Draft Legal Documents for 15 Coleman Road/Fieldstone Lane OSRD:
 - Declaration of Restrictive Covenants and Easements
 - Declaration of Zendko LLC for the Establishment of the Fieldstone Lane Homeowners Association
- Follow up discussion of Proposed Zoning Amendments:
 - Revisions to Solar By-Law
 - Revisions to Wireless Communications By-Law
 - Revisions to Dimensional Requirements
 - Housing Related:
 - Revisions to Table of Use Regulations
 - Inclusionary Zoning (new)
 - Zoning Required for Green Communities Designation (Note: Stretch Code already adopted)
- Other Planning Board Projects

7:55 Planning Director's Report

8:00 Liaison Reports:

- Select Board
- Zoning Board of Appeals
- Conservation Commission
- MVPC

8:05 Meeting Minutes:

- January 20, 2021

Adjourn

Note: The matters listed above are those reasonably anticipated by the Chair to be discussed at the meeting. This Agenda may be updated or revised after initial posting. Not all items listed may in fact be discussed, and other items not listed may be brought up for discussion to the extent permitted by law.

Except for scheduled public hearings, times given for discussion of agenda items are approximate and are subject to change.