



Town of Newbury  
Office of the  
PLANNING BOARD  
12 Kent Way  
Byfield, MA 01922  
Phone: 978-465-0862, ext. 312  
Fax: 978-572-1228

**PUBLIC NOTICE POSTING REQUEST  
TO OFFICE OF TOWN CLERK AND TOWN WEBSITE**

**HYBRID MEETING  
TO BE CONDUCTED IN PERSON AND VIA ZOOM**

BOARD/COMMITTEE/ORGANIZATION: PLANNING BOARD

MEETING  PUBLIC HEARING

DAY of WEEK/DATE: WEDNESDAY, MAY 1, 2024 TIME (AM/PM): 7:00 p.m.

ADDRESS:  NEWBURY MUNICIPAL OFFICES, 12 KENT WAY, BYFIELD MA 01922

ROOM:  SECOND FLOOR HEARING ROOM

ZOOM LINK:  VIRTUAL MEETING VIA ZOOM

Topic: Planning Board 05-01-2024  
Time: May 1, 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

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 and in person. 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 ANRs/Submissions:

- Everett Chandler, Winter GEC, LLC: Submission of ANR Plan for Proposed Lot Line Changes between 53 Larkin Road, Map R19, Lot 70, and 55 Larkin Road, Map R19, Lot 1; Owner/Applicant (53 Larkin Road): Allen P. Rogers, Jr., & Nancy J. Rogers; Owner (55 Larkin Road): Larkin Road Realty Trust, Allen P. Rogers, Jr., Trustee

7:15 April 2024 Financial Report

7:20 Old Business:

- 68 Green Street/Farm View Lane – Michael Dos Santos, Crane Properties:
  - Request for release of Lot 2 from Performance Covenant and request for full release of Performance Covenant for Farm View Lane Subdivision (aka 68 Green Street Subdivision)
  - Request for Approval of Performance Bond

7:35 New Business:

- 105 High Road/Seagate – Stephen Sawyer, GM2:
  - Project Status Report
  - Request for Approval of Planting Plan at Unit 9
  - Request for Partial Release of Tripartite Agreement

7:50 Liaison & Meeting Reports:

- Select Board
- ZBA

Planning Board Agenda

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- Conservation Commission
- MVPC

7:55 Planning Director's Report

8:00 Planning Board Meeting Minutes - review and approve:

- April 17, 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.