



Town Of Newbury
ZONING BOARD OF APPEALS
25 High Road
Newbury, MA 01951

Zoning Board of Appeals Meeting
Town Hall – 25 High Road
Thursday, April 21, 2016 at 7:30 pm

Public Hearings

David Mullen (27 Northern Blvd) – CONTINUED HEARING - The applicant is requesting a SPECIAL PERMIT/FINDING for relief from Section 97-4 D of the Newbury Zoning Bylaws to increase the height and lot coverage for the proposed dwelling on the lot located at 27 Northern Blvd. (Assessors Maps U2-0-235, U2-0-236 & U2-0-236A), as the proposed is a change to an existing non-conforming structure.

Peter & Diane Tufts (25 Pine Island Road) – CONTINUED HEARING - The applicant is requesting a SPECIAL PERMIT/FINDING for relief from Section 97-10.D of the Newbury Zoning Bylaws as the approval of a detached accessory apartment will require the granting of a special permit issued by the Newbury Zoning Board of Appeals for 25 Pine Island Road (Assessor Map R32-0-28A)

Sean Pearson & Ronald O. Pearson (10 Fruit Street) - The applicant is requesting a SPECIAL PERMIT/FINDING for relief from Section 97-10.D of the Newbury Zoning Bylaws as the proposed use of a detached accessory apartment requires a special permit on the lot located at 10 Fruit Street, Newbury (Assessors Map R20-0-25).

Cellco Partnership d/b/a Verizon Wireless Communications (PI Center ROW at the intersection of Northern and Southern Blvds) - The applicant is requesting a VARIANCE for relief from Section 97-4.C of the Newbury Zoning Bylaws as the proposed construction does not meet the use of the Wireless Communications Services Overlay District on the lot located at **PI Center ROW at the intersection of Northern and Southern Blvds** in Newbury (Assessors Map U02).

Cellco Partnership d/b/a Verizon Wireless Communications (PI Center ROW at the intersection of Northern and Southern Blvds) - The applicant is requesting a SPECIAL PERMIT/FINDING for relief from Section 97-11.C of the Newbury Zoning Bylaws as the proposed construction requires a Special Permit issued by the Newbury Zoning Board of Appeals on the lot located at the PI Center ROW at the intersection of Northern and Southern Blvds in Newbury (Assessors Map U02).

David & Kathleen Strand (9 Blue Hill Ave) - The applicant is requesting a SPECIAL PERMIT/FINDING for relief from Section 97-4.D of the Newbury Zoning Bylaws as the proposed construction will increase the building coverage on the lot located at 9 Blue Hill Avenue, Newbury (Assessors Map U05-0-23).

Other Business:

Gail Mercier (5 Roy Ave) – Feasibility of in-law apartment

Meeting to discuss Zoning Bylaws with Planning/Building
Alternate ZBA Members

The listings of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.