



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, JANUARY 19, 2022 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ Virtual Meeting via Zoom

Topic: Planning Board 01-19-2022
Time: January 19, 2022 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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+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 832 7141 3056

PURPOSE: Regular Semi-Monthly Meeting; Public Hearings – Governor’s Academy Site Plan Modification Application, Parker River Environmental Studies Building (new); 75 Boston Road (Newbury Landfill), Ground-Mounted Solar PV Special Permit Application (continuance)

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:

- Paul Donohoe – Submission of ANR Plan for lot line changes at 60 Plum Island Turnpike (Map R50, Lots 9 & 10); Applicant: Save the Pink House; Owner: USFWS

7:15 **Public Hearings:**

- **Public Hearing (New) – Application for Modification of Previously Approved Site Plan, The Governor's Academy, Parker River Environmental Studies Building, 313 Newburyport Turnpike (Map R15, Lot 11); Applicant/Owner: The Governor's Academy**
- **Public Hearing (Continuance) – 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**

8:30 New Business:

- None

8:35 Old Business:

- 15 Coleman Road:
 - Request for Release of Lot 1 and Lot 8 from Performance Covenant
 - Review of Draft Legal Documents for 15 Coleman Road/Fieldstone Lane OSRD – votes may be taken:
 - Declaration of Restrictive Covenants and Easements
 - Declaration of Zendko LLC for the Establishment of the Fieldstone Lane Homeowners Association
 - Memorandum of Understanding re. Father Stone/Witchstone
- Proposed Zoning Amendments for Spring 2022 ATM – Updates:
 - Revisions to Wireless Communications By-Law

Planning Board Agenda

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- Inclusionary Zoning By-Law (new)
- Other?

8:50 Planning Director's Report

8:55 Liaison Reports:

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

9:00 Meeting Minutes:

- February 17, 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.