

## **Meeting Minutes**

**APPROVED**

### **Planning Board**

Wednesday, November 7, 2018  
Newbury Municipal Offices

**Members Present:** John Weis, Chair; Rachel McManus; Peter Paicos; George Morse; James Robinson

**Staff Present:** Martha Taylor, Town Planner

John Weis, Chair, called the meeting to order at 7:03 p.m.

#### **A. Meeting Minutes**

**Motion:** A motion was made by R. McManus and seconded by P. Paicos to approve the meeting minutes from September 19, 2018 and October 3, 2018 as written. The motion passed unanimously.

#### **B. Candidates for Open Planning Board Seats**

J. Weis asked Larry Murphy and Kristen Grubbs to come join the Board at the table. They have agreed to put their names forward as candidates for the open Board seats. J. Weis explained that K. Grubbs they know from the Great Marsh Symposium and a number of other things. L. Murphy most recently worked as Andover Town Clerk.

Both of the candidates gave a brief overview of their work experience. K. Grubbs currently works as an environmental planner for Ipswich River Watershed Association, worked for land conservancy organizations, and in the Ipswich Planning Office.

L. Murphy recently retired from the Town of Andover, worked previously for West Newbury as Town Counsel and as Town Clerk, and in the late 90s was on the Newburyport Planning Board.

**Motion:** A motion was made by P. Paicos and seconded by J. Robinson to recommend L. Murphy to the Board of Selectmen to fill J. Weis's position as a full Planning Board Member beginning November 13, 2018 until the next election. The motion passed unanimously.

**Motion:** A motion was made by R. McManus and seconded by P. Paicos to recommend K. Grubbs to the Board of Selectmen for the associate position for this Planning Board Member beginning effective immediately. The motion passed unanimously.

#### **C. Findings & Decision: Special Permit Application, Dog Daycare – Training and Play Groups, 35 Downfall Road, Map R41, Lot 60; Applicant: Jennifer Ford, Seacoast Canine**

J. Weis asked for any comments from the Board members, applicant, and members of the community on the Decision. No comments were made.

**Motion:** a motion was made by J. Weis and seconded by G. Morse to approve the application of Jennifer Ford, Seacoast Canine for a Dog Daycare – Training and Play Groups, 35 Downfall Road, Map R41, Lot 60 subject to the conditions and decision that are in the document. J. Weis asked for each member's vote. George Morse, yes; Peter Paicos, yes; Rachel McManus, yes; John Weis, yes.

J. Robinson had missed more than one session of the public hearing and was therefore unable to vote on this issue.

**D. Jeffrey Hofmann, Millennium Engineering, Inc. - Submission of ANR Plan for 277 High Road; Applicant: Parker River Realty Trust**

Jeffrey Hofmann, Millennium Engineering, Inc. came before the Board to present the submission package. Susan Murphy, Applicant's attorney was present.

There was some discussion about the plan between Board members and the representatives present. The plan meets all requirements for an ANR (Approval Not Required) plan.

**Motion:** A motion was made by G. Morse and seconded by P. Paicos to authorize the Chairman, J. Weis, to endorse the plan entitled, "Plan of Land in Newbury, MA, proposed Subdivision, prepared for Parker River Realty Trust, Located at 277 High Road, Newbury, MA." The motion passed unanimously.

**E. Financial Report**

J. Weis read the October 2018 Financial Report.

**F. Potential Zoning and General By-Law Amendments for April 2019 ATM:**

J. Weis reported that the Board is looking into Solar, OSRD, Wireless Communications, and Noise (General By-Law) amendments.

M. Taylor reported that she has had some discussions with Town Counsel, Lisa Mead, about Solar and Wireless By-Laws, she recommended 3 communities to look at, as well as the merits of creating an overlay district for solar. M. Taylor also reported having some discussions with the West Newbury Town Planner about working together to create an area for solar.

**G. Verne Fisher, Visionary Landscapes, LLC – Submission of Site Plan Review Application, Newbury Upper Green; Applicant: GreenER, c/o Dr. Keith Ablow**

Verne Fisher, Visionary Landscapes, LLC, Keith Ablow, and Cole Ablow came before the Board to present their submission. V. Fisher explained that Dr. Keith Ablow and his son, Cole, started GreenER with a group of other young men and fathers with the idea to start renovating Greens. They have chosen the Newbury Upper Green as their first

project. They would like to bring attention to the history of the Upper Green. The renovations include: replanting trees, regrading, and reorienting the little league field, installing a stone walkway around the pond and to the memorial, restoration of the seating area, three bronze cattle with information about the history of the Town of Newbury, and a fountain in the pond to aerate it.

**Motion:** A motion was made by G. Morse and seconded by P. Paicos to accept the application for Newbury Upper Green; Applicant: GreenER, c/o Dr. Keith Ablow. The motion passed unanimously.

**Motion:** A motion was made by R. McManus and seconded by G. Morse to set the public hearing for Newbury Upper Green; Applicant: GreenER, c/o Dr. Keith Ablow on December 19, 2018 at 7:15 p.m.

**H. Continued: Potential Zoning and General By-Law Amendments for April 2019 ATM:**

M. Taylor reported that the OSRD By-Laws just require a small change in the language. M. Taylor reiterated that she is discussing Wireless By-Laws with Lisa Mead, Town Counsel.

P. Paicos reported on Noise By-Laws in abutting towns.

M. Taylor said that the Town's sign By-Laws have not been updated in a while

**I. Town Planner's Report**

M. Taylor reported that there is going to be an Open Space Conference on December 1, 2018. The Board will be receiving a small subdivision for a property that is at the end of Shandel Drive in Newburyport, on a property that is on the municipal boundary. M. Taylor reported that there is an OSRD in Georgetown which has access of Larkin Road in Newbury and they have requested to do a curb cut. Board of Selectmen will meet next Tuesday November 20, 2018 to regroup and decide how to move forward after the negative vote on the Building Project.

**J. Liaison Reports**

G. Morse reported on the Conservation Commission, there is an issue with erosion at the Newbury Golf Center. M. Taylor gave a brief overview of the issue. M. Taylor reported that she and the Assessor have been going through parcels that are problematic and correcting them with Merrimack Valley Planning Commission for the Newbury MIMAP.

**K. John Weis Resignation**

J. Weis read the resignation letter he wrote to Tracy Blais, Town Administrator.

**L. Election of Planning Board Officers**

**Motion:** A motion was made by P. Paicos and seconded by G. Morse to elect Rachel McManus as Chair of the Planning Board. The motion was passed unanimously.

**Motion:** A motion was made by J. Weis and seconded by G. Morse to elect Jim Robinson as Vice Chair of the Planning Board. The motion was passed unanimously.

**Motion:** A motion was made by J. Weis and seconded by R. McManus to elect Peter Paicos as the alternate Merrimack Valley Planning Commissioner for the Planning Board. The motion was passed unanimously.

**Motion:** A motion was made by J. Weis and seconded by P. Paicos to designate R. McManus as the signatory authority for all things related to the Planning Board and that J. Robinson be the alternate signatory authority. The motion was passed unanimously.

**M. Planning Board Stipend**

J. Weis reported that he has requested that the Planning Board members receive an annual stipend and the request has been approved.

On a motion made by P. Paicos and seconded by G. Morse, the meeting was adjourned at 8:31 p.m.

Respectfully Submitted,

Emily Noble  
Planning Board Administrator