



Town of Newbury  
Office of the  
PLANNING BOARD  
12 Kent Way  
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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 6, 2024 TIME (AM/PM): 7:00 p.m.

ADDRESS:  Virtual Meeting via Zoom

Topic: Planning Board 3-6-2024

Time: March 6, 2024 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

+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; Public Hearing (*continuance*) – Proposed Zoning Amendments for 2024 Annual Town Meeting: 1. MBTA Communities Multi-Family Overlay District; 2. Wireless Communications Facilities – Wireless Communications Tower District;

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 February 2024 Financial Report

7:10 Liaison & Meeting Reports:

- Select Board
- ZBA
- Conservation Commission
- MVPC

7:15 **Public Hearings:**

- **Public Hearing (continued from February 28, 2024): Proposed Zoning Amendments for 2024 Annual Town Meeting:**
  - **Proposed new MBTA Communities Multi-Family Overlay District:**
    - **Amendment to ARTICLE IV – REGULATIONS OF OVERLAY DISTRICTS to add a new by-law, § 97-4.G. MBTA Communities Multi-Family Overlay District (MCMOD) to allow multi-family housing as of right in this Overlay District in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A); and related Amendment to Attachment 1 – Zoning Overlay and Resource Districts Map to show the proposed MBTA Communities Multi-Family Overlay District (MCMOD)**
  - **Proposed amendment to Wireless Communications Facilities – Wireless Communications Tower District:**
    - **Amendment to ARTICLE IV – REGULATIONS OF OVERLAY DISTRICTS, § 97-4.C. Wireless Communications Facilities, § 97-4.C.2.a) Tower Use Restrictions to add parcels to the Wireless Communications Tower District (WCTD), which enables wireless**

**communication services to operate on tower-mounted facilities; and related Amendment to Attachment 1 – Zoning Overlay and Resource Districts Map to show the expanded Wireless Communications Tower District (WCTD)**

8:00 Old Business:

- None

8:05 New Business:

- None

8:10 Planning Director's Report

8:15 Planning Board Meeting Minutes - review and approve:

- February 21, 2024
- February 28, 2024

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.