



Town Of Newbury

Office of
THE PLANNING BOARD
12 Kent Way
Byfield, MA 01922
978-465-0862, ext. 312

Town of Newbury Planning Board Public Hearing Notice

Residents of the Town of Newbury and other interested persons please note that on **Wednesday, December 14, 2022, at 7:15 p.m., the Newbury Planning Board will hold a public hearing virtually via Zoom** to consider an Application submitted by Zendko, LLC, Tom Zahoruiko, Manager, **for modification of an approved Definitive Subdivision Plan** for a 7-lot open space residential subdivision on property previously known as 15 Coleman Road, Byfield, MA, Assessors Map R02, Lots 12 and 13, Property Owner: Zendko, LLC, recorded at the Essex South District Registry of Deeds, Book 40170, Page 165. The Applicant is requesting a waiver from the requirements of the Code of the Town of Newbury, Chapter 117, Subdivision of Land, § 117-21.D., to allow for a property line radius of 20 feet, instead of the required 30 feet, on the easterly side of the intersection of the subdivision road, Fieldstone Lane, and Coleman Road, and approval of related changes to the area and frontage of Lot 7 (now #2 Fieldstone Lane, Map R02, Lot 13G) and the layout and area of the subdivision road as shown on said Subdivision Plan. The revised layout is shown on a plan entitled, "Definitive Subdivision – Open Space Residential Development, 15 Coleman Road, Newbury Massachusetts 01922, Sheet 13.2, Definitive Subdivision Plan," dated June 10, 2021, revised to November 21, 2022, prepared by Civil Design Group, LLC, for Zendko, LLC. Copies of the Plan are on file with the Town Clerk and in the Planning Office, 12 Kent Way, Suite 101, Byfield, MA, and may be viewed on the Planning Board section of the Town's website. For more information or to obtain a digital or hard copy of the Application, contact the Planning Office by phone at (978) 465-0862, ext. 312, or by email at planningboard@townofnewbury.org. All persons interested or wishing to be heard relative to the proposed subdivision plan modification are invited to participate in the hearing remotely at the designated time from their computer, tablet, or smartphone at <https://us02web.zoom.us/j/83271413056> or by telephone by calling +1 929 205 6099 US and using meeting ID 832 7141 3056, or may watch the meeting live on local access cable Channel 9 or at www.tnctv.org.

Lawrence J. Murphy, Chair
Newbury Planning Board