



Town of Newbury
Office of the
PLANNING BOARD
12 Kent Way
Byfield, MA 01922
Phone: 978-465-0862, ext. 312
Fax: 978-572-1228

**PUBLIC NOTICE POSTING REQUEST
TO OFFICE OF TOWN CLERK**

BOARD/COMMITTEE/ORGANIZATION: PLANNING BOARD

■ MEETING

■ PUBLIC HEARING

DAY of WEEK/DATE: WEDNESDAY, DECEMBER 20, 2023 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ Virtual Meeting via Zoom

Topic: Planning Board 12-20-2023
Time: December 20, 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

One tap mobile
+13092053325,,83271413056# US
+13126266799,,83271413056# US (Chicago)

Dial by your location
+1 929 205 6099 US (New York)
+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 Hearing (continuances) – 170 Orchard Street Definitive Subdivision Plan Application and Common Driveway Special Permit Application, Applicant: Estate of Lewis Bulgaris; 7 Bittersweet Lane Common Driveway Special Permit Application, Applicant: Gage Foley

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 ANRs/Submissions:

- William Heney, Heney Law: Submission of ANR Plan for Proposed Lot Line Change between 44 Fatherland Drive, Map R18, Lot 54, and 42 Fatherland Drive, Map R18, Lot 53; Owner/Applicant (44 Fatherland Drive): Mercedes and Patrick Shea; Owner (42 Fatherland Drive): Frances M. and Carl J. Orlandi.

7:10 November 2023 Financial Report

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**
- **Public Hearing (continuance): 7 Bittersweet Lane (Map U09, Lot 21B), Common Driveway Special Permit Application; Owner: David W. Foley Sr. and Nancy J. Foley; Applicant: Gage Foley**

8:00 Old Business:

- Steve Sawyer – 105 High Road/Seagate OSRD: Review of draft Decision regarding requested modifications to approved OSRD Site Plan, including:
 - 2.5-foot drop in elevation of Unit 9 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
- Potential Zoning Amendments for Spring 2024 Annual Town Meeting:
 - Revised Schedule for Warrant Article Submission & Approval
 - Status Report:
 - MBTA Communities Multifamily Zoning
 - Wireless Communications – Expansion of Tower District

8:25 New Business:

- 68 Green Street Subdivision (Farm View Lane): Request from Michael Dos Santos, Crane Properties, for:
 - Full release of Lot 1 from the Restrictive Covenant, dated February 16, 2021, recorded at Southern Essex Registry of Deeds, Book 39692, Page 181

8:35 Liaison & Meeting Reports:

- Select Board
- ZBA
- Conservation Commission
- MVPC

8:40 Planning Director’s Report

8:45 Planning Board Meeting Minutes - review and approve:

- November 1, 2023
- November 8, 2023
- November 13, 2023
- November 15, 2023

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.