

Meeting Minutes**APPROVED****Planning Board**

Wednesday, March 6, 2019

Newbury Municipal Offices

Members Present:Peter Paicos, Acting Chair; George Morse; Larry Murphy;
Kristen Grubbs**Members Participating Remotely:**

Rachel McManus

Members Absent:

Martha Leahy (Associate Member)

Staff Present:

Martha Taylor, Town Planner

Peter Paicos, Acting Chair, called the meeting to order at 7:01 p.m. He announced that Rachel McManus was participating remotely via telephone due to geographic distance and that all votes would be taken by roll call.

P. Paicos announced that the Board of Selectmen have appointed Kristin Grubbs as a full voting member of the Board and have appointed Martha Leahy to be the Board's Associate member. He noted that M. Leahy was unable to be at the meeting this evening.

A. February 2019 Financial Report

P. Paicos read the February 2019 Financial Report into the record.

B. Zoning Amendments for April 2019 ATM

M. Taylor reported that in the Board members packets there are a variety of materials to prepare for the meeting. She reported that she has not receive comments from Town Counsel as of yet. M. Taylor said that the Board will have to vote on any revisions to the amendments the night of the public hearing so that M. Taylor can put them in the Warrant for the Selectmen to review on March 26, 2019 and the Board will be signing it on April 2, 2019.

L. Murphy offered to present the amendments at the public hearing. He summarized how he would go about it, including the history that led up to these amendments.

R. McManus asked if the Board could present maps of before, meaning what it looks like now, and after, how it will look if we approve these amendments.

The Board then discussed the wireless bylaw amendments that they will be presenting.

M. Taylor said the next item is just the special permit granting authority change, adding the Planning Board and the Zoning Board of Appeals in the Agricultural Residential district as is already stated in the current table of use regulations. This is just a housekeeping item, a correction.

R. McManus commented that all of these topics could have a comment in parentheses explaining how the amendment came about.

M. Taylor reported that she got a call from contractor that is associated with a grow facility in Salisbury that is interested in putting manufacturing or dispensary in town. He is going to come in to talk to M. Taylor next week and she informed him on the amendments and encouraged him to come to the public hearing.

C. New Business

R. McManus said that it would be nice to have a way to get information to the public on the website or some other way so that people could have something in front of them before they come to the meeting. Figure out a system for posting information for major public hearings.

K. Grubbs asked if applicants are required to submit electronic files.

M. Taylor said yes but it can be difficult to get them, especially if files are too big to email.

P. Paicos discussed who was going to the upcoming Citizen Planner Training Collaborative (CPTC) meeting.

D. Town Planner's Report

M. Taylor reported that she had two inquiries today, one to M. Taylor and one to the Building Administrative Assistant, from a company in New Hampshire that may be interested in pursuing the Byfield Estates property at the end of Pearson Drive. They were interested in knowing if there were any subdivision approvals. M. Taylor responded that there is nothing in place right now.

E. Liaison Reports

M. Taylor reported on the last Board of Selectmen meeting. They continued the Upper Green Project to March 26, 2019 because GreenER had not submitted the responses to J. Serwatka's comments. G. Morse reported on the Zoning Board of Appeals meeting on January 31, 2019, there are two notable items of seven they had on their agenda. The first was from Richard White Jr. was requesting a variance to allow the continued use of a detached accessory apartment, after discussion the ZBA denied it. The other was from Richard and Susan Sabatelle requesting an increase in the height of a building which also exceeded lot coverage and FAR requirements, after discussion they voted to allow it. M. Taylor said she spoke to Eric Svahn, member/clerk of ZBA, about the amendments the Board has proposed and the two Board getting together to talk about issues that may be coming up after the vote at Town Meeting. M. Taylor reported on the Merrimack Valley Planning Commission (MVPC) which has had two meetings since the Board has last met, one of which K. Grubbs attended with M. Taylor.

A motion was made by G. Morse and seconded by K. Grubbs to adjourn the meeting. A roll call vote was taken: R. McManus, aye; K. Grubbs, aye; L. Murphy, aye; G. Morse, aye; P. Paicos, aye. The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Emily Noble
Planning Board Administrator