



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, OCTOBER 04, 2023 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ Virtual Meeting via Zoom

Topic: Planning Board 10-04-2023
Time: October 04, 2023 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/83271413056>

Meeting ID: 832 7141 3056
Passcode: 108790

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Meeting ID: 832 7141 3056

PURPOSE: Regular Semi-Monthly Meeting; Public Hearings – 170 Orchard Street Definitive Subdivision Plan Application and Common Driveway Special Permit Application, Applicant: Estate of Lewis Bulgaris (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)

In accordance with Chapter 2 of the Acts of 2023, 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, 2025, 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 September 2023 Financial Report

7:10 Liaison & Meeting Reports:

- Select Board
- ZBA
- Conservation Commission
- MVPC

7:15 **Public Hearings:**

- **Concurrent Public Hearings (continuances): 170 Orchard Street (Map R20, Lot 43A); Owner/Applicant: The Estate of Lewis Bulgaris, c/o Dianne Yurkavich**
 - **Definitive Subdivision Plan Application for "Fields Way," 170 Orchard Street**
 - **Common Driveway Special Permit Application for Common Driveway serving two lots at proposed "Fields Way" Subdivision, 170 Orchard Street**

7:45 New Business:

- Kevin Whitney - 84 Boston Road:
 - Request for curbing change from sloped granite to Cape Cod berm at parking area
 - Schedule update
- Steve Sawyer – 105 High Road/Seagate OSRD:
 - Request for approval of proposed changes to approved OSRD Site Plan, including:
 - Reduction in elevation of Unit 9 house/garage foundation and first floor

- Changes to materials, height, and layout of block retaining wall between Unit 9 and 107 High Road
- Removal and replacement of trees along property line between Unit 9 and 107 High Road which were identified on approved OSRD Site Plan as “existing to remain”
- Addition of 10’ x 20’ patios at grade within exclusive use areas of Units 1 through 9
- Addition of swimming pool within exclusive use area of Unit 4

8:15 Old Business:

- Housing Production Plan Update:
 - **Reminder: Virtual Regional Housing Public Engagement Session, Thursday, October 12, 2023, 6:00 p.m. – 7:30 p.m. – Register at event.mvpc.org/Housing2**
- Potential Zoning Amendments for Spring 2024 Annual Town Meeting:
 - MBTA Communities Multifamily Zoning:
 - MVPC presentation and discussion re. potential multi-family district(s) at October 18, 2023 Planning Board meeting

8:25 Planner’s Report

8:30 Planning Board Meeting Minutes - review and approve:

- September 6, 2023
- September 20, 2023

8:35 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.