

# Town of Newbury, MA

25 High Road, Newbury, MA 01951  
ph: 978.465.0862

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## Planning Board Meeting Minutes 2013-01-02

### Meeting Minutes

Planning Board  
Wednesday, January 2, 2013  
Newbury Town Hall

**Members Present:** Kathleen Pearson, Chair; David Powell; John Weis; George Morse (Associate Member)

**Members Absent:** Linda McCamic; John O'Connell

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

Kathleen Pearson, Chair, called the meeting to order at 7:04 p.m.

### A. Meeting Minutes:

Discussion of meeting minutes was tabled until all members are present.

### B. 101 Newburyport Turnpike:

M. Taylor is to follow up with the Building Inspector and the Conservation Agent regarding concerns about the condition of the silt fence and the trucks parked in the area of the future septic system.

### C. Marsh Meadow OSRD and Preservation Restriction:

M. Taylor is to make final edits to the revision of the OSRD Certificate of Approval and to the Preservation Restriction and coordinate review.

### D. Caldwell Farm Trail:

D. Powell is reaching out to Adelynrood and other abutters regarding potential connections to a public trail at Caldwell Farm.

### E. FY 14 Budget:

M. Taylor presented the preliminary FY 14 Planning Board budget for review and discussion. Board members suggested that a line item be added to the expense account for consultant review of the revised Subdivision Rules and Regulations and Stormwater Regulations.

### F. Proposed Zoning Amendments for the Annual Town Meeting:

The Board discussed potential boundary changes to the Business and Light Industrial District (BLI) and the Byfield Village Business District (BVB) and reviewed the list of possible amendments to be proposed, including: 1) Revisions to the Table of Use Regulations; 2) Boundary changes; 3) Division of the Commercial Highway District into separate districts; 4) Revisions to the Accessory Apartment By-Law; 5) Update to the Wireless Communications Overlay District By-Law; 6) A Solar Energy By-Law.

On a motion made by J. Weis and seconded by D. Powell, the meeting was adjourned at 9:40 p.m.

Respectfully Submitted,

Martha Taylor  
Town Planner