

## **Meeting Minutes**

### **Newbury Planning Board**

#### **Presentation and Discussion on MBTA Communities Zoning**

Joint Meeting of the Planning Board with the Select Board, held in person.

**Wednesday, December 6, 2023, 7pm**

**Newbury Town Offices, Select Board Hearing Room**

***FINAL – Approved 1-3-24***

**Planning Board Members Present:** Larry Murphy (Chair), Peter Paicos, Woody Knight, and Mary Stohn  
**Planning Staff Present:** Martha Taylor, Planning Director, and Kristen Grubbs, Assistant Planner

**Select Board Members Present:** Alicia Greco (Chair), Dana Packer, Geoff Walker, and Leslie Matthews

At 7:00pm, Planning Board Chair Larry Murphy opened the Planning Board meeting, held jointly with the Newbury Select Board in the Select Board Hearing Room. Murphy confirmed by roll call vote that the Planning Board members listed above were in attendance and that the Board had a quorum. Geoff Walker made a motion to open the Select Board meeting, Dana Packer seconded, and all SB members were in favor.

The group recited the Pledge of Allegiance.

Murphy turned to the first item of the agenda for the meeting, explaining that the Planning Board has a vacancy due to the unfortunate passing of former PB member George Morse. Town Counsel had advised the PB that MGL Chapter 41 81A requires a PB vacancy be appointed jointly by the PB and SB to fill the seat until the next general election. Resident Scott Kinter of 23 Shandel Drive had submitted a letter of interest in being appointed to fill the remainder of Morse's term. The PB met with Kinter at its meeting on November 15, 2023, and unanimously voted to recommend to the SB that Kinter be appointed to this position. Murphy requested that Kinter introduce himself and describe his interest in the position, which he did. PB and SB members had an opportunity to ask Kinter questions.

**Motion:** Paicos made a motion to appoint Kinter to fill the vacancy; Knight seconded. All PB members and SB members present voted Yes in a roll call vote.

Murphy reminded the Board members and the public that there is also an associate PB member position open which they would like to get filled. The Associate Member is a seat appointed by the Select Board annually. Any interested residents should contact the Planning Department or the Select Board.

Murphy turned to the next agenda item: a discussion of the MBTA Communities zoning legislation with planners from the Merrimack Valley Planning Commission (MVPC). MVPC Director Jerrard Whitten introduced MVPC, turning the presentation and discussion led by his colleagues, Ian Burns and Kayla Rennie.

Burns thanked the Board members and he and Rennie presented a set of slides describing what the MBTA Communities (also called "3A") legislation entails, and what the State's requirements mean for Newbury. The presentation showed maps that offered options for parcels to be zoned for multi-family housing districts in a way that would meet the requirements.

Following the 30-minute presentation, Select Board and Planning Board members asked questions and discussed how to best present the information and engage residents in the process. Amendments to the zoning bylaw will be brought forward this winter through the public hearing process leading to the April 2024 Town Meeting.

Motion: PB member Stohn made a motion to adjourn the PB meeting. Knight seconded the motion. All PB members voted yes. SB member Packer made a motion to adjourn the SB meeting. Walker seconded the motion. All SB members voted yes. The meeting was adjourned at approximately 9:04pm.

**Materials reviewed at the meeting:**

- [Presentation slides](#) from MVPC

Respectfully Submitted,

Kristen Grubbs  
Assistant Planner