



Town of Newbury  
Office of the  
PLANNING BOARD  
12 Kent Way  
Byfield, MA 01922  
Phone: 978-465-0862, ext. 312  
Fax: 978-572-1228

**PUBLIC NOTICE POSTING REQUEST  
TO OFFICE OF TOWN**

BOARD/COMMITTEE/ORGANIZATION: PLANNING BOARD

☒ MEETING

☐ PUBLIC HEARING

DAY of WEEK/DATE: WEDNESDAY, DECEMBER 15, 2021 TIME (AM/PM): 7:00 p.m.

ADDRESS: ☒ Virtual Meeting via Zoom

Topic: Planning Board 12-15-2021

Time: December 15, 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

+19292056099,,83271413056# US (New York)

+13017158592,,83271413056# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+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](http://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](http://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.**

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### Agenda

Call to Order

7:00 Opening Statement from Chair

7:05 Appearances/Submissions:

- Mark Beaudry, Meridian Associates, Inc., and Tom Woodruff, Director of Facilities, the Governor’s Academy – Submission of Site Plan Modification Application for modifications to approved Site Plan for the Parker River Environmental Studies Building (PRESB) and related site improvements, including new dock, on property owned by The Governor’s Academy at 313 Newburyport Turnpike, Map R15, Lot 11; Owner/Applicant: The Governor’s Academy
- Robert Roseen, Waterstone Engineering – Submission of ANR Plan for lot line changes at 136 Main Street (Map R41, Lot 42A) and 140R Main Street (Map R41, Lot 42); Applicant: Borrego Solar, LLC; Owner: Ruth A. Yesair

7:15 **Public Hearing:**

- **Public Hearing (New) – Special Permit Application for Ground-Mounted Solar Photovoltaic Installation, 75 Boston Road (Newbury Landfill) (Map R36, Lot 27); Applicant: Alliance Newbury I LLC; Owner: Town of Newbury**

7:45 New Business:

- 105 High Road OSRD: Proposed Performance Guarantee
- FY 2023 Planning Board Budget

8:00 Old Business:

- 15 Coleman Road:
  - Request for Release of Lot 1 and Lot 8 from Performance Covenant
  - 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
- Proposed Zoning Amendments for Spring 2022 ATM – Workgroup meeting updates:
  - Revisions to Wireless Communications By-Law
  - Inclusionary Zoning By-Law (new)

Planning Board Agenda

December 15, 2021

**Page 3 of 3**

8:20     October Financial Report

8:25     Planning Director's Report

8:30     Liaison Reports:

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

8:35     Meeting Minutes:

- January 20, 2021 (tabled from 12/1/21 meeting)
- February 3, 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.