



Town of Newbury  
Office of the  
PLANNING BOARD  
12 Kent Way  
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**PUBLIC NOTICE POSTING REQUEST  
TO OFFICE OF TOWN**

BOARD/COMMITTEE/ORGANIZATION: PLANNING BOARD

■ MEETING

■ PUBLIC HEARING

DAY of WEEK/DATE: WEDNESDAY, MARCH 2, 2022 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ Virtual Meeting via Zoom

Topic: Planning Board 03-02-2022

Time: March 2, 2022 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83271413056>

Meeting ID: 832 7141 3056

One tap mobile

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Dial by your location

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+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 832 7141 3056

PURPOSE: Regular Semi-Monthly Meeting; Public Hearings: Proposed Zoning Amendment - Revisions to Wireless Communications By-Law (new hearing); 75 Boston Road (Newbury Landfill), Ground-Mounted Solar PV Special Permit Application (continuance)

SUBMITTED BY: Martha L. Taylor, Planning Director

All meeting notices must be filed and time stamped in the town clerk's office and posted on the municipal bulletin board 48 hours prior to the meeting in accordance with MGL Ch. 30A, § 18-25. This may not include Saturdays, Sundays or legal holidays. Newbury Municipal Offices are open Monday, Wednesday, Thursday 8am-4pm and Tuesday from 8am-7pm, closed Fridays. Faxed or Emailed postings must reach the Clerk's office during business hours 48 hours prior to the meeting.

**MEETING NOTICES WILL ALSO BE POSTED ON THE TOWN OF NEWBURY'S WEBSITE  
([www.townofnewbury.org](http://www.townofnewbury.org))**

**In accordance with the "Act relative to extending certain COVID-19 measures adopted during the State of Emergency," which extends the Governor's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20," until April 1, 2022, this public meeting is being conducted remotely. It will be recorded and will be broadcast live through local access cable Channel 9, on ZOOM, and at [www.tnctv.org](http://www.tnctv.org), and a recording will be found on the Newbury Access YouTube Channel.**

**PLEASE NOTE, PLANS AND OTHER MATERIALS RELATED TO APPLICATIONS BEFORE THE PLANNING BOARD ARE AVAILABLE FOR VIEWING AT THE TOWN'S MUNICIPAL OFFICES AT 12 KENT WAY, BYFIELD, MA, DURING REGULAR BUSINESS HOURS AND ON THE PLANNING BOARD'S WEB PAGE ON THE TOWN'S WEBSITE.**

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### Agenda

Call to Order

7:00 Opening Statement from Chair

7:05 February 2022 Financial Report

7:10 Liaison Reports:

- Select Board
- Zoning Board of Appeals
- Conservation Commission
- MVPC

7:15 **Public Hearings:**

- **Public Hearing (New) – Proposed Zoning Amendment: To delete § 97-4.C. Wireless Communications Overlay District in its entirety and replace it with a new § 97-4.C. Wireless Communications Facilities, with revised and new provisions regarding wireless communications towers, wireless communications facilities, small wireless facilities, modifications and eligible facilities, permitting, and definitions**
- **Public Hearing (Continuance) – Special Permit Application for Ground-Mounted Solar Photovoltaic Installation, 75 Boston Road (Newbury Landfill) (Map R36, Lot 27); Applicant: Alliance Newbury I LLC; Owner: Town of Newbury**

8:15 New Business:

- 105 High Road OSRD – Request from Design Consultants, Inc. (DCI), on behalf of DePiero LLC, for approval of proposed grading and utility layout changes in Exclusive Use Areas 5, 6, 7, 8, and 9, as shown on OSRD Grading/Drainage Plan, Sheets C1.21 & C1.22, prepared by DCI, revised 2/18/22.

8:35 Old Business:

- Multi-Family Zoning Requirement for MBTA Communities

8:40 Planning Director's Report

Planning Board Agenda

March 2, 2022

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8:45 Meeting Minutes:

- March 3, 2021
- February 16, 2022

Adjourn

**Note:** The matters listed above are those reasonably anticipated by the Chair to be discussed at the meeting. This Agenda may be updated or revised after initial posting. Not all items listed may in fact be discussed, and other items not listed may be brought up for discussion to the extent permitted by law.

Except for scheduled public hearings, times given for discussion of agenda items are approximate and are subject to change.