

Town of Newbury, MA

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Planning Board Meeting Minutes 2013-01-16

Meeting Minutes

Planning Board
Wednesday, January 16, 2013
Newbury Town Hall

Members Present: Kathleen Pearson, Chair; Linda McCamic; John O'Connell; David Powell; John Weis

Members Absent: George Morse (Associate Member)

Staff Present: Martha Taylor, Town Planner

Kathleen Pearson, Chair, called the meeting to order at 7:00 p.m.

A. Meeting Minutes:

Motion: A motion was made by J. Weis and seconded by J. O'Connell to approve the minutes of November 7, 2012 as written. The motion passed with four in favor (K. Pearson, L. McCamic, J. O'Connell, and J. Weis) and one abstention (D. Powell, who was not present at the November 7 meeting).

Motion: A motion was made by J. Weis and seconded by J. O'Connell to approve the minutes of December 19, 2012 as written. The motion passed with three in favor (J. O'Connell, D. Powell, and J. Weis) and two abstentions (K. Pearson and L. McCamic, who were not present at the December 19 meeting).

Motion: A motion was made by J. Weis and seconded by D. Powell to approve the minutes of January 2, 2013 as written. The motion passed with three in favor (K. Pearson, D. Powell, and J. Weis) and two abstentions (L. McCamic and J. O'Connell, who were not present at the January 2 meeting).

B. 101 Newburyport Turnpike:

Joseph Story appeared before the Board to express his personal concern that the Town was sending a bad message out to businesses by having Angelo Ciardiello/ERA Equipment provide a bond for the improvements he is making to Sled Road as part of his construction project at 101 Newburyport Turnpike. Mr. Story said he didn't feel that there were any potential performance issues, since Mr. Ciardiello was doing this work for his own benefit. The Board members clarified that the Planning Board had not requested any performance guarantee for the project. However, Mr. Ciardiello's engineer had offered a bond to the Selectmen on behalf of his client for the work that would be done on Sled Road, which is a Town-owned Road and therefore under the Selectmen's jurisdiction. The Board noted that it is typical for work on a town road to be bonded and that Mr. Ciardiello is benefitting financially from having access to the site off of Sled Road rather than off of Route 1, since curb cuts on Route 1 would be very costly. Mr. Story reiterated that in his personal opinion, the bond shouldn't have been necessary, since Mr. Ciardiello was donating a service to the Town by working on the road, and said that he would discuss this further with the Selectmen.

C. Marsh Meadow OSRD and Preservation Restriction:

The Board reviewed revised drafts of the OSRD Special Permit and the Building Restriction. M. Taylor will incorporate final comments and send to Mr. Jespersen's attorney for review and comment.

D. Caldwell Farm Trail:

D. Powell has contacted Adelynrood and is organizing a meeting with them and Doug Packer to discuss how the trails on their property might be integrated with the east end of the future trail on Caldwell Farm.

E. Proposed Zoning Amendments for the Annual Town Meeting:

The Board focused on proposed boundary changes for the Business and Light Industrial District (BLI), the Commercial Highway Districts on Central Street and Scotland Road, and the Byfield Village Business District. K. Pearson will follow up with some of the property owners affected by the potential changes. Draft maps will be revised to reflect the changes that were discussed.

F. Subdivision Rules and Regulations:

Prior written comments from K. Pearson were reviewed and will be incorporated into the revised document as agreed by the Board.

G. FY 14 Budget:

M. Taylor reviewed the draft budget requests and back-up information with the Board. The Board continued to recommend addition of a part-time administrative assistant for the Planning Department. M. Taylor will revise the salary and wages budget request accordingly and prepare the budget package for submission.

Motion: A motion was made by J. O'Connell and seconded by J. Weis to accept the FY 14 Planning Department/Planning Board expense budget request and the MVPC budget requests as proposed and the salary and wages budget request as amended. The motion passed unanimously

On a motion made by D. Powell and seconded by L. McCamic, the meeting was adjourned at 10:05 p.m.

Respectfully Submitted,

Martha Taylor
Town Planner