

# Town of Newbury, MA

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## Planning Board Meeting Minutes 2013-08-21

Meeting Minutes Approved as written, 9/4/2013

### Planning Board

Wednesday, August 21, 2013

Newbury Town Hall

**Members Present:** John Weis, Chair; Kathleen Pearson; Linda McCamic; John O'Connell; David Powell; George Morse (Associate Member)

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

John Weis, Chair, called the meeting to order at 7:04 p.m.

- **Meeting Minutes:**

**Motion:** A motion was made by J. O'Connell and seconded by L. McCamic to approve the meeting minutes of June 19, 2013 as written. The motion passed with three in favor (McCamic, O'Connell, and Powell) and two abstentions (Weis and Pearson, who were not present at the meeting).

**Motion:** A motion was made by D. Powell and seconded by J. O'Connell to approve the meeting minutes of August 7, 2013 as written. The motion passed with three in favor (O'Connell, Powell, and Weis) and two abstentions (McCamic and Pearson, who were not present at the meeting).

- **Site Plan Review Application: Chrissy Rupp and Play Makers, Inc., 67-69 Newburyport Turnpike:**

Chrissy Rupp of Play Makers, Inc., appeared before the Board to submit an application for Site Plan Review approval for redevelopment of the property at 67-69 Newburyport Turnpike. Ms. Rupp and her family will move into the single-family house on the property; an addition to the house is planned for some time in the future. The commercial building will be renovated and expanded to accommodate Play Makers' child enrichment programs; the second floor apartment will also be renovated and will continue to be rented. A driveway will be added to access the rear of the building. Parking will be added in front for clients, with three overflow spaces in back off the new driveway. A new septic system and a new well will be installed. Construction is planned to take place over the winter.

**Motion:** A motion was made by L. McCamic and seconded by D. Powell to accept the Site Plan Review application submitted by Chrissy Rupp/Play Makers Inc. for the redevelopment of 67-69 Newburyport Turnpike. The motion passed unanimously.

**Motion:** A motion was made by K. Pearson and seconded by L. McCamic to hold the Site Plan Review public hearing for the redevelopment of 67-69 Newburyport Turnpike on Wednesday, September 18, 2013, at 7:15 p.m. The motion passed unanimously.

The project will also require a Special Permit from the Selectmen for increase of impervious surface in the Water Supply Protection Overlay District. Per the vote taken at the Selectmen's meeting of August 20, 2013, the two Boards will hold a joint public hearing for the Special Permit and Site Plan Review.

The Board determined that it would be appropriate to have the stormwater management reviewed by an engineering consultant, due to the presence of wetlands on the site and proximity to the ACEC.

**Motion:** A motion was made by J. O'Connell and seconded by D. Powell to authorize M. Taylor to request a fee proposal from Joe Serwatka for engineering review of the Site Plan Review application for the redevelopment of 67-69 Newburyport Turnpike. The motion passed unanimously.

**Motion:** A motion was made by D. Powell and seconded by L. McCamic to authorize M. Taylor to accept Joe Serwatka's fee proposal for engineering review, with approval from the applicant. The motion passed unanimously.

- **Proposed Zoning Amendments for Fall 2013 Special Town Meeting:**

At their meeting of August 20, 2013, the Selectmen referred the two proposed zoning amendments – a Medical Marijuana Moratorium and corrections to the Ground-Mounted Solar PV Installations By-Law – back to the Planning Board for public hearing.

**Motion:** A motion was made by L. McCamic and seconded by K. Pearson to hold the public hearing on the two proposed zoning amendments – Medical Marijuana Moratorium and corrections to the Ground-Mounted Solar PV Installations By-Law – on Wednesday, September 18, 2013, at 8:15 p.m. The motion passed unanimously.

- **101 Newburyport Turnpike – Status Report:**

The Board discussed the current status of the site at 101 Newburyport Turnpike. Angelo Ciardiello, applicant, is scheduled to come before the Board on September 4, 2013, to discuss the site and issues which have arisen.

- **Caldwell Farm Trail:**

Town Counsel has advised that under the terms of the Trail Easement, connections can be made to trails outside the property as long as those connections can be made within the easement area. The Board members re-affirmed that they would like representatives of the Caldwell Farm Homeowners' Association to meet with the entire Board, not just the Chair and the Planner. J. Weis will follow up and invite Jerry Ring, Chair of the Caldwell Farm HOA Board of Trustees and fellow Board member Art Berarducci, to a regular Planning Board meeting during the fall.

- **Revised Stormwater Regulations:**

M. Taylor is to prepare a cover memo and distribute the draft revised regulations "in-house" and to MVPC for review. The Board discussed whether the Granting Authority for Stormwater Permits should be an entity other than the Planning Board, such as the Conservation Commission. This is to be reviewed further.

- **Site Plan Review By-Law Revisions:**

M. Taylor summarized input on the Town's Site Plan Review By-Law from Attorney Mark Bobrowski and distributed copies of Site Plan Review By-Laws from neighboring communities for the Board's review. The Board discussed bonds and means of enforcing conditions of approval.

- **1965 Development Plan for Newbury:**

D. Powell gave a presentation on Newbury's 1965 Development Plan.

On a motion made by D. Powell and seconded by J. O'Connell, the meeting was adjourned at 9:33 p.m.

Respectfully Submitted,

Martha Taylor  
Town Planner