



Town Of Newbury

Office of
THE PLANNING BOARD
12 Kent Way
Byfield, MA 01922
978-465-0862, ext. 312

Town of Newbury Planning Board Public Hearing Notice

Residents of the Town of Newbury and other interested persons, please note that on **Wednesday, February 21, 2024, at 7:15 p.m.**, the **Newbury Planning Board will hold a public hearing remotely via Zoom** pursuant to M.G.L. c. 40A, §5 to consider **proposed amendments and additions to the Code of the Town of Newbury, Chapter 97, Zoning**, as follows:

1. **Amendment to ARTICLE IV – REGULATIONS OF OVERLAY DISTRICTS to add a new by-law, § 97-4.G. MBTA Communities Multi-Family Overlay District (MCMOD)** to allow multi-family housing as of right in this Overlay District in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A); and related **Amendment to Attachment 1 – Zoning Overlay and Resource Districts Map** to show the proposed MBTA Communities Multi-Family Overlay District (MCMOD)
2. **Amendment to ARTICLE IV – REGULATIONS OF OVERLAY DISTRICTS, § 97-4.C. Wireless Communications Facilities, § 97-4.C.2.a) Tower Use Restrictions** to add parcels to the Wireless Communications Tower District (WCTD), which enables wireless communication services to operate on tower-mounted facilities; and related **Amendment to Attachment 1 – Zoning Overlay and Resource Districts Map** to show the expanded Wireless Communications Tower District (WCTD)

The text and maps of these proposed amendments are on file with the Town Clerk and in the Planning Office, 12 Kent Way, Suite 101, Byfield, MA, and may be viewed on the Planning Board section of the Town's website at <https://www.townofnewbury.org/planning-board/pages/proposed-zoning-and-regulation-amendments>. For more information or to obtain a digital or hard copy of the proposed amendments, contact the Planning Office by phone at 978-465-0862, ext. 312, or by email at planningboard@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, the hearing is being conducted remotely. All persons interested or wishing to be heard relative to the proposed zoning amendments are invited to participate in the hearing remotely at the designated time from their computer, tablet, or smartphone at <https://us02web.zoom.us/j/83271413056>, passcode 108790, or by telephone by calling +1 929 205 6099 US and using meeting ID 832 7141 3056, or may watch the meeting live on local access cable Channel 9 or at www.tnctv.org.

Lawrence Murphy, Chair
Newbury Planning Board