

## **Meeting Minutes**

**Newbury Planning Board** - Joint Meeting of the Planning Board with the Select Board, Finance Committee, Capital Planning Committee, and Municipal Building Committee held in person.

**Tuesday, March 7, 2023**

**Newbury Town Library, 0 Lunt Street, Byfield, MA**

*Final – Approved April 19, 2023*

**Planning Board Members Present:** Larry Murphy (Chair), Peter Paicos, Leslie Matthews, Woody Knight

**Planning Board Members Absent:** George Morse

**Planning Staff Present:** Martha Taylor, Planning Director

**Planning Staff Absent:** Kristen Grubbs, Assistant Planner

At 7:00pm, Select Board Chair Alicia Greco called the Select Board's meeting to order. She then asked the other Boards and Committees present for the joint meeting to open their respective meetings. Larry Murphy opened the Planning Board meeting and confirmed by roll call that the Planning Board members listed above as Present were in attendance and that the Board had a quorum. The other committees participating in the joint meeting also opened their meetings.

Bob Connors, Municipal Building Committee Chair, then introduced himself and reviewed the history of efforts to meet Newbury's needs for town office space. Connors reviewed what the Public Safety Site Selection Committee was tasked with eleven years ago, stating that the Town residents at that time rejected the Public Safety Complex. He explained that six years ago, Town Meeting authorized a standalone Police Station at 7 Morgan Ave., with any remaining funds to undertake the remodeling or extraordinary repairs of 25 High Road to meet the needs of Town Hall. Four years ago, Town Meeting authorized the increase expenditure of \$6.5 million to \$8.2 million to construct the standalone Police Station. Connors provided information regarding the existing condition of 25 High Road and discussed what happens when extraordinary alterations and a major addition cost more than a new construction.

Referring to the presentation being displayed, Connors stated the Municipal Building Committee recommends option 2, building a 2 ½ story Town Hall to meet the programming needs that will address Newbury's projected growth over the next 30 years. Connors reviewed the proposed timeline, costs, site conditions, and proposed Town Hall layout.

Dana Packer, Select Board Clerk and MBC member, reviewed the various sites that were looked into for possible locations for the Town Hall.

Planning Board member Leslie Mathews inquired when the hard numbers would be available. Connors replied mid-March. Matthews inquired if there were any numbers regarding an addition to the current Town Hall in comparison to new construction. Connors replied that a separate estimate would necessitate a schematic design which they have not completed yet. Connors explained that the architect analyzed and reported back on that in 2018 and it would be equal or more expensive than new construction.

Planning Board Chair Larry Murphy asked if the estimate of the probable cost includes the cost of razing of the old building, and if the \$10.8 million estimate includes the demolition of the old building. Connors answered, yes.

Other committee members and members of the public asked questions and discussed the project.

The meeting was adjourned at 9:01pm.

**Materials reviewed at the meeting:**

- [Presentation slides](#) from the Municipal Building Committee

Respectfully Submitted,

Kristen Grubbs  
Assistant Planner