



Town of Newbury
Office of the
PLANNING BOARD
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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, MARCH 15, 2023 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ Virtual Meeting via Zoom

Topic: Planning Board 03-15-2023
Time: March 15, 2023 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 (continued) – 170 Orchard Street
Definitive Subdivision Plan Application and Common Driveway Special Permit
Application; Applicant: Estate of Lewis Bulgaris

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:

- Tom Woodruff, The Governor's Academy: Submission of Level II Site Plan Review Application for Walkway from Middle Road to the Alford Coastal Research Center (previously PRESB)
- Bob Grasso, Engineering Land Services, LLC – Submission of ANR Plan for Lot Line Adjustments at 2 Marsh Ave., 19 Newbury Neck Road, and 21 Newbury Neck Road

7:15 **Public Hearings – Continued:**

- **Concurrent Public Hearings – 170 Orchard Street (Map R20, Lot 43A);**
Owner/Applicant: The Estate of Lewis Bulgaris, c/o Dianne Yurkavich
 - **Definitive Subdivision Plan Application for "Fields Way," 170 Orchard Street**
 - **Common Driveway Special Permit Application for Common Driveway serving two lots at proposed "Fields Way" Subdivision, 170 Orchard Street**

8:00 Old Business:

- 68 Green Street Subdivision (Farm View Lane): Request from Michael Dos Santos, Crane Properties, for:
 - Approval of:
 - Declaration of Trust, Farm View Lane Homeowners Trust
 - Declaration of Common Scheme Restrictions
 - Release Deed, Ray L. Andrews and Elizabeth H. Andrews
 - Full release of Lot 3 from the Restrictive Covenant, dated February 16, 2021, recorded at Southern Essex Registry of Deeds, Book 39692, Page 181

8:20 New Business:

- 3 Newburyport Turnpike: Request from T.J. Melvin, Millennium Engineering for approval of proposed modifications to approved site plan, as shown on "Site Plan in Newbury, MA showing proposed Site Improvements at 3 Newburyport Turnpike," prepared by Millennium Engineering, Inc., revised March 8, 2023:

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- Change of bio-infiltration basin to rain garden due to existing soil conditions
 - Proposed relocation of connection to Newburyport water supply
- 23 Shandel Drive Ext. Subdivision: Request from Scott Kinter for approval of Declaration of Protective Covenants, Easements and Agreements Running with the Land

8:40 Planning Director's Report

8:45 Liaison Reports:

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

8:50 Planning Board Meeting Minutes - review and approve:

- January 18, 2023
- February 15, 2023

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.