



**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, SEPTEMBER 20, 2023 TIME (AM/PM): 7:00 p.m.**

**ADDRESS: ■ Virtual Meeting via Zoom**

**Topic: Planning Board 09-20-2023**  
**Time: September 20, 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**  
**+13126266799,,83271413056# US (Chicago)**

**Dial by your location**  
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**+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; Public Hearings – 170 Orchard Street Definitive Subdivision Plan Application and Common Driveway Special Permit Application, Applicant: Estate of Lewis Bulgaris (continuance); 7 Bittersweet Lane, Common Driveway Special Permit Application, Applicant: Gage Foley (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](http://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](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 Liaison & Meeting Reports:

- Select Board
- ZBA
- Conservation Commission
- MVPC

7:10 Planning Director's Report

7:15 **Public Hearings:**

- **Concurrent Public Hearings (continuances): 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**
- **Public Hearing (continuance): 7 Bittersweet Lane (Map U09, Lot 21B), Common Driveway Special Permit Application; Owner: David W. Foley Sr. and Nancy J. Foley; Applicant: Gage Foley**

8:00 New Business:

- Status Report:
  - Master Plan Update – Completion Schedule
  - Housing Production Plan Update:
    - Progress to date

- **Virtual Regional Housing Public Engagement Session, Thursday, October 12, 2023, 6:00 p.m. – 7:30 p.m. – Register at [event.mvpc.org/Housing2](https://event.mvpc.org/Housing2)**

8:15 Old Business:

- Potential Zoning Amendments for Spring 2024 Annual Town Meeting:
  - Draft Schedule for Warrant Article Submission & Approval
  - Status Report:
    - MBTA Communities Multifamily Zoning
    - Inclusionary Housing
    - Wireless Communications – Expansion of Tower District

8:30 Planning Board Meeting Minutes - review and approve:

- August 16, 2023

8:35 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.