



Town of Newbury
Office of the
PLANNING BOARD
12 Kent Way
Byfield, MA 01922
Phone: 978-465-0862, ext. 312
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**PUBLIC NOTICE POSTING REQUEST
TO OFFICE OF TOWN CLERK**

BOARD/COMMITTEE/ORGANIZATION: PLANNING BOARD

■ MEETING

■ PUBLIC HEARING

DAY of WEEK/DATE: WEDNESDAY, NOVEMBER 16, 2022 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ Virtual Meeting via Zoom

Topic: Planning Board 11-16-2022

Time: November 16, 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

+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

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 Chapter 107 of the Acts of 2022, which extends the Governor's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20," until March 31, 2023, 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:

- William DiFrancesco, Stowaway Storage Newbury, LLC: Request for Extension of Site Plan Approval for Newbury Self-Storage Expansion, 131 Newburyport Turnpike

7:10 December Planning Board Meeting Schedule

7:15 **Public Hearing (Continuance): Special Permit Modification Application, 140R Main Street (Map R41, Lot 42), requesting modification of the Special Permit granted to Borrego Solar Systems, Inc., on May 16, 2018, to allow construction of a utility access road, including a bridge, in the location of an existing cart path; Applicant: New Leaf Energy; Owner: Karen E. Yesair Thiel and Kavy N. Yesair, Successor Trustees of the Ruth A. Yesair Trust, 138 Main Street, Byfield, MA 01922. (Applicant has requested continuance to next available meeting date.)**

7:20 New Business:

- 68 Green Street/Farm View Lane Subdivision, Michael Dos Santos, Crane Properties:
 - Request for approval of grading change at easterly end of right-of-way as field change due to existing conditions
- 15 Coleman Road/Fieldstone Lane OSRD, Tom Zahoruiko, Zendko, LLC: Request for waiver of required property line radius at east side of intersection of Coleman Road and Fieldstone Lane (adjacent to Witchstone/Father Stone)

7:40 Old Business:

- 1 Marsh Meadow Special Permit Application; Applicant: Damon Jespersen – referred by Select Board to Planning Board for review, per Zoning By-Law § 97-11.C.(1)

7:45 Liaison Reports:

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

7:50 Planning Director's Report

7:55 Meeting Minutes:

- October 19, 2022

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.