



Town of Newbury
Office of the
PLANNING BOARD
12 Kent Way
Byfield, MA 01922
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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, FEBRUARY 15, 2023 TIME (AM/PM): 7:00 p.m.

ADDRESS: ☒ Virtual Meeting via Zoom

Topic: Planning Board 02-15-2023

Time: February 15, 2023 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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+13017158592,,83271413056# US (Germantown)

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

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 Appearances/Submissions:

- John Paulson, P.L.S., Atlantic Engineering & Survey Consultants: Submission of an ANR Plan for division of 17 Main Street (Assessors Map R19, Lot 53) into four lots; Owner/Applicant: Roam Realty, LLC, Robert O. Cormier, Manager

7:15 New Business:

- 140R Main Street, Utility Access Road (New Leaf Energy): Request from Robert Roseen, Waterstone Engineering, for approval of proposed modification to road layout to provide a drivable surface for maintenance access to all utility poles at the point of interconnection at the transmission corridor, to accommodate NGRID requirements
- 105 High Road OSRD (Seagate): Request from Mark DePiero for approval of proposed building footprint and grading changes in Exclusive Use Areas 5 (extension of porch to wrap around southeast corner) and 7 (installation of pipe to replace swale) as shown on OSRD Grading/Drainage Plan, Sheet C1.22, prepared by DCI, revision #8, dated 2/2/2023;
- 68 Green Street Subdivision (Farm View Lane):
 - Request from Michael Dos Santos for release of Lot 3 from the Restrictive Covenant
 - Request from Michael Dos Santos for release of Lot 2 from the provisions of paragraph #3 of the Restrictive Covenant pertaining to placement of a permanent structure on the lot
 - Review of Landscape Plans:
 - Street Trees
 - Entry Garden

8:00 Old Business:

- None

8:05 Planning Director's Report

8:10 Liaison Reports:

Planning Board Agenda

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

8:15 Planning Board Meeting Minutes - review and approve:

- January 4, 2023
- January 5, 2023
- January 18, 2023
- February 1, 2023

8:20 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.