



Town of Newbury
Office of the
PLANNING BOARD
12 Kent Way
Byfield, MA 01922
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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, AUGUST 2, 2023 TIME (AM/PM): 7:00 p.m.

ADDRESS: ☒ Virtual Meeting via Zoom

Topic: Planning Board 08-02-2023
Time: August 2, 2023 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/83271413056>

Meeting ID: 832 7141 3056
Passcode: 108790

One tap mobile
+13092053325,,83271413056# US
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Dial by your location
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+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 2 of the Acts of 2023, 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, 2025, 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 New Business:

- Tom Zahoruiko, Zendko, LLC, re. Fieldstone Lane (15 Coleman Road):
 - Update on project status
 - Request. to release Lot 4 (8 Fieldstone Lane) from the Restrictive Covenant

7:20 Old Business:

- Follow up Discussion re. Potential Zoning Amendments:
 - Inclusionary Zoning
 - Wireless Communications – Expanded Tower District
 - Lot Dimensions
- Update on MBTA Communities Multi-Family Zoning

7:40 July 2023 Financial Report

7:45 Liaison/Meeting Reports:

- Select Board
- ZBA
- Conservation Commission
- MVPC

7:50 Planning Director's Report

7:55 Planning Board Meeting Minutes - review and approve:

- June 7, 2023
- June 21, 2023
- June 29, 2023
- July 19, 2023

8:00 Adjourn

Planning Board Agenda

August 2, 2023

Page 3 of 3

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.