



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

BOARD/COMMITTEE/ORGANIZATION: PLANNING BOARD

■ MEETING

■ PUBLIC HEARING

DAY of WEEK/DATE: WEDNESDAY, DECEMBER 14, 2022 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ Virtual Meeting via Zoom

Topic: Planning Board 12-14-2022

Time: December 14, 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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+1 669 900 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 – 140R Main Street, Special Permit Modification Application, Applicant: New Leaf Energy (continuance); 15 Coleman Road Definitive Subdivision Plan Modification Application, Waiver Request, Applicant: Zendko, LLC (new)

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)

In accordance with Chapter 107 of the Acts of 2022, which extends the Governor's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20," until March 31, 2023, 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, 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.

Agenda

Call to Order

7:00 Opening Statement from Chair

7:05 Discussion of January 2023 Meeting Schedule

7:10 November 2022 Financial Report

7:15 **Public Hearings:**

- **Public Hearing (Continuance):** Special Permit Modification Application, 140R Main Street (Map R41, Lot 42), requesting modification of the Special Permit granted to Borrego Solar Systems, Inc., on May 16, 2018, to allow construction of a utility access road, including a bridge, in the location of an existing cart path; Applicant: New Leaf Energy; Owner: Karen E. Yesair Thiel and Kavy N. Yesair, Successor Trustees of the Ruth A. Yesair Trust, 138 Main Street, Byfield, MA 01922.
- **Public Hearing (New):** Application for Modification of an approved Definitive Subdivision Plan on property previously known as 15 Coleman Road (Map R02, Lots 12 and 13), requesting a waiver from the requirements of the Code of the Town of Newbury, Chapter 117, Subdivision of Land, § 117-21.D., to allow for a property line radius of 20 feet, instead of the required 30 feet, on the easterly side of the intersection of the subdivision road, Fieldstone Lane, and Coleman Road, and approval of related changes to the area and frontage of Lot 7 (now #2 Fieldstone Lane, Map R02, Lot 13G) and the layout and area of the subdivision road; Owner/Applicant: Zendko, LLC, Tom Zahoruiko, Manager.

8:00 New Business:

- None

8:05 Old Business:

- None

8:10 Planning Director's Report

8:15 Liaison Reports:

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

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.